



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title: Sheldon Terrace Rezone, Tentative Subdivision Map, & Special Development Permit (EG-04-587)

Lead Agency Name and Address: City of Elk Grove
Development Services - Planning
8400 Laguna Palms Way
Elk Grove, CA 95758

Project Location: South of Sheldon Road, west of West Stockton Boulevard

Project Sponsor's Name and Address: SKK Development 730 H Street, Suite 222
Sacramento, CA 95816

General Plan Designation(s): Medium Density Residential

Zoning: Shopping Center (SC)

Contact Person: Jessica Shalamunec

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Date Prepared: July 2005

Project Description

The proposed project site is located in the northeastern portion of the City of Elk Grove adjacent to the southwest quadrant of the State Route (SR) 99/Sheldon Road interchange (**Figure 1**). The project proposes to rezone of a 15.9 acre parcel from Shopping Commercial (SC) to RD-15 (Residential – 15 units per acre)(**Figure 2**).

In addition, the project also includes a tentative subdivision map and special development permit to create 181 residential lots with a minimum lot size of 1,548 square feet and a maximum lot size of 4,712 square feet (**Figure 3**). The Special Development Permit will allow the project to deviate from standard setbacks for structures and allow for the proposed clustered residential layout. A clubhouse and related facilities are proposed on 0.2± acre recreation lot.

Environmental Setting and Surrounding Land Uses

The proposed project site is bordered on the north by Sheldon Road, on the south by the Park Meadows residential subdivision, and on the west by a developed commercial center. In the future, the eastern side of the project site will be bound by the southbound on-ramp of State Route 99 (SR-99). The project site is currently comprised of one parcel (APN 116-0021-036) under single ownership. The entire project site is currently vacant.

