



**INITIAL ENVIRONMENTAL STUDY  
 (PROJECT CONSISTENT WITH CITY GENERAL PLAN EIR - MITIGATION  
 INCORPORATED - NO FURTHER REVIEW REQUIRED PER PUBLIC RESOURCES  
 CODE SECTION 21083.3 AND CEQA GUIDELINE 15183)**

Project Title: Sheldon Crossroads EG-05-913

Lead Agency Name and Address: City of Elk Grove  
 Development Services - Planning  
 8401 Laguna Palms Way  
 Elk Grove, CA 95758

Project Location: 8555 East Stockton Boulevard (between Calvine Road and Sheldon Road), Elk Grove

Project Sponsor's Name and Address: Centex Homes  
 Attn.: Brian Bergfalk  
 3700 Douglas Blvd., Suite 150  
 Roseville, CA 95661

General Plan Designation(s): Low Density Residential

Zoning: Calvine 99 Special Planning Area (SPA)

Contact Person: Gerald Park

Phone Number: 916.478.3671

Date Prepared: June 2006

**Project Description**

The proposed project is a Tentative Subdivision Map for the creation of 75 residential lots, one water quality retention basin lot, one landscape lot (Figure 1), and all associated roadway improvements. The site contains a total of sixteen trees. Eleven of these trees are proposed for removal. Four California fan palms will be relocated to the landscape corridor and one English walnut will remain on site.

**Environmental Setting and Surrounding Land Uses**

The project site is a 10.4-acre parcel located along East Stockton Boulevard between Calvine Road and Sheldon Road in Elk Grove (APN 115-0150-061-000; Figure 2). At this location, East Stockton Boulevard is a frontage road to State Highway 99. Structures currently on the site include a church building and day care facilities. The site also contains three athletic fields, gravel parking lots, driveways, and landscaped and ruderal areas. All the existing structures will be demolished. Vegetation on the site includes turf grass and ornamental trees and shrubs. Land uses surrounding the project site include an existing residential development to the north and an approved residential development to the east and south. East Stockton Boulevard and Highway 99 lie directly west of the project site. The site is relatively flat and no major topographic features exist (i.e., creeks or rock outcroppings).



