



*Incorporated July 1, 2000*

8401 Laguna Palms Way  
Elk Grove, California 95758

**CITY OF ELK GROVE**

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**City of Elk Grove – City Council**  
**NOTICE OF PUBLIC HEARING**  
**(CONTINUED FROM JANUARY 13, 2021)**

**NOTICE IS HEREBY GIVEN** that on **Wednesday, April 14, 2021 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

**SHELDON PARK ESTATES NORTH PRIVATE GATED COMMUNITY (PLNG20-024)**  
**- GENERAL PLAN AMENDMENT:**

The Project includes a request for a General Plan Amendment to modify General Plan *Policy RA-1-8*, which *prohibits gated neighborhoods and subdivisions in the Rural Area*. The Applicant's request is to exempt an under-construction subdivision, Sheldon Park Estates North (28 parcels) from the General Plan policy and to allow for this existing subdivision (File No. EG-13-016) to have two private vehicle gates at Penta Way and Dasani Way. The Applicant's proposal would allow for the approved Sheldon Park Estates North subdivision to start the process to be converted into a private gated community, but the policy would remain as is for other subdivisions in the Rural Area.

With direction from the City Council at the January 13, 2021 meeting, staff is now recommending that City Council remove the General Plan Policy RA-1-8 entirely, which will allow for all subdivisions and neighborhoods in the Rural Area to have the opportunity to start the process to be converted into a private gated community.

*The Planning Commission reviewed this matter at its meeting on November 5, 2020 and voted 5-0 to recommend the City Council deny the Project.*

*This item was continued from the January 13, 2021 City Council Meeting.*

PROJECT OWNER/APPLICANT:  
Capitol Realtors, Inc  
Bryan Wilson (Representative)  
P.O. Box 1  
Elk Grove, CA 95759

PROJECT AGENT:  
TASK Engineering, Inc.  
Karise Sigworth (Representative)  
4940 Tommar Drive  
Fair Oaks, CA 95628

LOCATION/APN: The north side of Sheldon Road, near the northeast corner of the Sheldon and Waterman Roads intersection and east of Laguna Creek in the Rural Residential area. APNs: 121-1130-001 thru -016, 121-1190-001 thru -011, and 121-0180-066

ZONING: Agricultural Residential – 2 acre lots (AR-2)

ENVIRONMENTAL: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures).

PROJECT PLANNER: Kyra Killingsworth, Senior Planner 916.478.3684 or [killingsworth@elkgrovecity.org](mailto:killingsworth@elkgrovecity.org)

Consistent with Executive Order N-29-20 issued on March 17, 2020, and Executive Order N-35-20 issued on March 21, 2020, by the Governor of the State of California, this meeting will be conducted by teleconference only. The meeting location will be the City Council Chamber, but it will not be open to the public. The live meeting can be viewed via the City's website at [http://www.elkgrovecity.org/city\\_hall/city\\_government/live\\_archived\\_broadcasts](http://www.elkgrovecity.org/city_hall/city_government/live_archived_broadcasts)

All interested persons are invited to present their views and comments on this matter at the public hearing. Written statements may be filed with the City Clerk either in writing or by email at any time prior to the close of the hearing scheduled herein, and oral statements may be made following the procedures established to accommodate social distancing guidelines, available on the City's website at [http://www.elkgrovecity.org/city\\_hall/city\\_government/city\\_council/council\\_meetings/public\\_hearing\\_notices](http://www.elkgrovecity.org/city_hall/city_government/city_council/council_meetings/public_hearing_notices), or by contacting the City Clerk by phone at (916) 478-2286 or email to [jlindgren@elkgrovecity.org](mailto:jlindgren@elkgrovecity.org).

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

**This meeting notice is provided pursuant to Section 23.14.040 of Title 23 of the Elk Grove Municipal Code.**

Dated/Published: April 2, 2021

JASON LINDGREN  
CITY CLERK, CITY OF ELK GROVE

**ADA COMPLIANCE STATEMENT**

**In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.**