



Incorporated July 1, 2000

8380 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**

NOTICE IS HEREBY GIVEN that on Wednesday, **May 28, 2008** 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 in the Council Chamber, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

Sterling Meadows Project No. EG-01-0130

REQUEST: The Sterling Meadows project is an approximate 200-acre site located on the north side of Kammerer Road, approximately 0.5 mile westerly of the Grant Line Road/SR 99 interchange (APN 132-0152-001). The project consists of the proposed development of 984 single family homes, 200 multi-family housing units, 14 acre community park, 5 acre neighborhood park, fire station site, 15 acre storm water detention basin, and other required public improvements. The development entitlements to be considered by the City Council consist of the following

1. Amend General Plan regarding: (a) Land Use Policy LU-33 to revise the mix of land uses allowed within the South Pointe Policy Area, and (b) Land Use Policy Map Figure LU-1, to designate the location of low, medium, and high residential areas and open space areas within the South Pointe Policy Area;
2. Rezone from AG-80 Zone District to RD-5, RD-6, RD-7, RD-15, RD-20, and "O" Zone Districts;
3. Tentative Subdivision Map to create "large lots" for phasing and financing purposes;
4. Tentative Subdivision Map to create 984 single family lots, 10-acre multi-family parcel, public park parcels, fire station parcel, storm water detention parcel and other parcels related to access and landscaping;
5. Development Agreement among Cosumnes Community Services District, City of Elk Grove and Elk Grove Associates LLC, which would vest development entitlements for a 10-year term and establish property owner obligations to construct, finance and maintain certain public improvements;
6. Final Environmental Impact Report (State Clearinghouse No. 1999122067) pursuant to the California Environmental Quality Act, including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations; and
7. Abandonment of existing drainage easements (6 PM 22 and 146 PM 22)

OWNER/APPLICANT:
First American Title Co., under Holding Agreement
#302940-010, Suite 110
Santa Clara, CA 95050

PROJECT ENGINEER
MacKay & Soms, Civil Engineers
c/o Bruce Walters
1771 Tribute Road, Suite E
Sacramento, CA 95815

Information or questions regarding this item should be referred to Christine Crawford (916) 478-2264 or to the office of Development Services – Planning, 8401 Laguna Palms Way, Elk Grove, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

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 City Clerk, 8380 Laguna Palms Way, Suite 200 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 the City's Zoning Code.

Dated: May 16, 2008

SUSAN J. BLACKSTON
ASSISTANT CITY CLERK, CITY OF ELK GROVE