



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, June 25, 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 at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

**Vineyard at Madeira Shopping Center – EG-07-123– Laguna Ridge Specific Plan
Amendment, Rezone, Tentative Parcel Map, Design Review, and Conditional Use Permit**

REQUEST The project consists of a proposed retail shopping center on 16.5 acres of land, located at the southeast corner of Bruceville Road and Whitelock Parkway (APN 132-0050-110,112,114). The project includes six commercial buildings totaling 189,035 square feet. A 148,200 square foot Target store is proposed as the anchor tenant for this development. The Design Review application includes a reduction in required parking and approval of a Uniform Sign Program. The Conditional Use Permit would allow: (1) a drive-through facility within 300 feet of property in a residential zone district, and (2) a Retail Discount Store. The tentative parcel would create six commercial parcels. The proposal includes an amendment of the Laguna Ridge Specific Plan and rezoning of 2.7 acres from RD-15 (single family residential, 15 dwelling units per acre) to Shopping Center (“SC”). Site development will include surface parking with 803 vehicle stalls, frontage road improvements, masonry wall and landscaping.

The project is exempt from further review under the California Environmental Quality Act (“CEQA”), pursuant to Section 15183 of the CEQA Guidelines.

**PROPERTY OWNER AND
APPLICANT**

Taylor Village Sacramento
Investments Partners, LP
Contact: Kim Whitney
1792 Tribute Road #270
Sacramento, CA 95815

Information or questions regarding this item should be referred to Ron Rowland (916) 478-2255 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/Published: June 13, 2008

SUSAN J. BLACKSTON
CITY CLERK, CITY OF ELK GROVE