



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, February 25, 2009 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 Road/State Route 99 General Plan Amendment, Calvine/99 Special Planning Area Amendment, and Rezone Project:**

REQUEST:

#### ***General Plan Amendment:***

The proposed project includes a General Plan Amendment (GPA) to change the existing land use designations of 15 parcels, totaling 29.57 acres. Each of these 15 parcels have an existing General Plan land use designation of either Low Density Residential or Medium Density Residential. Of the 29.57 acres, 9.81 would be redesignated to the High Density Residential designation and 19.76 acres would be redesignated to the Commercial designation. Of the total acreage included in the project area, 11.86 acres is currently designated Commercial and no GPA is recommended for those parcels.

#### ***Calvine/99 Special Planning Area Amendment:***

The proposed project includes an amendment to the Calvine/99 Special Planning Area land use plan to reflect the proposed land use changes described above. Specifically, 27.79 acres of the project site north of Sheldon Road are identified in the SPA as Medium Density Residential, Low Density Residential, and Travel Commercial uses. The proposed project would amend the SPA to reflect the proposed Commercial or High Density Residential General Plan land use designations for the respective parcels.

#### ***Rezone:***

The proposed project includes rezoning of 41.43 acres of the project site. The parcels to be rezoned currently have a zoning designation of either Special Planning Area or Agricultural Residential 5-acre minimum. Of the 41.43 acres, 29.57 acres would be rezoned to General Commercial (GC), 1.87 acres would be rezoned to Limited Commercial (LC), and 9.81 acres would be rezoned to High Density Residential (RD-20).

The table below provides the parcel information and proposed land use amendments and rezones included in this project.

Parcel	Acres	Existing GP Land Use Designation	Proposed GP Land Use Designation	Existing Zoning	Proposed Zoning
115-0162-010	4.94	LDR	HDR	SPA	RD-20
	1.35	LDR	C	SPA	GC
115-0162-011	1.58	LDR	HDR	SPA	RD-20
115-0162-019	1.12	LDR	HDR	SPA	RD-20
115-0162-021	0.29	LDR	C	SPA	GC
115-0162-023	0.81	LDR	C	SPA	GC
115-0162-024	0.66	LDR	C	SPA	GC
115-0162-027	2.74	LDR	C	SPA	GC
115-0162-031	0.86	LDR	C	SPA	GC
115-0150-073	7.1	MDR	C	SPA	GC
115-0150-064	2.17	MDR	HDR	SPA	RD-20
115-0150-067	1.87	MDR	C	SPA	LC
116-0030-069	1.80	MDR	C	AR-5	GC
116-0030-045	0.72	MDR	C	AR-5	GC
116-0030-089	0.44	MDR	C	AR-5	GC
116-0030-068	1.12	MDR	C	AR-5	GC
115-0162-030	2.30	C	C	SPA	GC
116-0030-005	2.30	C	C	AR-5	GC
116-0030-081	2.58	C	C	AR-5	GC
116-0030-078	2.40	C	C	AR-5	GC
116-0030-083	2.28	C	C	AR-5	GC

OWNER: Various  
 APPLICANT: City of Elk Grove

LOCATION/APN: East side of the Sheldon Road/SR 99 interchange, on both the north and south side of Sheldon Road, APNs: 115-0162-010, 011, 019, 021, 023, 024, 027, 030, 031; 115-0150-073, 064, 067; 116-0030-069, 045, 089, 068, 005, 081, 078, 083

GP/ZONING: Various

ENVIRONMENTAL: Environmental Impact Report

PROJECT PLANNER: Jessica Shalamunec (916) 478-2246

Information or questions regarding this item should be referred to Jessica Shalamunec at 478-2246 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: February 13, 2009

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