



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

NOTICE IS HEREBY GIVEN that on **Wednesday, January 13, 2010, 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 AND WATERMAN TSM – REZONE AND TENTATIVE SUBDIVISION MAP (EG-06-1146)

The Applicant is proposing:

- A rezone from AG-80 (General Agriculture) to AR-2 (Agricultural-Residential Zone 2 Acres Min.); and
- A tentative subdivision map to divide the existing single 118± acre parcel and create 26 new residential lots (ranging from 2-4 acres in size) and one remainder open space lot (approximately 50 acres in size).

The proposed project does not include development of the 26 new residential parcels beyond grading and construction of improvements (e.g., roads, utilities, storm water drainage). It is anticipated that the lots will be sold and developed as custom homes by future individual property owners.

Each of the proposed single family lots would be served by private well and septic systems. Storm water drainage will be accomplished through drainage ditches along the public roads, connecting to two overland drainage areas (between lots 1 and 2 and 10 and 11) and then into Laguna Creek.

The project includes the establishment of two multiuse trail corridors. The first would be located directly underneath the power line corridor on the western-most side of the property. The second would be located directly east of Laguna Creek. As part of this project, the western power line trail will be developed.

The Planning Commission considered this item at its regular December 17, 2009 meeting and is recommending approval.

OWNER/APPLICANT

AGENT

Scott McKinstry
University Capital Management Inc.

Terry Rose
TASK Engineering

PROJECT LOCATION
AND APN:

The project site is located at 9350 Sheldon Road
APN 127-0010-077

ZONING: The property is currently zoned AG-80

ENVIRONMENTAL: An Initial Study/Mitigated Negative Declaration has been prepared for this project and previously routed for public review.

Information or questions regarding this item should be referred to Christopher Jordan at (916) 478-2222 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, 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 the City's Zoning Code.

Dated/Published: January 1, 2010

SUSAN J. BLACKSTON
CITY CLERK, CITY OF ELK GROVE