



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, July 14, 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:

Franklin Crossing Amendments – GPA, SPA, Rezone, Large Lot Tentative Subdivision Map, and Small Lot Tentative Subdivision Map (EG-09-062)

The project consists of a Large Lot and Small Lot Tentative Subdivision map to create 4 large residential parcels and 1 park parcel, 314 single-family lots, and 14 landscape lots. Additional entitlements include a Rezone of the site from RD-4, RD-5, and O to RD-5 and O; a Specific Plan Amendment from SFR 2-4, SFR 3-5 and Mini Park to SFR 3-6 and Park, and a General Plan Amendment from Estate Residential, Low Density Residential, and Public Park to Low Density Residential and Public Park.

PROPERTY OWNER/APPLICANT

Taylor Morrison of California, LLC
Contact: Jay Pawlek
1180 Iron Rock Point Road, Suite #100
Folsom, CA 95630

AGENT

Wood-Rodgers, Inc.
Contact: Donna Pasquantonio-Leslie
3301 C Street, Building100-B
Sacramento, CA 95816

LOCATION/APN: The project site is located within the East Franklin Specific Plan area; bounded on the north by Bilby Road, on the west by the Western Pacific Railroad tracks; on the south by APN 132-0132-022, located within the boundaries of Sacramento County; and on the east by APNs 132-0132-006 and 132-0132-007, also located within Sacramento County / APNs 132-0132-042 and 132-1680-032

ZONING: RD-4, RD-5, and O

ENVIRONMENTAL: A Mitigated Negative Declaration has been prepared for this project pursuant to the California Environmental Quality Act. Mitigation measures have been incorporated to ensure that any environmental impact related to the proposed development is mitigated to a less than significant level.

Information or questions regarding this item should be referred to Mike Costa at (916) 478-2257 or to the office of Development Services – Planning, 8401 Laguna Palms

Way, Elk Grove, California, 95758. 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: July 2, 2010

JASON LINDGREN
INTERIM CITY CLERK, CITY OF ELK GROVE