



Development Services - Planning
8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove Planning Commission Notice of Public Hearing

Dated: January 4, 2013

Notice is hereby given that on **January 17, 2013, at 6:30pm**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Elk Grove will hold a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following application.

AMENDMENT TO GENERAL PLAN POLICY LU-32 (SOUTHEAST POLICY AREA)

PROJECT DESCRIPTION: Proposed amendment to the City's General Plan regarding the development of the Southeast Policy Area, specifically policy LU-32. The change involves replacing the existing text with more flexible language that continues to require master planning of the area prior to approval of most but not all subsequent development projects. There would be exemptions for qualifying projects that met criteria such as its substantial size; orderly extension of utilities and infrastructure to serve the development; improving the jobs-housing balance of the City and/or providing a needed or desired service, amenity, feature, or other aspect as determined by the City; and does not inhibit future master planning efforts. The Planning Commission will consider making a recommendation to the City Council on this matter for future action.

LOCATION: Southeast Policy Area (area south of Bilby Road and Poppy Ridge Road to Kammerer Road, east of Bruceville Road and west of future Lotz Parkway)

ENVIRONMENTAL: The proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule).

PROJECT PLANNER: Christopher Jordan, AICP
(916) 478-2222

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Director must be filed with the City Clerk no later than ten (10) calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call (916) 478-3620. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

For more information: Planning Commission Secretary (916) 478-3620 or skyles@elkgrovecity.org