



Development Services - Planning  
8401 Laguna Palms Way • Elk Grove, California 95758  
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## City of Elk Grove Planning Commission Notice of Public Hearing

**Dated: April 19, 2013**

**NOTICE** is hereby given that on **May 2, 2013 at 6:30 p.m.**, 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.

**MADEIRA SOUTH LOT A - SPECIFIC PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW FOR SUBDIVISION LAYOUT (EG-12-047):**

**REQUEST:** The projects consists of a Specific Plan Amendment, Rezone, Tentative Subdivision Map and Design Review for subdivision layout to subdivide a 10.56-acre parcel into 75 single family residential lots and 2 landscape corridor lots and a paseo lot. The proposed Specific Plan Amendment and Rezone would amend the land use designation of the project site from RD-10 to RD-8, which is consistent with the General Plan land use designation.

**OWNER:**  
TL Investments LP  
Tim Lewis  
3300 Douglass Blvd. Bldg 400,  
#450  
Roseville, CA 95661

**APPLICANT:**  
Tim Lewis Communities  
Rich Balestreri  
3300 Douglass Blvd. Bldg 400,  
#450  
Roseville, CA 95661

**OTHER:**  
Wood-Rodgers, Inc.  
Donna Pasquantonio-Leslie  
/Matt Spokely  
3301 C Street, Bldg. 100-B  
Sacramento, CA 95816

**LOCATION/APN:** The project site is located at the northwest intersection of Poppy Ridge Road and Big Horn Boulevard  
APNs: 132-0050-105 (portion)

**ZONING:** Laguna Ridge Specific Plan - RD-10

**ENVIRONMENTAL:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Section 15182 (Residential Projects Pursuant to a Specific Plan).

**PROJECT PLANNER:** Sarah Kirchgessner, 916.478.3649

### 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](mailto:skyles@elkgrovecity.org)