



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: July 19, 2013

NOTICE is hereby given that on **August 1, 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.

SUN GROVE TENTATIVE MAP (EG-13-021) – TENTATIVE SUBDIVISION MAP, ABANDONMENT, AND DESIGN REVIEW FOR SUBDIVISION LAYOUT:

REQUEST: The proposed Project consists of a Tentative Subdivision Map to subdivide a 19.2 acre site into 86 single family residential lots, a 1-acre park site, and two landscape corridor lots. The Project also includes an Abandonment of excess right-of-way and Design Review for subdivision layout.

OWNER: Elk Grove Poppy Ridge L.P. Mark Sanchez (Representative) 940 Emmet Ave #200 Belmont, CA 94002	APPLICANT: R & B Les Hock (Representative) 10630 Mather Blvd Sacramento, CA 95655	AGENT: Walters Land Planning Bruce Walters (Representative) 7498 Griggs Way Sacramento, CA 95831
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LOCATION/APN: The Project site is located near the southwest corner of the intersection of Whitelock Parkway and Big Horn Boulevard in the Laguna Ridge Specific Plan area in the City of Elk Grove.

APN: 132-0290-002

ZONING: RD-5

ENVIRONMENTAL: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to California Government Code Section 65457 and 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