



Development Services - Planning
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City of Elk Grove Planning Commission Notice of Public Hearing

Dated: May 23, 2014

NOTICE is hereby given that on **June 5, 2014**, 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.

SILVERADO VILLAGE (EG-11-046) – SPECIAL PLANNING AREA, TENTATIVE SUBDIVISION MAP, DEVELOPMENT AGREEMENT

This is a continued public hearing from the February 20, 2014 Planning Commission meeting.

The Project proposes development of a 230-acre residential community located north of Bond Road and west of Waterman Road. The Project would rezone the site from the existing zoning of RD-2, RD-4, RD-5, and Open Space to Silverado Village Special Planning Area, which includes a mix of residential and commercial uses. The Project would develop 651 single family units (a 9 unit reduction from the project presented at the previous hearing) and up to 125 independent/assisted living/memory care units. Additionally, the Project includes:

- A 67.6-acre wetland habitat preserve area
- A 6.3-acre open space parcel allowing future use for community gardening
- A 14.8-acre open space area that will provide storage for the 100-year storm event, improve flood protection and water quality for urban runoff, and provide a buffer between Villages 1 and 2
- Up to 5.5 acres of parkland
- A public trail system
- Street and utility improvements to serve the proposed uses

To facilitate the proposed Project, the Applicant is also seeking a Development Agreement for the Project. The Development Agreement would limit development of the site to the Project as described above.

APPLICANT:	OWNER:	AGENT:
Silverado Homes	Sacramento Area Sewer District	Wood Rodgers Inc.
dba Vintara Holdings, LLC	Steve Roth (Representative)	Matt Spokely (Representative)
R. Brian Spilman (Representative)	3711 Branch Center Road	3301 C Street, Suite 100-B
3400 Douglas Blvd. Suite 270	Sacramento, CA 95827	Sacramento, CA 95816
Roseville, CA 95661		

LOCATION/APN:	Northwest corner of Bond Road and Waterman Road APN's 127-0010-002, 017, 040, 104, 105, & 106
EXISTING ZONING:	RD-2, RD-4, RD-5, RD- 5(F), and O
ENVIRONMENTAL:	An Environmental Impact Report has been prepared for this Project.
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