



8401 Laguna Palms Way • Elk Grove, California 95758
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City of Elk Grove Planning Commission **Notice of Public Hearing**

Dated: September 24, 2010

NOTICE is hereby given that on **October 7, 2010**, 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 applications.

2010-2015 CAPITAL IMPROVEMENT PROGRAM AMENDMENT

REQUEST: Finding of Consistency with the General Plan for the 2010-2015 Capital Improvement Program Amendment to add the Purchase of Four Replacement Compressed Natural Gas 40' Buses

LOCATION/APN: Citywide/Variou

ZONING: n/a

ENVIRONMENTAL: The proposed activity is not subject to CEQA because it is not a "project" pursuant to the Planning Commission's delegation of authority and CEQA California Code of Regulations Title 14 Sections 15060(c)(3) and 15378, and the California Public Resources Code Section 21065.

PROJECT PLANNER: Taro Echiburu (916) 683-7111

MAGNOLIA PLACE –TENTATIVE PARCEL MAP (EG 10-042):

REQUEST: The project consists of a Tentative Parcel Map to split 0.53-acres (gross) into four parcels.

OWNER/APPLICANT:

William Lyon Homes

Tim Cotton

2603 Camino San Ramon Ste 150

San Ramon, CA 94583

LOCATION/APN: 6612, 6608, and 6604 Cordially Way
132-1910-063; -064; -065

ZONING: RD-5

ENVIRONMENTAL: The project is exempt from the provisions of CEQA pursuant to §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and §15315 (Class 15, Minor Land Divisions) of Title 14 of the California Code of Regulations.

PROJECT PLANNER: Adam Petersen – 916.478.3684

PLANNER:



NJ WILSON ESTATES – TENTATIVE SUBDIVISION MAP AND REZONE (EG-10-016):

REQUEST: The project consists of the following entitlements:

- A Rezone from AR-5 (Agricultural/Residential – minimum 5 acre) to AR-2 (Agricultural/Residential – minimum 2 acre); and
- A Tentative Subdivision Map to split two, 5-acre parcels (gross) into four parcels: Parcel 1 will be 2.3 gross acres; Parcel 2 will be 3 gross acres; Parcel 3 will be 2 gross acres; and Parcel 4 will be 2.7 gross acres.

Access to the site, shall be provided via an access easement that will extend from the end of Sandage Avenue and connect to proposed Parcels 3 and 4. The proposed rezoning is necessary to allow the Applicant’s requested subdivision and proposed parcel sizes and configurations. A 15-foot by 15-foot, irrevocable offer of dedication (I.O.D.) shall be placed on the southwest corner of proposed Parcel 3 for a future multi-use trail segment. In addition to the I.O.D., the Applicant has incorporated a “no growth/no development” buffer around a potential wetland feature, identified on proposed Parcels 3 and 4, on the tentative subdivision map exhibit to be recorded with the project’s final map.

PROPERTY OWNER/APPLICANT:

Nathaniel J. Wilson
9530 Sandage Avenue
Elk Grove, CA 95624

LOCATION/APN: 9530 and 9540 Sandage Avenue; APNs 127-0030-063 and 127-0030-064
ZONING: AR-5 (Agricultural Residential, minimum 5-gross acre parcel size)
ENVIRONMENTAL: The project is exempt from the provisions of CEQA pursuant to §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and §15315 (Class 15, Minor Land Divisions) of Title 14 of the California Code of Regulations.
PROJECT PLANNER: Mike Costa (916) 478-2257

WALGREENS BEER AND WINE ROLLOUT – CONDITIONAL USE PERMIT AMENDMENT (EG-09-066):

REQUEST: The project consists of a Conditional Use Permit Amendment to add three additional conditions to the Conditional Use Permit approved by the Planning Commission on March 18, 2010. This amendment to the Conditional Use Permit was initiated by the City Council on August 25, 2010.

PROPERTY OWNER:

Vinces Partners – Elk Grove
2880 Jefferson Boulevard
West Sacramento, CA
95691

AGENT:

Walgreens Co.
Attn.: Dan Perlin
104 Wilmot Road, 2nd Floor, MS
1420
Deerfield, IL 60015

AGENT:

BBK Attorneys at Law
Attn.: Seth Merewitz
400 Capitol Mall, Ste. 1650
Sacramento, CA 95814

LOCATION/APN: 9180 Franklin Boulevard; APN 119-0144-005
ZONING: LC (Limited Commercial)
ENVIRONMENTAL: The project is exempt from the provisions of CEQA under §15061(b)(3) (General Rule Exemption) of Title 14 of the California Code of Regulations.
PROJECT PLANNER: Mike Costa (916) 478-2257



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