



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

Dated: December 6, 2013

NOTICE is hereby given that on **December 19, 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.

FIELDSTONE NORTH (EG-13-004) – GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, SMALL LOT TENTATIVE SUBDIVISION MAP, DESIGN REVIEW FOR LARGE LOT TENTATIVE SUBDIVISION MAP AND SMALL LOT TENTATIVE SUBDIVISION LAYOUTS:

REQUEST: The Project consists of a *General Plan Amendment* to eliminate the Rural Residential and Estate Residential land use designations, and rearrange the acreage and configuration of the existing Low Density Residential, Public Parks, and Public Open Space/Recreation land use designations; *Specific Plan Amendment* allow an increase of the East Elk Grove Specific Plan (EEGSP) dwelling unit allocation for the Fieldstone North property from 178 dwelling units to 391 dwelling units, increase the EEGSP dwelling unit cap of 4,300 units to 4,513 units, and to eliminate the Residential 5-acre Lots, Residential 2-4 du/ac, Residential 4 du/ac, and Open Space-Drainage land use designations, create a new land use designation of Residential 5 du/ac, and rearrange the acreage and configuration of the existing Parks and Open Space-Wetlands land use designations; *Rezone* to change the zone district from Agricultural Residential-10-acre Minimum (AR-10) to Low Density Residential-5 du/ac (RD-5) and Open Space (OS); *Large Lot Tentative Subdivision Map* to subdivide a 107-acre parcel into 13 large lots; *Small Lot Tentative Subdivision Map* to further subdivide the proposed residential large lots into 391 single-family residential lots; and Design Review for Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map layouts.

OWNER/APPLICANT:	ENGINEER:
LVP & Pappas Arizona LP & ETAL	Wood Rodgers, Inc.
Thad Johnson (Representative)	Donna Pasquantonio (Representative)
2020 L Street, 5 th Floor	3301 C street, Building 100-B
Sacramento, CA 95811	Sacramento, CA 95816

LOCATION/APN: Northwest corner of Grant Line Road and Bradshaw Road / APN: 134-0440-154

ZONING: Agricultural-Residential-10 acre minimum (AR-10)

ENVIRONMENTAL: A Subsequent Mitigated Negative Declaration (SMND) has been prepared for this Project in compliance with the California Environmental Quality Act (CEQA). With the implementation of applicable EEGSP Environmental Impact Report (EIR) mitigation measures and new mitigation measures identified as part of the Project's MND, the proposed Project would not result in any new significant impacts, nor would any previous identified environmental impact increase in severity from what was originally documented in the EEGSP EIR.

PROJECT PLANNER: Gerald Park, (916) 478-3671

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