



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

Dated: January 3, 2014

NOTICE is hereby given that on **January 16, 2014**, 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.

100-YEAR FLOODPLAIN – GENERAL PLAN AMENDMENT AND ZONING CODE TEXT AMENDMENT:

REQUEST: The Project consists of a *General Plan Amendment* to add an exception to Policy SA-15 allowing the development of certain structures including, but not limited to, storage sheds and swimming pools, and the necessary facilities to serve those structures within the 100-year floodplain. It is not uncommon for local agencies to allow limited development in the 100-year floodplain so long as it meets all applicable local, state and federal regulations, including FEMA guidelines, and does not result in a net increase in the water surface elevation adjacent to, downstream and upstream of the development. This amendment is only proposing to allow the development of non-habitable structures (i.e. fences, walls, accessory buildings, etc.) to occur within the 100-year floodplain, subject to review and approval by the City. The *Zoning Code Text Amendment* is to assure consistency with the General Plan Amendment above. As a matter of State law, the General Plan is the governing document and zoning shall be consistent with the General Plan

LOCATION/APN: City-wide

ENVIRONMENTAL: The Project is categorically exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule) of Title 14 of the California Code of Regulations (State CEQA Guidelines).

PROJECT PLANNER: Darren Wilson, (916) 478-3446

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