



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: March 21, 2014

NOTICE is hereby given that on **April 3, 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.

SHELDON CROSSROADS (EG-13-056) – TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW FOR SUBDIVISION LAYOUT

The Project consists of a Tentative Subdivision Map to subdivide a 10.2-acre parcel into 68 single-family lots, 2 landscape parkways, and 1 open space area, and Design Review for subdivision layout.

OWNER:
Family Real Property, LP
Jason Belles (Representative)
3001 I Street, Suite 300
Sacramento, CA 95816

APPLICANT:
Tom Winn Communities dba Winn Communities
Jason Belles (Representative)
3001 I Street, Suite 300
Sacramento, CA 95816

LOCATION/APN: 8555 East Stockton Boulevard / APN: 115-0150-071

ZONING: Calvine Road/Highway 99 Special Planning Area – Low Density Residential Area A

ENVIRONMENTAL: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Section 15183 (Projects Consistent with a General Plan).

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