



Development Services - Planning
8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove Planning Commission Notice of Public Hearing

Dated: March 21, 2014

NOTICE is hereby given that on **April 3, 2014**, at **6:30pm**, 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.

SHELDON PARK ESTATES (EG-13-016) – REZONE AND TENTATIVE SUBDIVISION MAP

The Project consists of a Rezone of 113.1± acres at the northeast corner of Sheldon and Waterman Roads from Agricultural-Residential 5-acre minimum (AR-5) to Agricultural-Residential 2-acre minimum (AR-2) and the concurrent subdivision of the property from two lots into 46 lots with one remainder lot.

OWNER/APPLICANT:

Capital Realtors, Inc. Profit Sharing Plan
Bryan Wilson (Representative)
P.O. Box 1
Elk Grove, CA 95759

AGENT:

TASK Engineering, Inc.
Terry Rose (Representative)
4940 Tommar Drive
Fair Oaks, CA 95628

LOCATION/APN: 9345 Sheldon Road and 8643 Waterman Road / 121-0180-012 & 017

ZONING: Existing: AR-5

ENVIRONMENTAL: A Mitigated Negative Declaration 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