



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

Dated: June 6, 2014

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

SOUTHEAST POLICY AREA STRATEGIC PLAN (PL0016) – GENERAL PLAN AMENDMENT, COMMUNITY PLAN, SPECIAL PLANNING AREA/REZONE

The Planning Commission will review, and consider making a recommendation to the City Council for final action, the proposed Southeast Policy Area Strategic Plan, which consists of the following:

- Certification of an Environmental Impact Report;
- Amendment to Figures CI-1 and CI-2 of the Circulation Element of the General Plan;
- Amendment to Policy LU-32 of the Land Use Element of the General Plan;
- Adoption of the Southeast Policy Area Community Plan as part of the General Plan
- Establishment of the Southeast Policy Area Special Planning Area (SEPA SPA) as a special purpose Zoning district within Title 23 (Zoning) of the Elk Grove Municipal Code, which establishes standards (e.g., density, height, setback, allowed uses, design protocol) for development in the Southeast Policy Area;
- Rezoning properties within the Southeast Policy Area to the SEPA SPA (see list of parcels affected below); and
- Accepting the Master Water Plan, Level II Sewer Study, and Drainage Study for the Southeast Policy Area.

See <http://www.egplanning.org/projects/sepa> for more information.

LOCATION/APN: Southeast Policy Area, Assessor's Parcel Numbers as follows:
132-0290-014 through 21, 033, 040, 041, 043, & 044; 132-0300-006 through
009, 011 through 023, 046, & 047; 132-0320-001, 002, 006, 008, 009, & 010

ZONING: AG-20 & AG-80

ENVIRONMENTAL: An Environmental Impact Report (EIR) 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