



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: December 23, 2016

NOTICE IS HEREBY GIVEN that on **Thursday, January 5, 2017**, at **6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove Planning Commission will hold a Public Hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California to consider the following Matter:

FIELDSTONE NORTH (EG-13-004B) – TENTATIVE SUBDIVISION MAP EXTENSION:

The Project consists of a three-year time extension to the previously-approved Large Lot Tentative Subdivision Map (TSM) and Small Lot TSM that created 391 single family lots, one (1) park lot, one (1) open space/preserve lot, three (3) open space/ drainage lots, one (1) pedestrian/emergency access lot, one Right-of-Way/Irrevocable Offer of Dedication (ROW/IOD) lot, eight (8) landscape lots, and Design Review for subdivision layout. The time extension would extend the expiration date of the Large and Small lot TSM and Design Review from January 22, 2017 to January 22, 2020.

PROPERTY OWNER/APPLICANT:	AGENT:
Pappas Investments Thad Johnson (Representative) 555 University Ave, Suite 200 Sacramento, CA 95825	Wood Rodgers Inc. Stan Mette (Representative) 3301 C Street, Suite 100-B Sacramento, CA 95816
LOCATION/APN:	Grant Line Road at Bradshaw Road APN: 134-0110-168
ZONING:	Low Density Residential-5 du/ac (RD-5) and Open Space (OS), pursuant to the East Elk Grove Specific Plan
ENVIRONMENTAL:	No subsequent California Environmental Quality Act (CEQA) review is necessary pursuant to (State CEQA Guidelines) Title 14 of the California Code of Regulations Section 15162 (Subsequent EIRs and Negative Declarations)
PROJECT PLANNER:	Robby Thacker, (916) 478-2283

NOTICE REGARDING APPEALS

Pursuant to §23.14.060 of the Zoning Code, appeals of a final action by the Planning Commission 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 or TTY 888-435-6092. 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