



8401 Laguna Palms Way • Elk Grove, California 95758
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City of Elk Grove Planning Commission Notice of Public Hearing

Dated: December 24, 2010

NOTICE is hereby given that on **January 6, 2011**, 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.

LAGUNA RIDGE – PAPPAS – TENTATIVE SUBDIVISION MAP (EG-07-033)

REQUEST: The Applicant is proposing to subdivide one 20.3± acre property into 100 single family residential lots. The project is located within the Laguna Ridge Specific Plan and is zoned RD-5. The project includes the development of an internal street system, as well as one landscape lot along Whitelock Parkway.

OWNER/APPLICANT: Pappas Investments
c/o Thad Johnson
2020 L Street, 5th Floor
Sacramento, CA 95811

AGENT: Wood Rodgers
3301 C Street Bldg 100-B
Sacramento, CA 95816

LOCATION/APN: 8415 Poppy Ridge Road; between Whitelock Parkway and Poppy Ridge Road, one quarter mile east of Big Horn Boulevard; APN 132-0290-003

ZONING: The property is zoned RD-5.

ENVIRONMENTAL: The project is exempt from CEQA pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines).

PROJECT PLANNER: Christopher Jordan, AICP (916.478.2222) cjordan@elkgrovecity.org

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