



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

**Dated: March 25, 2011**

**NOTICE** is hereby given pursuant to Section 54955 of the Government Code, that on **April 7, 2011**, the Planning Commission of the City of Elk Grove held a Public Hearing at the **Elk Grove City Hall, located at 8400 Laguna Palms Way, Elk Grove**, to consider the following item.

**You are receiving this notice because your property is located within the required noticing radius for the project.**

### **ALBIANI JUSTAMERE PARCEL MAP – REZONE AND TENTATIVE PARCEL MAP (EG-10-019):**

**REQUEST:** The project consists of a Rezone and Tentative Parcel Map to subdivide one 5.05± gross acre property (4.77± net acres) into two lots measuring 2.26± and 2.79± gross acres each. The rezone would amend the zoning for the property from AR-5 (Agricultural-Residential 5-acre minimum) to AR-2 (Agricultural-Residential, 2-acre minimum) to allow for the subdivision.

The Planning Commission will review the project and consider making a recommendation to the City Council for final action.

**OWNER:** **AGENT:**

Dennis and Elizabeth Albiani	Claybar Engineering
10170 Justamere Land	9354 Elk Grove Florin Road
Elk Grove, CA 95624	Elk Grove, CA 95624

**LOCATION/APN:** The project site is located at 10170 Justamere Lane in the rural Sheldon area of the City. The site is east of Bader Road, south of Sheldon Road, west of Mackey Road, and north of Pleasant Grove School Road.  
APN: 127-0080-049

**ZONING:** AR-5

**ENVIRONMENTAL:** The project has a number of outstanding issues. For this reason, a review of the project under the California Environmental Quality Act (CEQA) has not been completed.

**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](mailto:skyles@elkgrovecity.org)