



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

Dated: September 23, 2011

NOTICE is hereby given that on **October 6, 2011 at 6:30 p.m.**, 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 applications.

Laguna Ridge Phase 3 Subdivision Projects - McGeary Ranch (EG-10-059), Arbor Ranch (EG-10-060), Zraggen Ranch (EG-11-005), Tuscan Ridge (EG-10-015)

REQUEST: The Laguna Phase 3 Subdivision Projects consists of four separate projects identified as McGeary Ranch (EG-10-059), Arbor Ranch (EG-10-060), Zraggen Ranch (EG-11-005), and Tuscan Ridge (EG-10-015). The Applicant for each project requests the following entitlement(s) as described below.

<u>Project</u>	<u>Entitlement(s)</u>
McGeary Ranch (EG-10-059)	Tentative Subdivision Map to establish 227 Single-Family Residential Lots, 2 park lots, 1 parkway lot, and 2 landscape lots.
Arbor Ranch (EG-10-060)	General Plan Amendment to redistribute the General Plan land use designation acreages; Specific Plan Amendment to change the land use designation; Rezone to change the zone district; and Tentative Subdivision Map to subdivide two parcels totaling 162.1 acres into 810 residential lots, 1 school lot, 2 park lots, 2 parkway lots, and 10 landscape lots.
Zraggen Ranch (EG-11-005)	General Plan Amendment to change the land use; Specific Plan Amendment to change the land use; Rezone to change the zone districts; and Tentative Subdivision Map to subdivide three parcels totaling 52.9 acres into 231 residential lots, 1 park lot, 5 landscape lots and 1 drainage lot.
Tuscan Ridge (EG-11-015)	Tentative Subdivision Map to subdivide one parcel totaling 38.5 acres into 133 residential lots, 1 park lot, and 2 parkway lots;

LOCATION/APN:

McGeary Ranch (EG-10-059)	South of Poppy Ridge Road, approximately 900 feet east from the Bruceville Road/Poppy Ridge Road intersection; APN: 132-0050-068
Arbor Ranch (EG-10-060)	Northwest corner of the Bilby Road/Big Horn Boulevard intersection; APN: 132-0050-061, -062
Zraggen Ranch (EG-11-005)	North side of Poppy Ridge Road, approximately 600 feet east from the Bruceville Road/Poppy Ridge Road intersection; APN: 132-0060-119,0-128, -131

Tuscan Ridge (EG-11-015) South of Poppy Ridge Road, approximately 1,900 east of the Bruceville Road/Poppy Ridge Road intersection; APN: 132-0050011, -025

ZONING:

McGeary Ranch (EG-10-059) RD-4, RD-5

Arbor Ranch (EG-10-060) RD-5, RD-7, RD-10, LP, ES, PKY

Zraggen Ranch (EG-11-005) RD-5, RD-8, RD-15, CP

Tuscan Ridge (EG-11-015) RD-4, RD-5, PKY

ENVIRONMENTAL: The projects are exempt from CEQA pursuant to Section 15182 of Title 14 of the California Code of Regulations (State CEQA Guidelines) – Residential Projects Pursuant to a Specific Plan that has an Environmental Impact Report.

PROJECT PLANNER: Gerald Park, Senior Planner, (916) 478-6371, gpark@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