



Development Services - Planning
8401 Laguna Palms Way • Elk Grove, California 95758
Tel: 916.478.2265 • Fax: 916.691.3175 • www.elkgrovecity.org

City of Elk Grove Planning Commission **Notice of Public Hearing - CORRECTED**

Dated: May 9, 2014

NOTICE is hereby given that on **May 15, 2014 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 application.

TRIANGLE POINT 75 (EG-13-057) – TENTATIVE PARCEL MAP, TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW

The Project consists of the following entitlements:

1. Rescind the previously-approved Waterman Park 75 Tentative Parcel Map (File #EG-06-1158/EG-09-025) and associated conditions of approval;
2. A new Tentative Parcel Map to subdivide 75.7 acres into ten (10) parcels;
3. A subsequent Tentative Subdivision Map (and concurrent Design Review for Subdivision Layout) to subdivide Parcel 8 of the prior Tentative Parcel Map into 92 single-family lots; and
4. A subsequent Major Design Review for a ~~65,504 square foot~~ three story residential care facility with a footprint of 65,504 square feet (totaling approximately 175,000 square feet of gross floor area) and associated site improvements on Parcel 9 of the prior Tentative Parcel Map.

OWNER/APPLICANT:

Capital Valley Partners, LLC
John Ferguson (Representative)
9281 E. Stockton Blvd. #200
Elk Grove, CA 95624

AGENT:

Burrell Construction
Jerry Aclass (Representative)
1001 Enterprise Way #100
Roseville, CA 95678

LOCATION/APN: The area formed by Waterman Road/New Waterman Road, Mosher Road, and Grant Line Road; APN: 134-0182-001

ZONING: O, LI, GC, SC, RD-20, and RD-10

ENVIRONMENTAL: Exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Section 15183 (Projects Consistent with a General Plan).

PROJECT PLANNER: Sarah Kirchgessner, 916.478.3649

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