

## City of Rancho Cordova Notice of Public Hearing

NOTICE is hereby given that on **Monday, December 5, 2016, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following:

### **O'REILLY PARCEL MAP - PROJECT NO. DD9672 - TENTATIVE PARCEL MAP:**

**REQUEST:** The applicant is requesting a Tentative Parcel Map (TPM) to subdivide an existing 1.78 acre parcel into two (2) separate parcels; Parcel 3A at 1.099 acres and Parcel 3B at 0.681 acres. This is an existing parking lot that will be split to allow for the sale, lease or finance of each parcel within the Rivergate Shopping Center.

### **OWNER/APPLICANT:**

Ethan Conrad Properties	Global Surveying Consultants, Inc
Mr. Ethan Conrad	Mr. Paxton Singleton
1300 National Drive, Suite 100	6511 Heilman Court
Sacramento, CA 95834	North Little Rock, AR 72118

**LOCATION/APN:** Located near 2346 Sunrise Boulevard along Zinfandel Drive; APN: 058-0540-003-0000

**ZONING:** Commercial Mixed Use (CMU)

**ENVIRONMENTAL:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) by Categorical Exemption 15332, In-Fill Development Projects.

**PROJECT PLANNER:** Nicholas Sosa, Assistant Planner

The City of Rancho Cordova encourages interested parties to attend public meetings and comment on the issues being discussed. If you wish to provide testimony and are unable to attend the meeting, written comments that are delivered to the City Clerk's office prior to the time of the hearing will be made a part of the public record.

**Questions regarding this matter should be directed to the City of Rancho Cordova Planning Department at (916) 851-8750.**

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### **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.

### **ADA COMPLIANCE STATEMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Department at (916) 851-8720. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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