



**City of Galt**  
**Community Development Department**  
**Building – Planning – Code Enforcement**

495 Industrial Drive – Galt, CA 95632  
209-366-7200 (Bldg.) - 209-366-7230 (Planning) - 209-744-1642 Fax

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**NOTICE OF AVAILABILITY OF THE  
DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)**

**AND**

**NOTICE OF 45-DAY PUBLIC REVIEW PERIOD FOR THE DRAFT EIR FOR THE EASTVIEW  
SPECIFIC PLAN AND ANNEXATION PROJECT (PROJECT)**

**AND**

**NOTICE OF JOINT SPECIAL PUBLIC MEETING BEFORE THE  
GALT CITY COUNCIL AND PLANNING COMMISSION TO DISCUSS THE PROJECT**

Notice is hereby given that the Draft Environmental Impact Report (EIR) for the Eastview Specific Plan and Annexation project (hereinafter referred to as the Draft EIR) is available for public review. The Draft EIR is available for a 45-day public review period commencing July 8, 2015 and ending August 21, 2015 at 5:30 p.m. (See “Public Review Period” at the end of this notice for more details).

Notice is further given that the Galt City Council and Galt Planning Commission will hold a special joint public meeting to discuss the project and provide an opportunity for public comment on the Draft EIR. The special joint public meeting will be held in the Council Chamber of Galt City Hall, 380 Civic Drive, Galt, California, on the date and time indicated below, or as soon thereafter as the matter can be heard.

**PROJECT TITLE:** Eastview Specific Plan and Annexation Draft EIR

**PROJECT LOCATION:** The project is located in Sacramento County, within the Galt Sphere of Influence, and is bounded to the north by Twin Cities Road (SR 104), to the south by the Union Pacific Railroad (UPRR) spur line, to the west by Marengo Road and to the east by Cherokee Lane.

**PROJECT DESCRIPTION:** The proposed Eastview Specific Plan and Annexation project includes the annexation of approximately 504 acres and the development of approximately 338 acres of land for mixed residential neighborhood uses, including low-, medium-, and high-density residential, parks, open space, a school and minor commercial and public facilities. The project area is made up of three components: the 338-acre Liberty Ranch properties, the non-participating properties and the “future growth area”. The Liberty Ranch properties are proposed for the development noted above and contain two vacant residences and agricultural uses. The non-participating properties consist of numerous rural residences, Liberty Ranch High School and Estrellita Continuation High School, all on approximately 148 acres. The non-participating properties are not proposed for development at this time. The 17.4-acre future growth area consists of two pieces of land south of the UPRR line and are not proposed for development at this time. In addition to consideration of the annexation, the project will also consist of consideration of a Specific Plan, General Plan Amendment, Pre-Zoning, Tentative Maps, a Development Agreement and creation of a Mello-Roos Community Facilities District (or similar funding mechanism).

The issues discussed within the Draft EIR are those that were identified in the Initial Study and during the Notice of Preparation as having potentially significant environmental impacts including: Aesthetics, Agricultural Resources, Air Quality and Greenhouse Gases, Biological Resources, Cultural Resources, Geology, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use Planning, Noise, Public Services and Utilities and Transportation/Circulation.

**JOINT SPECIAL CITY COUNCIL/PLANNING COMMISSION PUBLIC MEETING:**

**DATE AND TIME: Thursday, July 16, 2015; 6:30 P.M.**  
**City Hall Council Chambers at 380 Civic Drive, Galt, CA**

**PUBLIC REVIEW PERIOD**

The Draft Environmental Impact Report (Draft EIR) is available for public review and download on the City of Galt website at [www.ci.galt.ca.us](http://www.ci.galt.ca.us).

Printed copies of the document are available for public inspection at the following locations:

City Clerk's Office	Galt Planning Division	Marion O. Lawrence Public Library
380 Civic Drive	495 Industrial Drive	1000 Caroline Avenue
Galt, CA 95632	Galt, CA 95632	Galt, CA 95632

CDs or printed copies of any of the documents can be purchased from the City Clerk's Office during regular business hours. It is suggested that you call first to ensure a copy is available for immediate pick up.

Written comments on the Draft Environmental Impact Report will be accepted only during the 45-day public review period (July 8, 2015 to August 21, 2015 no later than 5:30 p.m.). Written comments should be submitted to:

City of Galt Community Development Department  
ATTN: Cindy Gnos, Contract Planner  
495 Industrial Drive  
Galt, CA 95632  
(209) 366-7230  
(209) 744-1642 fax  
[planning@ci.galt.ca.us](mailto:planning@ci.galt.ca.us)

**All comments must include full name and address in order for staff to respond appropriately.**

If you have any questions regarding the proposed project, please contact Tony Stewart, Community Development Director, at 209-366-7230.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, 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.