



**NOTICE OF PUBLIC HEARING, NOTICE OF PUBLIC REVIEW PERIOD  
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)  
AND MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)  
FOR THE DRY CREEK OAKS GENERAL PLAN AMENDMENT (GPA), REZONE AND  
TENTATIVE SUBDIVISION MAP PROJECT**

Notice is hereby given that the Galt Planning Commission will hold a Public Hearing in the Council Chamber of Galt City Hall, 380 Civic Drive, Galt, California, on the date and time indicated below, or as soon thereafter that the matter can be heard, to receive and consider all evidence and reports relative to the application described herein. The Planning Commission will make a recommendation to City Council on the MND, MMRP, GPA, rezone and tentative subdivision map. The City Council will consider the project at a separately noticed public hearing.

Further, notice is hereby given that a Draft MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The public review period and location where documents can be reviewed is noted at the end of this notice. The Planning Commission will consider the Mitigated Negative Declaration and will make a recommendation to the Galt City Council.

**PROJECT TITLE:** Dry Creek Oaks General Plan Amendment, Rezone and Tentative Subdivision Map Project

**PROJECT LOCATION:** The site is located east of Hwy 99, south of Boessow Road, and north of Dry Creek. APNs 150-0092-029, 030, 010, 012 and 024.

**PROJECT DESCRIPTION:** The applicant is proposing to subdivide APN's 150-0092-010 and 030, 39.52 acres, into 202 senior restricted single family units ranging in size from 4,500 square feet to 11,200 square feet. It will require a General Plan Amendment changing the land use from Low-Density Residential (LDR) to Medium Density Residential (MDR) and a rezone from Low-Density Single-Family (R1A) to Dry Creek Oaks Planned Unit Development (PUD). The density of the proposed development is 5-units per gross acre.

APN's 150-0092-012 and 024, are proposed to serve as open space, a drainage retention pond and a recreation facility. The recreation facility is planned to contain a swimming pool and other amenities used by the seniors.

APN 150-0092-012 containing the detention pond and recreation facility will require a General Plan Amendment from Low-Density Residential (LDR) to Public /Quasi Public (PQ) and a rezone from Low-Density Single-Family (R1A) to Public/Quasi Public (PQ). APN 150-0092-024 will remain zoned as Open Space (OS).

APN 150-0092-029 will be subdivided into three parcels. The northern most portion, 13.53± acres, is being proposed as commercial use. It will require a General Plan Amendment from Industrial (I) to Commercial (C) and a rezone from Light Industrial (LM) to Commercial (C). The remaining portion, 15.1± acres, is planned as a senior restricted multi-family facility (7.1 acres) and an assisted living facility (8 acres). It will require a General Plan Amendment from Industrial (I) to High Density Residential (HDR) and a rezone from LM to Multiple Family (R4).

**OWNER/APPLICANT:** Dennis Hummel  
Dennis Hummel & Associates  
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Valley Springs, CA 95252  
[dhummelassoc@yahoo.com](mailto:dhummelassoc@yahoo.com)

**PLANNING COMMISSION PUBLIC HEARING:**

**DATE AND TIME:** Thursday, October 8, 2015; 6:30 P.M, or as soon thereafter that the matter can be heard

**PUBLIC REVIEW PERIOD**

The Draft Mitigated Negative Declaration prepared for this project is available for public inspection at the following locations:

City Clerk's Office  
380 Civic Drive  
Galt, CA 95632

Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632

M. O. Lawrence Public Library  
1000 Caroline Avenue  
Galt, CA 95632

The document will also be available for download from the City's website at <http://www.ci.galt.ca.us/site/Depts/Planning/> under the heading "Environmental Documents" as an additional courtesy.

Written comments on the Draft Mitigated Negative Declaration will be accepted during the 30-day public review period commencing **September 2, 2015 and ending October 1, 2015 at 5:30 p.m.** Written comments on the Draft MND must be directed to:

Chris Erias, Principal Planner  
Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632  
Fax (209-744-1642)  
[cerias@ci.galt.ca.us](mailto:cerias@ci.galt.ca.us)

If you have any questions regarding the proposed project or wish to review the tentative maps or other details prior to the public hearing, please contact Chris Erias, Senior Planner at 209-366-7230 or [cerias@ci.galt.ca.us](mailto:cerias@ci.galt.ca.us).

A subsequent public hearing notice will be published when the City Council hearing to consider the project is scheduled.

**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.