



**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 CEDAR FLATS ESTATES 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, rezone and tentative subdivision map.

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.

The City Council will consider the project at a separately noticed public hearing.

PROJECT TITLE: Cedar Flats Estates, Rezone and Tentative Subdivision Map Project

PROJECT LOCATION: The site is located east of Highway 99, south of Dead Man's Gulch and north of Union Pacific Railroad Ione Spur. APNs 150-0030-013, 014, 015, 016, 017 and 150-0042-093.

PROJECT DESCRIPTION: The applicant is proposing to subdivide 30 acres into 120 lots with a requested rezone from R1C to Cedar Flats Estates Planned Development (PD), with lot sizes ranging from 6,514 square feet to 9,410 square feet. The development standard for minimum street front in the R1C zone is 65 feet. A PD is requested to accommodate a minimum 53 foot street front. The proposed density is 4 dwelling units per acre.

There are three approved tentative subdivision maps for the site. They are The Village at Lexington Heights (60 lots), Lonnie Estates (16 lots), and The Four Seasons Estates (26 lots) for a total of 102 dwelling units. The proposed map is divided into four sections. Areas A and B (Village at Lexington Heights) total 75 lots. Area C (Lonnie Estates) totals 18 lots and Area D, (The Four Seasons Estates) totals 27 lots. The proposed 120 dwelling units is an increase of 18 from the aforementioned approved maps.

The entirety of Cedar Flats Estates will have the PD zoning designation but only Area A, the eastern most portion of the site, is proposed as a private gated community with private streets. Areas B, C and D will have public streets and will not be gated. The project includes the construction of a motor vehicle, bicycle and pedestrian bridge on Cedar Flat Avenue connecting Cedar Flats Estates with River Oaks 1. The project also includes dedicating 4.6 acres of open space and a Class I Bicycle Lane along Dead Man's Gulch. If approved, the proposed Cedar Flats Estates subdivision will supersede the approved maps.

It should be noted that the proposed project site is not included on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste Substances Statement required under subdivision (f) of that section.

OWNER/APPLICANT: ACS Consulting Engineers
1124 East 14th Street, Suite B
San Leandro, CA 94577
(510) 645-1129

PLANNING COMMISSION PUBLIC HEARING:

DATE AND TIME: Thursday, January 14, 2016; 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 **December 2, 2015 and ending January 4, 2016 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.

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, Principal Planner at 209-366-7230 or 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.