

**NOTICE OF PUBLIC HEARING TO CONSIDER A  
GENERAL PLAN AMENDMENT, ANNEXATION, PREZONING, SPECIFIC PLAN,  
VESTING TENTATIVE SUBDIVISION MAPS AND DEVELOPMENT AGREEMENT  
FOR THE EASTVIEW SPECIFIC PLAN PROJECT, AND NOTICE OF INTENT TO  
CERTIFY THE FINAL EIR (SCH# 2014062080) FOR THE PROPOSED PROJECT**

Notice is hereby given that the Galt Planning Commission will hold public hearing in the Council Chamber of Galt City Hall, 380 Civic Drive, Galt, California, on the date and time indicated herein, or as soon thereafter as the matter can be heard, to receive and consider all evidence and reports relative to the project described herein. The Planning Commission will make a recommendation on the Final Environmental Impact Report (FEIR) including Statement of Overriding Considerations, Findings of Fact, Mitigation Monitoring Plan, and on the General Plan Amendment, Annexation, Prezoning, Specific Plan, Vesting Tentative Subdivision Maps (including creation of a Mello-Roos Community Facilities District (CFD) or other special financing district) and Development Agreement for the Project.

**PROJECT TITLE:** Eastview Specific Plan

**PROJECT LOCATION:** The project site is located within Sacramento County, California, east of the City of Galt, but within the sphere of influence, and is bounded by Twin Cities Road (State Route [SR] 104) to the north, the Union Pacific Railroad (UPRR) generally to the south, Cherokee Road to the east, and Marengo Road to the west (Sacramento County Assessor's Parcel Numbers

**PROJECT DESCRIPTION:** The proposed Project includes annexation of approximately 504 acres and development of approximately 338 acres of land for mixed residential neighborhood uses, including low density, medium density, and high density residential, parks, open space, a school, and minor commercial and public facilities. The 338-acre portion of the project site proposed for development is known as Liberty Ranch. The remaining portion of the project site consists of non-participating properties, including numerous rural residences and Liberty Ranch and Estrellita Continuation High Schools.

**ENVIRONMENTAL ANALYSIS:** An Environmental Impact Report (EIR) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). A copy of the Draft EIR was delivered to the City Council and Planning Commissioners on July 8, 2015. A copy has also been available on the City's website at <http://www.ci.galt.ca.us/index.aspx?page=783>. The public review period for the Draft EIR was from July 8, 2015 and ended August 21, 2015 at 5:30 p.m. The Draft EIR identified a number of significant and potentially significant environmental effects (or impacts) that the Project will cause or contribute to. Nearly all of these significant effects can be fully avoided through the adoption of feasible mitigation measures. Ten effects, however, could not be mitigated to a level of insignificance and remain significant and unavoidable.

**APPLICANT:** Liberty Ranch, LLC  
2392 Morse Avenue  
Irvine, CA 92614  
Attn: Sam Veltri, (949) 777-4000

**PLANNING COMMISSION PUBLIC HEARING:**

**DATE AND TIME:** Thursday, January 14, 2015, 6:30 P.M., or as soon thereafter that the matter can be heard.

The Final EIR is available for public review on the City of Galt website at <http://www.ci.galt.ca.us> (Community Development Department, Planning, under environmental documents) or at the Galt Community Development Department, 495 Industrial Drive, Galt, California 95632 during regular business hours, 7:30 a.m. - 5:30 p.m., Monday - Thursday. Copies are also available for public review at the Marion O. Lawrence Library, 1000 Caroline Street and the Galt City Clerk's office, 380 Civic Drive.

If you have any questions regarding the proposed project or wish to review the project documents, please call Cindy Gnos at (916) 372-6100 or email [cindygnos@raneymanagement.com](mailto:cindygnos@raneymanagement.com), or Tony Stewart at 209-366-7230 or email [tstewart@ci.galt.ca.us](mailto:tstewart@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.

Dated: December 18, 2015

/s/ Tony Stewart

Tony Stewart, AICP, Community Development Director

/s/ Donna Settles

Donna Settles, City Clerk