

NOTICE OF PUBLIC WORKSHOP TO CONSIDER AN ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, ANNEXATION, PRE-ZONING, SPECIFIC PLAN, VESTING TENTATIVE SUBDIVISION MAPS AND DEVELOPMENT AGREEMENT FOR THE EASTVIEW SPECIFIC PLAN PROJECT

Notice is hereby given that the City of Galt City Council will hold public workshop 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.

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 Lane to the east, and Marengo Road to the west.

PROJECT DESCRIPTION: The proposed Project includes annexation of approximately 504 acres and development of approximately 338 acres of land for mixed residential neighborhood uses, 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

CITY COUNCIL WORKSHOP:

DATE AND TIME: Wednesday, March 23, 2016, 2:00 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, or Tony Stewart at 209-366-7230 or email tstewart@ci.galt.ca.us.

The project has been scheduled for a public hearing before the City Council on April 5, 2016. A subsequent public hearing notice will be published for that meeting.