

**NOTICE OF PUBLIC HEARING, NOTICE OF PUBLIC REVIEW PERIOD  
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION, MONITORING AND REPORTING PROGRAM FOR THE VERANDA AT  
RIVER OAKS GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT,  
REZONE, VESTING TENTATIVE SUBDIVISION MAP, AND DESIGN REVIEW 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 Mitigated Negative Declaration (MND), Mitigated Monitoring and Reporting Program (MMRP), General Plan Amendment (GPA), Specific Plan Amendment (SPA), Rezone, Vesting Tentative Subdivision Map and Design Review. 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 MND and will make a recommendation to the Galt City Council.

**PROJECT TITLE:** Veranda at River Oaks GPA, SPA, Rezone, Vesting Tentative Subdivision Map, and Design Review Project

**PROJECT LOCATION:** The site is located at the northeast corner of Carillion Blvd. and Walnut Avenue in the City of Galt. APN: 148-008-086

**PROJECT DESCRIPTION:** Elliott Homes is proposing a 60 unit single family home subdivision on a 5.6 acre parcel. The density of the proposed project is 10.7 dwelling units per acre. The design features lots fronting common-use paseos with rear facing 2-car garages taking access from private alleyways. The subdivision will be served by a single public roadway with on-street parking. This primary access roadway provides access directly to Walnut Avenue to the south and Carillion Blvd. to the west. The proposed units each contain a front porch and front-facing living area with windows designed to provide eye's-on the proposed common use landscaped paseos. Each unit is also provided a separated private yard area. Four home plans, ranging in size from 1,452 to 1,930 square feet, are proposed in a balanced mix to provide architectural variety. Plan placement along Carillion Blvd. and Walnut Ave. has been carefully defined to provide optimal streetscapes for these key roadways. Each unit in Veranda at River Oaks is provided with two parking spaces within its garage. Additional parking is provided via full on-street parking on the public street, as well as other on-site parklets.

Project entitlements include:

- GPA from Office Professional to Medium High Density Residential (MDHR)
- SPA from Office Professional to Multiple Family Residential (R-3 SP)
- Rezone from Office Professional to R3 Planned Development
- Tentative Subdivision Map
- Architectural Review

**OWNER/APPLICANT:** Elliott Homes  
340 Palladio Parkway, Ste. 521, Folsom, CA 95630  
916.984.1300

**PLANNING COMMISSION PUBLIC HEARING:**

**DATE AND TIME:** Thursday, April 12, 2018; 6:30 P.M, or as soon thereafter that the matter can be heard

**PUBLIC REVIEW PERIOD-**The Draft MND 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 MND will be accepted during the 30 day public review period commencing **February 28, 2018 and ending March 30, 2018 at 5:30 p.m.** Written comments on the Draft MND must be directed to: Chris Erias, Community Development Director- 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 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.