



**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 FAIRWAY OAKS REZONE AND
VESTING 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 and rezone request and will take action on the vesting tentative subdivision map. Said action will be contingent on City Council subsequent approval of the mitigated negative declaration and rezone request 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: Fairway Oaks Rezone and Vesting Tentative Subdivision Map Project

PROJECT LOCATION: The proposed project is located south of Glendale Avenue, west of Highway 99, northwest of Dry Creek, and east of the Creekside II development. The site is at the eastern terminus of Cornell Road. The site is particularly identified as Assessor Parcel Numbers 150-0010-019, -021, -059.

PROJECT DESCRIPTION: The project includes a proposed Rezone from R1A-ARC (Single Family Residential 10,000 sq. ft. minimum lot size) to R1C-ARC (Single-Family Residential, 6,500 sq. ft. minimum lot size), and approval of a Vesting Tentative Map to subdivide the 42.8± acre site into 100 residential lots. The ARC suffix stands for "Architecture Review." This combining zone district requires that the developer ultimately obtain approval of the proposed floor plans and building elevations from the Planning Commission at a separately noticed public hearing prior to final map. The proposed minimum lot size is 8,000 square feet and the largest lot is 18,462 square feet. It also includes a 10.7 acre neighborhood park with an oak tree preserve that will be located within the Open Space zone southeast of the project site.

OWNER/APPLICANT: Arcadia Homes, Inc.
Contact: Mike Oliver
Municipal Resource Group, LLC
675 Hartz Avenue, Suite 300
Danville, CA 94526
Ph: (925) 314-3889

PLANNING COMMISSION PUBLIC HEARING:

DATE AND TIME: Thursday, August 23, 2012; 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 **June 27, 2012 and ending July 27, 2012 at 5:30 p.m.** Written comments on the Draft MND must be directed to:

Chris Erias, Senior 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, Senior 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.