



**NOTICE OF PUBLIC HEARING TO CONSIDER A GENERAL AND SPECIFIC PLAN AMENDMENT AND PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT (DDA), INCLUDING SITE PLAN AND BUILDING ELEVATIONS, FOR THE PROPOSED GALT ENTERTAINMENT CENTER PROJECT AND NOTICE OF PUBLIC REVIEW PERIOD AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP) FOR SAID PROJECT**

Notice is hereby given that the Planning Commission of the City of Galt will hold a public hearing in the Council Chambers of City Hall located at 380 Civic Drive, Galt, California, on the date and time indicated below or as soon thereafter as the matter can be heard.

The Planning Commission will consider the proposed General Plan and Downtown Revitalization and Historic Preservation Specific Plan Amendments (“Specific Plan”) described herein as well as the proposed DDA and the California Environmental Quality Act (CEQA) MND and MMRP for the Galt Entertainment Center Project. The Planning Commission will make a recommendation on this matter to City Council who will have final decision making authority. The City Council public hearing will be noticed separately after the Planning Commission makes its recommendation, but it is tentatively scheduled for March 5, 2013.

**PROJECT TITLE:** Galt Entertainment Center Project

**PROJECT LOCATION:** The proposed Galt Entertainment Center will encompass seven total parcels between Fourth and Fifth Streets and B and C Streets. The properties include 213, 215, 217, and 227 Fourth Street (APN’s 150-0211-015, -012, -011, and -010 respectively) as well as 416 B Street (APN 150-0211-002) and two vacant parcels that front on Fifth Street (about midway between B and C Streets). They are identified as APN 150-0211-004 and 150-0211-019. The proposed General and Specific Plan land use Amendment is necessary only for the small parcel at 416 B Street (APN 150-0211-002) and one of the vacant lots on Fifth Street at APN: 150-0211-004. The property is within the City of Galt, California.

**PROJECT DESCRIPTION:** The project consists of demolition of existing buildings on the site and construction of a two story entertainment center that will be comprised of a six to eight theater cinema, a bowling center with a maximum of 26 lanes, video arcade/laser tag, and ancillary uses such as restaurant/dining area, and sports bar/lounge. The project will also involve vacation of alley right of way and relocation and modification of utilities to serve the project. The property, except for the two parcels at 416 B Street and a vacant lot on Fifth Street at APN 150-0211-004, is designated for commercial use and the proposed entertainment land uses are permitted by right. A General Plan Amendment is requested for 416 B Street and 150-0211-004 which would change the land use from High Density Residential to Commercial. A corresponding Specific Plan Amendment is requested to change the land use from Mixed Use to Historic Business District land use for those same two parcels.

A Disposition and Development Agreement is also under consideration between the developer, the Successor Agency to the Former Redevelopment Agency of the City of Galt, and the City of Galt. This DDA would set forth various agreements between the parties related to financial participation, development of the site, and schedule of performance.

**OWNER/APPLICANT:** Galt Entertainment Center, LLC  
c/o John Anderson, Diede Construction 209-369-8255  
P.O. Box 1007  
Woodbridge, CA 95258

**PLANNING COMMISSION PUBLIC HEARING**

**Date and Time:** Thursday, February 14, 2013 at 6:30 P.M. or as soon thereafter as the matter can be heard. If you have any questions, please call Sandra Kiriu, Community Development Director at 209-366-7230. If you wish to provide written comments in advance of the public hearing, please send the comments to [skiriu@ci.galt.ca.us](mailto:skiriu@ci.galt.ca.us) or fax them to 209-744-1642 or mail them to the Galt Planning Department, 495 Industrial Drive, Galt, CA 95632.

**CEQA PUBLIC REVIEW PERIOD**

The Draft Initial Study/Mitigated Negative Declaration prepared for this project is available for public review at the following locations:

City Clerk's Office 380 Civic Drive Galt, CA 95632	Galt Planning Department 495 Industrial Drive Galt, CA 95632	Marion O. Lawrence Public Library 1000 Caroline Avenue Galt, CA 95632
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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 only during the 30 day public review period commencing **December 19, 2012 and ending January 17, 2013 at 5:30 p.m.** Written comments on the Draft MND must be directed to:

Sandra Kiriu, Community Development Director  
Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632  
Fax (209-744-1642) [skiriu@ci.galt.ca.us](mailto:skiriu@ci.galt.ca.us)

**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.