NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE FAIRWAY OAKS AND ISLAND ANNEXATION PROJECT

Notice is hereby given that an 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 and City Council hearings on the project will be separately noticed.

PROJECT TITLE: Fairway Oaks and Island Annexation Project

PROJECT LOCATION: The entire project site consists of approximately 90-acres located south of Glendale Avenue, west of State Route (SR) 99, northwest of Dry Creek, and east of the Creekside 2 development in the southern portion of the City of Galt. The project site consists of two adjacent areas: the Island Annexation Area and the Fairway Oaks Vesting Tentative Map (VTM) Site. The Island Annexation Area is currently an island of unincorporated Sacramento County land and consists of scattered existing development, including rural residences, residential roadways, a Kingdom Hall of Jehovah's Witnesses, and grassland. Surrounding land uses include residential and commercial uses to the north, residential uses, a church, and undeveloped land to the west, the Fairway Oaks VTM Site to the east, and a cemetery to the southwest.

The Fairway Oaks VTM Site is vacant and undeveloped. The site has been used for cattle grazing over the past several decades, and is comprised of annual grassland within the north, central, and western portions of the site and riparian woodland along the southeast border of the site. Surrounding land uses include residential and commercial uses to the north, undeveloped lots and rural residential uses to the west, residential uses to the south, and Dry Creek and SR 99 along the southern and eastern borders, respectively.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project would include two components: annexation of the 39.5-acre unincorporated Island Annexation Area into the City of Galt and development of the Fairway Oaks VTM Site. The proposed annexation would include prezoning of the Island Annexation Area to match the City's existing General Plan land use designation for the site of Low Density Residential. Development plans do not exist for the Island Annexation Area at this time. Annexation of the site into the City of Galt is a formal municipal reorganization action that requires approval by the Sacramento Local Agency Formation Commission (LAFCo).

Within the 50.5-acre Fairway Oaks VTM Site, the proposed project would include construction of 173 single-family residences and establishment of an 11-acre open space area. Construction of the residential neighborhood would include a new internal circulation system, landscaping, and associated improvements. Dry Creek and the surrounding vegetation would be preserved within the open space area. The open space area would include a park, bike trail, and oak grove preserve, which would remain as a conservation area. Approval of the VTM and a Rezone would be required for the Fairway Oaks VTM Site.

APPLICANT: Arcadia Development Co.
                                        P.O. Box 5368
                                        San Jose, CA 95150

PUBLIC REVIEW PERIOD

The MND prepared for this project is available for download from the City's website at http://www.ci.galt.ca.us/city-departments/community-development/planning/development-projects-environmental-documents, under the heading "Development Projects & Environmental Documents".

Written comments on the MND will be accepted during the 30-day public review period commencing **May 29, 2020 and ending June 29, 2020 at 5:30 p.m**. Written comments on the MND must be directed to:

Chris Erias, Community Development Director
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