



**NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE SUMMERFIELD AT TWIN CITIES ROAD 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: Summerfield at Twin Cities Road Project

PROJECT LOCATION: The 58-acre project site is located on the north side of Twin Cities Road, between Waldo Road and Hauschildt Road in Sacramento County. The property is comprised of one parcel identified by Assessor's Parcel Numbers (APNs) 148-1100-006. Currently, the project site is vacant and undeveloped. The land has primarily been used for grazing and is regularly disked, with a total of 3.02 acres of aquatic resources within the middle and northern portions of the site. Surrounding land uses include low-density residential development to the east and west, agricultural-residential land to the north, and single-family residences to the south, across Twin Cities Road.

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 Summerfield at Twin Cities Road Project would include annexation of the 58-acre site into the City of Galt and development of a private, gated community consisting of 211 single-family residences with a minimum lot size of 6,500 square feet (sf). The project would include a new internal circulation system, as well as fencing, landscaping, and associated improvements. The proposed project would also include development of a 2.2-acre private park in the center of the site, as well as 7.9 acres of open space, along the northern portion of the site. The following discretionary approvals from the City of Galt would be required for the proposed project: Annexation; a General Plan Amendment; Rezoning/Pre-zoning; and a Small Lot and a Large Lot Vesting Tentative Map. 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).

APPLICANT: Sheldon Business Park LTD
8940 Elder Creek Road
Sacramento, CA 95829
(916)705-4451

PUBLIC REVIEW PERIOD: The MND prepared for this project will be 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
Galt Planning Department
495 Industrial Drive
Galt, CA 95632
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