



**NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE HOUSING ELEMENT SITE 18 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: Housing Element Site 18 Project

PROJECT LOCATION: The proposed project is located on a currently undeveloped 9.9-acre parcel located west of State Route 99, north of A Street, and south of Simmerhorn Road in the City of Galt, California. The site is identified by Assessor's Parcel Number (APN) 150-0082-023. The 2030 Galt General Plan designates the site as Commercial, and the site is zoned Highway Commercial (HC). The project site is bound by undeveloped and agricultural land on all sides, with the exception of the approved Simmerhorn Ranch development to the east. However, commercial businesses and single-family residences are located north of the project site along Simmerhorn Road, as well as to the south along Boessow Road, and Galt High School and single-family residences are located west of the site, beyond SR 99.

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 a General Plan Amendment to redesignate the 9.9-acre project site from Commercial to High Density Residential, and a Rezone of the project site from HC to High-Density Multiple Family (R4A). The R4A zoning designation would allow for a density of between 20 and 30 dwelling units per acre. As such, while a final site plan has not yet been prepared, buildout of the proposed project is assumed to include the construction of between 200 and 240 high-density residential units, as well as on-site parking, and associated utility connections.

APPLICANT: City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632

PUBLIC REVIEW PERIOD: The MND prepared for this project will be available for download from the City's website at <https://www.cityofgalt.org/government/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 **December 7, 2022 and ending January 9, 2022 at 5:30 p.m.** Written comments on the MND must be directed to:

Craig Hoffman, Community Development Director
Galt Planning Department
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Galt, CA 95632
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