



**NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE EAST GALT INFILL ANNEXATION/SIMMERHORN RANCH 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: East Galt Infill Annexation/Simmerhorn Ranch Project

PROJECT LOCATION: The 338-acre subject property is located within unincorporated Sacramento County, California, and bounded by Amador Avenue to the north, Marengo Road to the east, Boessow Road to the south, and State Route (SR) 99 to the west. The existing land uses on the subject property are predominantly agricultural with single-family residences. Surrounding land uses include residential development to the north of the project site and planned residential development located south of the project site. Downtown Galt exists to the west of the project site, across SR 99. The Sacramento County General Plan designates the East Galt Infill Annexation Area as Agricultural—Urban Reserve (UR). The Galt General Plan designates portions of the subject property as Light Industrial, Low Density Residential, Medium Density Residential, Medium-High Density Residential, Commercial, Public/Quasi-Public, and Mixed-Use. The Sacramento County Zoning designation for the subject property is UR.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The subject property 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 annexation of the approximately 338-acre East Galt Infill Annexation Area and development of approximately 119.5-acres of the subject property to establish the Simmerhorn Ranch Project Site, a proposed residential subdivision consisting of 429 single-family lots with a mix of lot sizes and densities, as well as a proposed Park and Elementary School site. On-site utilities infrastructure and access improvements within the project site would be included as part of the proposed project. The proposed project would require approval of Annexation; a Small Lot and a Large Lot Vesting Tentative Map; Pre-Zoning; and a General Plan Amendment to on-site land use designations and the Circulation Element. With the exception of proposed development within the Simmerhorn Ranch Project Site, the proposed project would not include development within the remaining 218.4 acres of the subject property and all other existing land uses would remain unchanged.

APPLICANT: Elliot Homes, Inc.
Price Walker
340 Palladio Parkway #521
Folsom, CA 95630

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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Fax (209) 744-1642
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