NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND) FOR THE CATERINA ESTATES 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: Caterina Estates Project

PROJECT LOCATION: The subject property consists of 12.754 acres located at the southwest corner of Joy Drive and H Street, east of the Union Pacific Railroad (UPRR) tracks, in the City of Galt. The subject property is identified by Assessor's Parcel Numbers (APNs) 150-0101-004 and -040. The 0.35-acre area in the northeastern corner of the subject property is developed with a single-family residence, while the remaining 12.404-acre portion of the property is undeveloped and consists of agricultural land, currently planted with row crops, with scattered trees along the site's eastern and northern boundaries. Surrounding existing land uses include residential development to the north, single-family residences and churches to the east, and UPRR tracks to the west. With the exception of a single-family residence located along Joy Drive, the area to the south of the subject property consists primarily of ruderal grasses.

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 tentative map for development of a 67-unit, single-family subdivision on the vacant, 12.404-acre portion of the subject property (project site). The remaining 0.35-acre area of the property would not be altered as part of the project. The proposed project would require a General Plan Amendment to change the General Plan land use designations of the 12.404-acre project site from Low Density Residential (LDR) to Medium Density Residential (MDR) and a Rezone to change the site's zoning designation from Low Density Single-Family Residential (R1A) to Medium-Density Residential (R2-PD). The General Plan land use and zoning designations of the 0.35-acre remainder parcel would not be altered.

In addition to on-site circulation improvements, the proposed project would include widening of Joy Drive and H Street along the project frontages to expand the right-of-way along the northern and eastern boundaries of the subject property. In addition, the project would widen the west side of 4th Street directly to the north of the project site.

APPLICANT:

Aidan Barry
TTLC Caterina, LLC
110 Blue Ravine Road, Suite 209
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 **September 9, 2020 and ending October 8, 2020 at 5:30 PM** Written comments on the MND must be directed to:

Craig Hoffman, Interim Community Development Director
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Galt, CA 95632
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