City of Galt
Community Development Department
Building – Planning – Code Enforcement
495 Industrial Drive – Galt, CA 95632
209-366-7200 (Bldg.) - 209-366-7230 (Planning)

NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)
AND
NOTICE OF 45-DAY PUBLIC REVIEW PERIOD FOR THE DRAFT EIR FOR THE LIPPI RANCH SUBDIVISION PROJECT (PROJECT)
AND
NOTICE OF PUBLIC MEETING BEFORE THE GALT PLANNING COMMISSION TO DISCUSS THE PROJECT

Notice is hereby given that the Draft Environmental Impact Report (EIR) for the Lippi Ranch Subdivision Project (hereinafter referred to as the Draft EIR) is available for public review. The Draft EIR is available for a 45-day public review period commencing August 24, 2023 and ending October 9, 2023 (see "Public Review Period" at the end of this notice for more details).

Notice is further given that the Galt Planning Commission will hold a public meeting to discuss the project and provide an opportunity for public comment on the Draft EIR. The public meeting will be held in the Council Chamber of Galt City Hall, 380 Civic Drive, Galt, California, on the date and time indicated below, or as soon thereafter as the matter can be heard.

PROJECT TITLE: Lippi Ranch Subdivision Project

PROJECT LOCATION: The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the Union Pacific Railroad tracks in the City of Galt. The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011. The northern portion of the project site is currently developed with two single-family residences, an apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with fallow agricultural land and limited trees. The site is currently designated Low Density Residential (LDR) by the City's General Plan and the site is zoned Low Density Single-Family Residential (R1A).

PROJECT DESCRIPTION: The Lippi Ranch Subdivision Project (proposed project) would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of 94 single-family residences, ranging in size from 1,494 square feet to 1,826 square feet, five bio-retention basins, landscaping, and an internal circulation network. Site access would be provided by a new landscaped roundabout located at the terminus of 3rd Street. The proposed project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review.

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the California Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: Impacts to all CEQA environmental topic areas were determined to be less-than-significant or less-than-significant with implementation of mitigation measures, with the exception of impacts related to Cultural Resources, which the Draft EIR determined would remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

PLANNING COMMISSION PUBLIC MEETING:

DATE AND TIME: **Thursday, September 14, 2023; 6:00 P.M.**
City Hall Council Chambers at 380 Civic Drive, Galt, CA

PUBLIC REVIEW PERIOD

The Draft EIR is available for public review and download on the City of Galt website at: https://www.cityofgalt.org/government/community-development/planning/development-projects-environmental-documents

Printed copies of the document are available for public inspection at the following locations:

City Clerk's Office
380 Civic Drive
Galt, CA 95632

Galt Planning Division
495 Industrial Drive
Galt, CA 95632

Marion O. Lawrence Public Library
1000 Caroline Avenue
Galt, CA 95632

CDs or printed copies of any of the documents can be purchased from the City Clerk's Office during regular business hours. It is suggested that you call first to ensure a copy is available for immediate pick up.

Written comments on the Draft EIR will be accepted only during the 45-day public review period (August 24, 2023 to October 9, 2023). All comments must be received no later than 5:00 PM, on **Monday, October 9, 2023**. Written comments should be submitted to:

City of Galt Community Development Department
ATTN: Kristyn Bitz, Senior Planner
495 Industrial Drive
Galt, CA 95632

(209) 366-7230
kbitz@cityofgalt.org

All comments must include full name and address in order for staff to respond appropriately.

If you have any questions regarding the proposed project, please contact Kristyn Bitz, Senior Planner, at (209) 366-7230 or at kbitz@cityofgalt.org

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.