NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE SHEFFIELD SUBDIVISION 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: Sheffield Subdivision Project

PROJECT LOCATION:
The 9.5-acre project site is located at 13315 East Stockton Boulevard in the City of Galt. The project site is identified by APNs 150-0012-007, -025, and -026. The project site is located within the Northeast Area Specific Plan (NEASP) and designated Maximum Density Single-Family Residential (R-1-C), Specific Plan (SP). The 2030 General Plan designates the project site as Low-Density Residential, and the site is zoned Low-Density Single-Family Residential (R1A).

The project site is currently flat and undeveloped with the exception of one vacant single-family residence and consists of annual grassland with scattered trees throughout. The project site is bound by the Deadman's Gulch drainage channel and an associated riparian corridor to the north and east. Surrounding existing uses include single-family residences to the north, across Deadman's Gulch; Canyon Creek Park to the east; single-family residences, Ashboro Park, and undeveloped land to the south; and State Route (SR) 99, to the west, across East Stockton Boulevard as well as undeveloped land and commercial uses further west, across 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 the demolition of the existing on-site single-family residence, removal of the associated septic system, abandonment of the associated well, removal of 21 on-site trees, and subdivision of the site into 65 single-family residential lots ranging in size from 3,825 sf to 7,170 sf. Subsequent to demolition and subdivision, the project would include the future development of 65 single-family residential units, an internal circulation network with associated sidewalks and landscaped areas, continuation of South Deadman's Gulch Trail along the northern and eastern property boundaries, as well as frontage improvements along East Stockton Boulevard. In addition, off-site improvements would include extension of Lyonia Drive across APN 150-0030-012 and the continuation of South Deadman's Gulch Trail along the new Lyonia Drive extension. The proposed project would require approval of a General Plan Amendment to change the General Plan land use designation from Low-Density Residential to Medium Density Residential; a NEASP Map Amendment and Text Amendment; a Rezone to change the site's zoning designation from R1A to R2-PD; and a Tentative Subdivision Map. Design review for the proposed project would be a separate entitlement required by the applicant for future development.

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 **September 19, 2025 and ending October 20, 2025 at 5:00 p.m**. Written comments on the MND must be directed to:

Kristyn Bitz, Principal Planner
Galt Planning Department
495 Industrial Drive
Galt, CA 95632
Phone (209) 366-7230
kbitz@cityofgalt.org