

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: East Galt Infill Annexation/Simmerhorn Ranch Project

Lead Agency: City of Galt, Community Development Department Contact Person: Chris Erias, Community Development Director
Street Address: 495 Industrial Drive Phone: (209) 366-7230
City: Galt Zip: 95632 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Galt
Cross Streets: Bounded by Amador Avenue to the north, Marengo Road to the east, Boessow Road to the south, State Route (SR) 99 to the west Zip code: 95632
Lat./Long/: 38 ° 15 ' 42.3 " N / 121 ° 17 ' 16.7 " W Total Acres: 338
Assessor's Parcel No. N/A Section: 26 Twp: 5N Range: 6E Base: MDBM
Within 2 miles: State Hwy#: SR 99 Waterways: Dry Creek
Airports: N/A Railways: UPRR Schools: Galt Joint Union Elementary, Valley Oaks Elementary, Galt High, Fairsite Elementary, Galt Christian, Vernon E Greer Elementary, River Oaks Elementary, Grizzly Hollow SETA Head Start, Galt Head Start, Marengo Ranch Elementary, McCaffrey Middle, Lake Canyon Elementary, Liberty Ranch High, Estrellita High

Document Type:

CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Small Lot and Large Lot Vesting Tentative Map

Development Type:

Residential: Units 429 Acres 119.6 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational 10.1 acre elementary school Waste Treatment: Type _____ MGD _____
 Recreational 6.6 acre park Hazardous Waste: Type _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

Aesthetic/Visual Fiscal Public Services/Facilities Traffic/Circulation
 Agricultural Land/Forest Flood Plain/Flooding Recreation/Parks Vegetation
 Air Quality Forest Land/Fire Hazard Schools/Universities Water Quality
 Archeological/Historical Geologic/Seismic Septic Systems Water Supply/Groundwater
 Biological Resources Greenhouse Gas Emissions Sewer Capacity Wetland/Riparian
 Coastal Zone Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Drainage/Absorption Noise Solid Waste Land Use
 Economic/Jobs Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation: The existing land uses on the project site are predominantly agricultural with dispersed single-family residences. The Galt General Plan designates the project site as LDR, MDR, MHDR, MU, C, LM, PQ, P, and OS. The Sacramento General Plan designates the site as UR and the County zoning designations include UR, AR-1, AR-2, AR-5, AR-10, and AC.

Project Description: The proposed project would include annexation of the 338-acre site and development of the approximately 119.5-acre Simmerhorn Ranch Project Site with 429 single-family residences, a park, and an elementary school. The remaining 218.4 acres would not be developed as part of the proposed project.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Emergency Services
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Office of Public School Construction
<input checked="" type="checkbox"/>	Caltrans District # <u>3</u>	<input type="checkbox"/>	Parks & Recreation
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans Planning (Headquarters)	<input checked="" type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/>	Coastal Commission	<input checked="" type="checkbox"/>	Regional WQCB # <u>5</u>
<input type="checkbox"/>	Colorado River Board Commission	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	San Joaquin River Conservancy
<input checked="" type="checkbox"/>	Education, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input checked="" type="checkbox"/>	Office of Public School Construction	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Fish & Game Region # <u>2</u>	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	Forestry & Fire	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	General Services, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Integrated Waste Management Board	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period

Starting Date May 29, 2020 Ending Date June 29 2020

Lead Agency: City of Galt **Applicant:** Elliot Homes Inc.

Consulting Firm: Raney Planning & Management, Inc. Address: 340 Palladio Parkway #521

Address: 1501 Sports Drive, Suite A City/State/Zip: Folsom, CA 95630

City/State/Zip: Sacramento, CA 95834 Phone: (916) 984-1300

Contact: Cindy Gnos

Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.