



NOTICE OF DETERMINATION

To: Sacramento County Clerk
600 Eighth Street
Sacramento, CA 95814

From: City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632

To: State Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearing House Number: 2020050581

Project Title: East Galt Infill Annexation/Simmerhorn Ranch Project

Contact Person: Craig Hoffman, Interim Community Development Director
City of Galt
495 Industrial Drive
Galt, CA 95632

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

Project Location: Generally bounded by Amador Avenue to the north, Marengo Road to the east, Boessow Road to the south, and SR 99 to the West

Project Description: The proposed project would include annexation of the 338-acre East Galt Infill Annexation Area and development of the approximately 119.5-acre Simmerhorn Ranch Project Site with a 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. With the exception of the proposed development within the Simmerhorn Ranch Project Site, the proposed project would not involve any development within the East Galt Infill Annexation Area, and all existing land uses would remain unchanged. The proposed project would require the following discretionary approvals from the City of Galt: Annexation; Approval of a Small Lot and a Large Lot Vesting Tentative Map; Pre-Zoning; and General Plan Amendment to on-site land use designations and the Circulation Element.

It should be noted that the project site is not included on any of the lists of sites enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

This Notice of Determination is to advise that on September 1, 2020, the City of Galt approved the above described project and has made the following determinations regarding the above project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Consideration [was was not] adopted for this project.

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6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the Initial Study/Mitigated Negative Declaration and record of project approval is available to the General Public at the City of Galt, Community Development Department, 495 Industrial Drive, Galt, CA 95632.



Signature (Public Agency)

Interim Com. Dev. Dir.

Title

9/3/2020

Date

Date Received for Filing at OPR
Governor's Office of Planning & Research

SEP 08 2020

STATE CLEARINGHOUSE