

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: Fairway Oaks and Island Annexation 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: Glendale Avenue and SR 99; South Lincoln Way, between Southdale Court and Ranch Road Zip code: 95632

Lat./Long/: 38 ° 14 ' 44.5 " N / 121 ° 17 ' 48.5 " W Total Acres: 90

Assessor's Parcel No. Multiple (see below) Section: 35 Twp: 5N Range: 6E Base: MDBM

Within 2 miles: State Hwy#: SR-99 Waterways: Dry Creek

Airports: N/A Railways: UPRR Schools: Valley Oaks Elementary, Galt High, Fairsite Elementary, Galt Christian, Greer Elementary, Galt Head Start

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: Vesting Tentative Map

Development Type:

Residential: Units 173 Acres 50.5 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 _____ Waste Treatment: Type _____ MGD _____
 Recreational 11-acre open space area Hazardous Waste: Type _____
 Other: _____

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 _____

Present Land Use/Zoning/General Plan Designation: The Island Annexation Area consists of scattered existing development, including rural residences, residential roadways, a church, and grassland. The Fairway Oaks VTM Site is currently vacant and undeveloped. The existing zoning designations include Maximum Density Single Family, Intermediate Density Single Family, and Open Space. The existing General Plan designations include Low Density Residential and Open Space.

Project Description: The proposed project would include the annexation of the 39.5-acre unincorporated Island Annexation Area (APNs: 150-0371-005, -009, -010, -011, -014, -017, -018, -019, -020, -025; 150-0372-001, -002, -003, -004, -005, -006, -008, -009, -010, -011; 150-0333-016, -022, -023, -024, -025, -026) into the City of Galt, and a Vesting Tentative Map to subdivide the 50.5-acre Fairway Oaks VTM Site (APNs: 150-0101-019, -021, -050, -052, and -059) into 173 single-family residential lots, utilities and access improvements, and an open space lot. The proposed project would require annexation and rezoning of the Island Annexation Site and a Vesting Tentative Map and a Rezone would also be required for the Fairway Oaks VTM Site.

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 &
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	Mountains Conservancy
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Office of Public School Construction	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	State Lands Commission
<input checked="" type="checkbox"/>	Fish & Game Region # <u>2</u>	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Forestry & Fire	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Health Services, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Integrated Waste Management Board	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other:

Local Public Review Period

Starting Date May 29, 2020 Ending Date June 29, 2020

Lead Agency: City of Galt **Applicant:** Arcadia Development Co.
Consulting Firm: Raney Planning & Management, Inc. **Address:** P.O. Box 5368
Address: 1501 Sports Drive, Suite A **City/State/Zip:** San Jose, CA 95150
City/State/Zip: Sacramento, CA 95834 **Phone:** (408) 866-0322
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.