

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: Summerfield at Twin Cities Road 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: Twin Cities Road, between Waldo Road and Hauschildt Road Zip code: 95632
Lat./Long/: 38 ° 17 ' 35.6 " N / 121 ° 16 ' 58.9 " W Total Acres: 58
Assessor's Parcel No. 148-1100-006 Section: 11 Twp: 5N Range: 6E Base: MDBM
Within 2 miles: State Hwy#: SR-99, SR-104 Waterways: Dry Creek
Airports: N/A Railways: UPRR Schools: Liberty Ranch High, McCaffrey Middle, Estrellita High, Marengo Ranch Elementary, Lake Canyon Elementary

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 and Large Lot Vesting Tentative Map

Development Type:

Residential: Units 211 Acres 58 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 2.2-acre park, 7.9-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
 Other: _____

Present Land Use/Zoning/General Plan Designation: The site is currently vacant and covered in grassland and grazing land. The Sacramento County General Plan designates the project site as Agricultural-Residential. The Galt General Plan designates the project site as Commercial and Rural Residential. The Sacramento County zoning designation for the site is Agricultural/Residential.

Project Description: The proposed project would include annexation of the 58-acre project site into the City of Galt and development of a private, gated community consisting of 211 single-family residences with a minimum lot size of 6,500 square feet (sf). The project would also include development of a 2.2-acre private park in the center of the site, as well as 7.9 acres of open space along the northern portion of the site. The proposed project would require approval of an annexation, General Plan Amendment, Rezoning/Pre-zoning, and a Small Lot and a Large Lot Vesting Tentative Map.

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:** Sheldon Business Park LTD

Consulting Firm: Raney Planning & Management, Inc. Address: 8940 Elder Creek Road

Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95829

City/State/Zip: Sacramento, CA 95834 Phone: (916) 705-4451

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.