



**City of Galt**  
**Community Development Department**  
**Building – Planning – Code Enforcement**

495 Industrial Drive – Galt, CA 95632  
209-366-7200 (Bldg.) - 209-366-7230 (Planning) - 209-744-1642 Fax

**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  
Craig Hoffman, Community Development Director  
(209) 366-7230

To: State Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

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

**State Clearing House Number: 2020050583**

**Project Title:** Summerfield at Twin Cities Road Project

**Project Applicant:** Sheldon Business Park LTD  
8940 Elder Creek Road  
Sacramento, CA 95829

**Project Location:** Generally located on the north side of Twin Cities Road, between Waldo Road and Hauschildt Road in Sacramento County (APN 148-110-006)


**Project Description:** The proposed project would include annexation of the 58-acre 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 include a new internal circulation system, as well as fencing, landscaping, and associated improvements. The proposed 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 following discretionary approvals from the City of Galt would be required for the proposed project: Annexation; a General Plan Amendment; Pre-zoning; and a Small Lot and a Large Lot Vesting Tentative Map.

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 15, 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.
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)

9/17/2020  
\_\_\_\_\_  
Date

Community Dev Dir  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date Received for Filing at OPR

Governor's Office of Planning & Research

SEP 22 2020

STATE CLEARINGHOUSE