

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: Housing Element Site 18 Project

Lead Agency: City of Galt, Community Development Department Contact Person: Craig Hoffman, 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: Simmerhorn Road, between Steiner Road and State Route 99 Zip code: 95632
Lat./Long/: 38 ° 15 ' 35.4 " N/ 121 ° 17 ' 35.9 " W Total Acres: 9.9
Assessor's Parcel No. 150-0082-023 Section: 26 Twp: 5N Range: 6E Base: MDBM
Within 2 miles: State Hwy#: SR 99 Waterways: Dry Creek
Airports: N/A Railways: UPRR Schools: River Oaks Elementary, Fairsite Preschool, Galt High School, Valley Oaks 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: _____

Development Type:

Residential: Units 240 Acres 9.9 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 _____ 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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The site is currently vacant and covered in grassland. The Galt General Plan designates the site as Commercial, and the site is zoned Highway Commercial (HC).

Project Description: The proposed project would include a General Plan Amendment to redesignate the 9.9-acre project site from Commercial to High Density Residential, and a Rezone of the project site from HC to High-Density Multiple Family (R4A). The R4A zoning designation would allow for a density of between 20 and 30 dwelling units per acre. As such, while a final site plan has not yet been prepared, buildout of the proposed project is assumed to include the construction of between 200 and 240 high-density residential units, as well as on-site parking, and associated utility connections.

Reviewing Agencies Checklist

continued

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

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|-------------------------------------|--|-------------------------------------|--|
| <input type="checkbox"/> | Air Resources Board | <input type="checkbox"/> | Office of Emergency Services |
| <input type="checkbox"/> | Boating & Waterways, Department of | <input checked="" 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 # 3 | <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 # 5S |
| <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 & Wildlife Region # 2 | <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 checked="" 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 December 7, 2022 Ending Date January 9, 2023

Lead Agency: <u>City of Galt</u>	Applicant: <u>City of Galt, Community Development Department</u>
Consulting Firm: <u>Raney Planning & Management, Inc.</u>	Address: <u>495 Industrial Drive</u>
Address: <u>1501 Sports Drive, Suite A</u>	City/State/Zip: <u>Galt, CA 95632</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	Phone: (<u>209</u>) <u>366-7230</u>
Contact: <u>Angela DaRosa</u>	
Phone: (<u>916</u>) <u>372-6100</u>	

Signature of Lead Agency Representative:  Date: 12/7/22

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