

# 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: Lippi Ranch Subdivision Project

Lead Agency: City of Galt, Community Development Department Contact Person: Kristyn Bitz, Associate Planner  
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: East of Freedom Boulevard/2<sup>nd</sup> Street at the terminus of 3<sup>rd</sup> Street Zip code: 95632  
Lat/Long/: 38 ° 14 ' 46.3 " N / 121 ° 18 ' 20.3 " W Total Acres: 8.99  
Assessor's Parcel No. 150-0101-046; 150-0274-006, -007, and -011 Section: 34 Twp: 5N Range: 6E Base: MDBM  
Within 2 miles: State Hwy#: 99 Waterways: N/A  
Airports: N/A Railways: UPRR Schools: Head Start Preschool, Vernon E. Greer Elementary School, Galt Adventist School, Galt High School, Galt Adult School, Galt Joint Union Elementary School, Fairsite Elementary School, Fairsite Preschool, Valley Oaks Elementary School

## 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  Other: Design Review  
(Subdivision, etc.)

## Development Type:

Residential: Units 94 Acres 8.99  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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:** The northern portion of the project site is currently developed with two single-family residences, a dingbat-style apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped and consists of fallow agricultural land and limited trees. The site is currently designated Low Density Residential (LDR) by the City's General Plan and the site is zoned Low Density Single-Family Residential (R1A).

**Project Description:** The proposed project would include demolition of all existing on-site structures; removal of 60 trees, including four protected oak trees; and subsequent development of 94 single-family residences, ranging in size from 1,494 square feet (sf) to 1,826 sf, five bio-retention basins, landscaping, and an internal circulation network. Site access would be provided by a new landscaped roundabout located at the terminus of 3<sup>rd</sup> Street. The proposed project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review.

**Reviewing Agencies Checklist**

*continued*

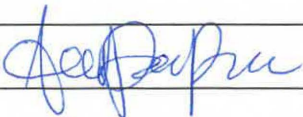
*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

- |                                                                         |                                                                             |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <input checked="" 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 # <u>3</u>        | <input type="checkbox"/> Parks & Recreation, Department of                  |
| <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 checked="" 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 Protection                     | <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 checked="" 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 March 22, 2023 Ending Date April 20, 2023

**Lead Agency** (Complete if applicable): **Applicant:** TTLC Caterina, LLC  
 Consulting Firm: Raney Planning & Management, Inc. Address: 110 Blue Ravine Road, Suite 103  
 Address: 1501 Sports Drive, Suite A City/State/Zip: Folsom, CA 95630  
 City/State/Zip: Sacramento, CA 95834 Phone: ( 916 ) 945-9719  
 Contact: Angela DaRosa  
 Phone: ( 916 ) 372-6100

**Signature of Lead Agency Representative:**  **Date:** 3/22/23

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