Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023030579

Project Title: Lippi Ranch Subdivision Project

Lead Agency: City of Galt, Community Development Department

Contact Name: Kristyn Bitz, Associate Planner

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Project Location: Galt (*City*) Sacramento (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The 8.99-acre project site is located east of Freedom Boulevard/2nd Street at the terminus of 3rd Street and west of the Union Pacific Railroad tracks in the City of Galt, California. The project site is identified by Assessor's Parcel Numbers (APNs) 150-0101-046; and 150-0274-006, -007-, and -011. The northern portion of the project site is currently developed with two single-family residences, an apartment building, a barn, and a groundwater pumphouse; the remainder of the project site is undeveloped with 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).

The Lippi Ranch Subdivision Project (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 to 1,826 square feet, 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 3rd Street. The proposed project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the proposed project identified a number of impacts as less than significant with implementation of mitigation measures, including in the following issue areas: Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation; Tribal Cultural Resources; and Mandatory Findings of Significance. Implementation of the mitigation measures set forth in the Initial Study would be sufficient to reduce impacts to less-than-significant levels.

The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project related to Cultural Resources and recommends mitigation measures to reduce impacts. As described in the Draft EIR, some impacts related to Cultural Resources have been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City of Galt has received comments regarding the proposed project that raise issues of concern or areas of controversy related to the following:

• Demolition of the historic structures on the Lippi Ranch property.
• Concerns related to exposure of future residents to toxic air contaminant emissions from the adjacent rail line.
• Concerns related to inefficient use of energy and increases in greenhouse gas (GHG) emissions due to operation of gas appliances in future residences.
• Concerns related to the potential for historic or future activities on/near project site to release hazardous wastes/ substances on the project site.
• Impacts to existing drainage patterns, surface and groundwater quality, and increased risks of flooding at the project site.
• Potential for the presence of tribal cultural resources to be discovered on the project site.

Provide a list of the responsible or trustee agencies for the project.

Sacramento Metropolitan Air Quality Management District (SMAQMD)
California Department of Fish and Wildlife (CDFW)
South Sacramento Habitat Conservation Plan (SSHCP)
Central Valley Regional Water Quality Control Board (RWQCB)
U.S. Army Corps of Engineers (USACE)