

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 # 2023030579

Project Title: Lippi Ranch Subdivision Project

Lead Agency: City of Galt, Community Development Department Contact Person: Kristyn Bitz, Senior 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/2nd Street at the terminus of 3rd 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 3rd Street. The proposed project would require City approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Design Review.

Reviewing Agencies Checklist

Appendix C

continued

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

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|---|---|
| <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 October 26, 2023 Ending Date November 6, 2023

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

Signature of Lead Agency Representative:  _____ **Date:** 10/26/23

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