

City of Galt Community Development Department Building – Planning – Code Enforcement 495 Industrial Drive – Galt, CA 95632

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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

To: State Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

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

State Clearing House Number 2020050582

- Project Title: Fairway Oaks and Island Annexation Project
- Contact Person: Chris Erias, Community Development Director City of Galt 495 Industrial Drive Galt, CA 95632
- Project Applicant: Arcadia Development Co. P.O. Box 5368 San Jose, CA 95150 (408)866-0322
- Project Location:Fairway Oaks Vesting Tentative Map (VTM) Site:
APNs: 150-0101-019, -021, -050, -052, and -059
South of Glendale Avenue and west of State Route 99

Island Annexation Area: APNs: 150-0371-005, -009, -010, -011, -014, -017, -018, -019, -020, -025; 150-0372-001, -002, -003, -004, -005, -006, -008, -009, -010, -011; 150-0333-016, -022, -023, -024, -025, -026. Along South Lincoln Way, between Southdale Court and Ranch Road

Project Description: The Fairway Oaks and Island Annexation Project (proposed project) would consist of two components: annexation of the 39.5-acre unincorporated County island, the Island Annexation Area, into the City of Galt, and a Vesting Tentative Subdivision Map (VTSM) to subdivide the 48.4-acre Fairway Oaks VTSM Site into 162 single-family residential lots, and an open space lot along the Dry Creek frontage. The proposed annexation would include prezoning of the Island Annexation Area to R1A to match the City's General Plan land use designation for the site of Low Density Residential. Annexation of the site into the City of Galt is a formal municipal reorganization action that requires approval by the Sacramento LAFCo which also requires detachment from the Sloughhouse Resource Conservation District. Development plans do not currently exist for the Island Annexation Area. The proposed development of the Fairway Oaks VTSM Site includes a rezone to R1C-PD and OS. The proposed development of the Fairway Oaks VTSM Site includes a new internal circulation system, landscaping, and associated improvements.

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 August 4, 2020, the City of Galt approved the above described project and has made the following determinations regarding the above project:

- The project [will will not] have a significant effect on the environment. 1.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. 2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures [were not] made a condition of approval of this project.
- 4. A mitigation reporting or monitoring plan [Xwas was not] adopted for this project.
- 5. A statement of Overriding Consideration [was was not] adopted for this project.
- 6. Findings [Xwere 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)

Community Dev. Director

8/5/2020

Date

Date Received for Filing at OPR

Governor's Office of Planning & Research

AUG 10 2000

STATE CLEARINGHOUSE