

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: Caterina Estates Project

Lead Agency: City of Galt, Community Development Department Contact Person: Craig Hoffman, Interim 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: Southwest corner of H Street and Joy Drive Zip code: 95632
Lat./Long/: 38 ° 14 ' 49.2 " N/ 121 ° 18 ' 07.9 " W Total Acres: 12.754
Assessor's Parcel No. 150-0101-004, -040 Section: 34 Twp: 5N Range: 6E Base: MDBM
Within 2 miles: State Hwy#: SR 99 Waterways: Dry Creek
Airports: N/A Railways: UPRR Schools: Galt Christian School, Galt Head Start, Fairsite Elementary School, Valley Oaks Elementary School, Galt High 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 (Subdivision, etc.) ☒ Other: Tentative Subdivision Map

Development Type:

☒ Residential: Units 67 Acres 12.404 ☐ 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 12.754-acre subject property currently consists of agricultural land planted with row crops. One single-family residence is located within a 0.35-acre area in the northeastern portion of the property. The Galt General Plan designates the subject property as Low Density Residential (LDR) and the property is zoned Low Density Single-Family Residential (R1A).

Project Description: The proposed project would include a tentative map for development of 67 single-family residences ranging between 5,000 square feet (sf) and 7,457 sf on the vacant, 12.404-acre portion of the subject property (project site). In addition to on-site circulation improvements, Joy Drive and H Street would be widened along the project frontages to expand the right-of-way along the northern and eastern boundaries of the subject property. In addition, the project would widen the west side of 4th Street directly to the north of the project site. The proposed project would require approval of a General Plan Amendment to change the General Plan land use designations of the 12.404-acre project site from LDR to Medium Density Residential (MDR) and a Rezone to change the site's zoning designation from R1A to Medium-Density Residential (R2-PD). The General Plan land use and zoning designations of the 0.35-acre remainder parcel would not be altered.

Reviewing Agencies Checklist

Appendix C

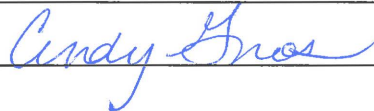
*continued**Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input 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 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 # 5
<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 & Game 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 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 PeriodStarting Date September 9, 2020 Ending Date October 8, 2020

Lead Agency: City of Galt Applicant: TTLIC Caterina, LLC
Consulting Firm: Raney Planning & Management, Inc. Address: 110 Blue Ravine Road, Suite 209
Address: 1501 Sports Drive, Suite A City/State/Zip: Folsom, CA 95630
City/State/Zip: Sacramento, CA 95834 Phone: (916) 945-9719
Contact: Cindy Gnos
Phone: (916) 372-6100

Signature of Lead Agency Representative:



Date:

9-9-2020

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