

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, 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/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.

☒ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☒ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District # 3	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning (Headquarters)	☒ Public Utilities Commission
☐ Coachella Valley Mountains Conservancy	☐ Reclamation Board
☐ Coastal Commission	☒ Regional WQCB # 5
☐ Colorado River Board Commission	☐ Resources Agency
☒ Conservation, Department of	☐ S.F. Bay Conservation & Development
☐ Corrections, Department of	☐ San Gabriel & Lower Los Angeles Rivers &
☐ Delta Protection Commission	☐ Mountains Conservancy
☐ Education, Department of	☐ San Joaquin River Conservancy
☐ Office of Public School Construction	☐ Santa Monica Mountains Conservancy
☐ Energy Commission	☐ State Lands Commission
☒ Fish & Game Region # 2	☐ SWRCB: Clean Water Grants
☐ Food & Agriculture, Department of	☒ SWRCB: Water Quality
☐ Forestry & Fire Protection	☐ SWRCB: Water Rights
☐ General Services, Department of	☐ Tahoe Regional Planning Agency
☐ Health Services, Department of	☒ Toxic Substances Control, Department of
☒ Housing & Community Development	☒ Water Resources, Department of
☐ Integrated Waste Management Board	☐ Other:
☒ Native American Heritage Commission	☐ Other:

Local Public Review Period

Starting Date August 24, 2023

Ending Date October 9, 2023

Lead Agency (Complete if applicable):

Applicant: TTLIC 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: 8/24/23

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