

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: Sheffield Subdivision Project

Lead Agency: City of Galt, Community Development Department Contact Person: Kristyn Bitz, Principal 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 Stockton Boulevard/Ashboro Lane Zip code: 95632

Lat./Long: 38 ° 16 ' 21.48 " N 121 ° 18 ' 7.9 " W Total Acres: 9.5

Assessor's Parcel No. 150-0012-007, -025, and -026 Section: 22 Twp: 5N Range: 6E Base: MDBM

Within 2 State Hwy#: SR-99, SR-104 Waterways: Deadman Gulch drainage channel
miles:

Airports: N/A Railways: UPRR Schools: River Oaks Elementary School, Grizzly Hollow SETA Head Start, California FFA Association, Marengo Ranch Elementary School, Robert L. McCaffery Middle School, Galt High School, Fairsite Elementary School, Valley Oaks Elementary School, Vernon E. Greer Elementary School, Lake Canyon Elementary School, Liberty Ranch High School, Estrellita 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: Specific Plan Amendment

Development Type:

Residential: Units 65 Acres 9.5 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: Tribal Cultural Resources _____

Present Land Use/Zoning/General Plan Designation: The project site is currently flat and undeveloped with the exception of one vacant single-family residence and consists of annual grassland and scattered trees throughout. The project site is located within the Northeast Area Specific Plan (NEASP) and designated Maximum Density Single-Family Residential (R-1-C, SP). The 2030 General Plan designates the project site as Low-Density Residential, and the site is zoned Low-Density Single-Family Residential (R1A).

Project Description: The proposed project would include the demolition of the existing on-site single-family residence, removal of the associated septic system, abandonment of the associated well, removal of 21 on-site trees, and subdivision of the site into 65 single-family residential lots. Subsequent to demolition and subdivision, the project would include the future development of 65 single-family residential units, an internal circulation network, continuation of South Deadman's Gulch Trail, frontage improvements along East Stockton Boulevard, and off-site roadway improvements. The proposed project would require approval of a General Plan Amendment, NEASP Amendments, a Rezone, and a Tentative Subdivision Map.

Reviewing Agencies Checklist

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 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
<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 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	<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 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 September 19, 2025 Ending Date October 20, 2025

Lead Agency: City of Galt **Applicant:** Aaron Ross-Swain, FDC Nor-Cal Corp
Consulting Firm: Raney Planning & Management, Inc. **Address:** 555 University Ave, Suite 116
Address: 1501 Sports Drive, Suite A **City/State/Zip:** Sacramento, CA 95825
City/State/Zip: Sacramento, CA 95834 **Phone:** (916) 833-1823
Contact: Kevin Valente
Phone: (916) 372-6100

Signature of Lead Agency Representative:  **Date:** 9/19/2025

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