City of Galt
Community Development Department
Building – Planning – Code Enforcement
495 Industrial Drive – Galt, CA 95632
209-366-7200 (Bldg.) - 209-366-7230 (Planning)

NOTICE OF DETERMINATION

To: Sacramento County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

To: State Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632

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

State Clearing House Number: 2025090932

ENDORSED
SACRAMENTO COUNTY
DEC 08 2025
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

Project Title: Sheffield Subdivision Project

Contact Person: Kristyn Bitz, Principal Planner
City of Galt
495 Industrial Drive
Galt, CA 95632
(209) 366-7230
kbitz@cityofgalt.org

Project Applicant: Aaron Ross-Swain
FDC Nor-Cal Corp
555 University Avenue, Suite 116
Sacramento, CA 95825
(916) 833-1823
aaron@fieldstonecommunitiesllc.com

Project Location: 13315 East Stockton Boulevard in the City of Galt (APNs: 150-0012-007, -025, and -026)

Project Description: 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).

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 to change the General Plan land use designation from Low-Density Residential to Medium Density Residential; a NEASP Map Amendment; a NEASP Text Amendment; a Rezone to change the site's zoning designation from R1A to Medium Density Residential-Planned Development (R2-PD); and a Tentative Subdivision Map. Design Review would be a separate entitlement required for future development of the project site under a separate, future application.

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 December 2, 2025, the City of Galt approved the above described project and has made the following determinations regarding the above project:

1. The project [☐will ☒will not] have a significant effect on the environment.
2. ☐An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒were ☐ were not] made a condition of approval of this project.
4. A mitigation reporting or monitoring plan [☒was ☐was not] adopted for this project.
5. A statement of Overriding Consideration [☐was ☒was not] adopted for this project.
6. Findings [☐were ☒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 are available to the General Public at the City of Galt, Community Development Department, 495 Industrial Drive, Galt, CA 95632.

Signature (Public Agency)

Principal Planner
Title

12-8-2025
Date

Date Received for Filing at LCI