

NOTICE OF EXEMPTION

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

From: City of Galt
Planning Division
495 Industrial Drive
Galt, CA 95632
209-366-7230

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

Project Title: Spaans Drive Apartments Conditional Use Permit

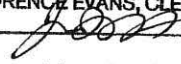
Project Location - Specific: North of Amador Avenue, east of Industrial Drive, south of Pringle Avenue, and west of N. Lincoln Way. (APN 150-0041-064, -065, -066, and -067).

Project Location: City of Galt, County of Sacramento, California

Project Applicant: Lee Jagoe Architecture, Inc
211 West Franklin Street
Monterey, CA 93940
831-718-8172

ENDORSED
SACRAMENTO COUNTY

DEC 17 2025

FLORENCE EVANS, CLERK/RECORDER
BY  DEPUTY

Description of Project:

A new 37-unit apartment complex at 695, 700, 705, and 710 Spaans Drive located in the Commercial zoning district. The project includes four separate buildings (three separate three-story apartment buildings and a single one-story manager unit). An on-site laundry facility, 65 parking spaces, new landscaping, and a common area with small playground are also proposed. A Conditional Use Permit (CUP) is required for multiple-family uses in the C-zone along with Design Review for the project architecture. The project was approved by the Galt Planning Commission on December 11, 2025.

Name of Public Agency Approving Project:

This is to advise that on December 11, 2025 the City of Galt Planning Commission approved the above described project and has made the following determinations regarding the above described project.

Exempt Status:

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☒ X Categorical Exemption (Sec. 15300)
- ☐ Exemption, Residential Projects Pursuant to a Specific Plan (Section 15182)
- ☐ Exemption, Projects Consistent with a Community Plan, General Plan, or Zoning (Section 15183)
- ☐ Funding Request: Feasibility and Planning Studies (Sec. 21102, 15262)
- ☐ Statutory Exemption. (Sec. 15061 (b) (3))

Reasons Why Project is Exempt: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects. The project meets the criteria required for in-fill status.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

Lead Agency: City of Galt
Contact Person: Stacy Schafer, Associate Planner
Telephone/E-Mail: 209-366-7230 / sschafer@cityofgalt.org

Signature



Date 12/17/2025

Signed by Lead Agency X
Signed by Applicant _____

Date Received for filing at OPR: _____