

Notice of Exemption

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

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

ENDORSED
SACRAMENTO COUNTY

FEB 13 2026

Project Title: Galt Ranch Commercial Project

FLORENCE EVANS, CLERK/RECORDER
BY [Signature] DEPUTY

Project Applicant: Jas Bains, Galt Ranch, LLC., 5098 Foothills Blvd. #3-388, Roseville, CA 95747 (530) 713-2270

Project Location - Specific:

The project site is located northwest of the intersection of A Street and Crystal Way in the City of Galt, California. The approximately 45.65-acre undeveloped project site is identified by APNs 150-0082-018 and -023, as well as 150-0133-003 and 150-0361-002. The City of Galt General Plan designates the project site as Commercial and HDR, and the site is zoned HC and R4-A.

Project Location - City: Galt Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would include the subdivision of the 45.65-acre project site into 21 parcels and the subsequent development of restaurant, retail, medical office/clinic space, hotel, and retail automotive parts and service uses. A 9.11-acre portion of the project site comprised of Parcels 21 and 22 is currently designated for high-density residential uses, which (based on the existing zoning) could include the future development of up to 240 residential units. However, the development of Parcels 21 and 22 is not proposed as part of this project, and the parcels are only included within the project site for parcelization and rough grading purposes. The proposed project would include a total of 189,070 square feet (sf) of commercial uses, comprised of five quick-serve restaurants ranging in size between 2,400 sf and 3,887 sf; a 6,000-sf restaurant; seven retail buildings ranging between 6,900 sf and 30,000 sf; two medical office buildings 10,000 sf and 20,000 sf in size; a hotel with approximately 80 rooms; one car wash; and one gas station with a convenience store. A total of 1,175 parking spaces would be provided throughout the site. Vehicle site access would be provided by a new connection to Simmerhorn Road at the northern end of the site, which would lead to the new internal road, Galt Ranch Road, which will connect to Simmerhorn Road and Crystal Way.

Name of Public Agency Approving Project: City of Galt

Name of Person or Agency Carrying Out Project: Kristyn Bitz, Principal Planner

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State code number: 15183 (d)(2), Projects Consistent with a Community Plan or Zoning

Reasons why project is exempt:

CEQA Guidelines Section 15183 mandates that projects, such as the Galt Ranch Commercial Project, that are consistent with the development density established by existing zoning, a community plan or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, City of Galt General Plan 2030) approved on April 10, 2009 pursuant to the General Plan Environmental Impact Report, shall not require additional environmental review where there are no project-specific significant effects that are peculiar to the proposed project or its site.

Lead Agency

Contact Person: Kristyn Bitz, Principal Planner, City of Galt Community Development Department
Area Code/Telephone/Extension: (209) 366-7230

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 2/13/2026 Title: Principal Planner
 Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at LCI: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.