

Notice of Exemption

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

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

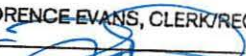
From: City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632

ENDORSED
SACRAMENTO COUNTY

MAY 20 2026

Project Title: Galt Ranch Commercial Project

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

FLORENCE EVANS, CLERK/RECORDER
BY:  DEPUTY

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 20 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 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 that 9.11-acre area is not proposed as part of this project, and the remainder parcel is only included within the project site for parcelization purposes in order to exclude the acreage from the project's development area. 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: Jas Bains, Galt Ranch, LLC. (530) 713-2270

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:

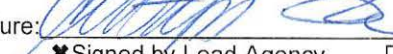
CEQA Guidelines Section 15183 mandates that projects, such as the Galt Ranch Commercial Project, that are consistent with the development density established by existing zoning, a community plan or general plan policies for which a Final Environmental Impact Report (FEIR) was certified (in this case, 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:  Date: 5-20-2026 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.



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 34 — 05/20/2026 — 182
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF GALT COMMUNITY DEVELOPMENT DEPARTMENT	LEAD AGENCY EMAIL	DATE 05/20/2026
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2026-0203	

PROJECT TITLE

GALT RANCH COMMERCIAL PROJECT

PROJECT APPLICANT NAME GALT RANCH, LLC ATTN: JAS BAINS	PROJECT APPLICANT EMAIL	PHONE NUMBER (530) 713-2270
PROJECT APPLICANT ADDRESS 5098 FOOTHILLS BLVD. #3-388	CITY ROSEVILLE	STATE CA
		ZIP CODE 95747

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder- JENEY DELAROSA -Deputy Clerk
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