

**NOTICE OF PUBLIC HEARING, NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
AND MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)
FOR CARDOSO I SUBDIVISION
REZONE AND TENTATIVE SUBDIVISION MAP**

Notice is hereby given that the Galt Planning Commission will hold a Public Hearing in the Council Chamber of Galt City Hall, 380 Civic Drive, Galt, California, on the date and time indicated below, or as soon thereafter that the matter can be heard, to receive and consider all evidence and reports relative to the application described herein. The Planning Commission will make a recommendation to City Council on the MND, MMRP, rezone, and tentative subdivision map. The City Council will consider the project at a separately noticed public hearing.

Further, notice is hereby given that a Draft MND has been prepared in accordance with the California Environmental Quality Act (CEQA). The public review period and location where documents can be reviewed is noted at the end of this notice. The Planning Commission will consider the Mitigated Negative Declaration and will make a recommendation to the Galt City Council.

PROJECT TITLE: Cardoso I Subdivision Rezone and Tentative Subdivision Map Project

PROJECT LOCATION: The site is located north of Kost Road and west of the Union Pacific Railroad tracks in the City of Galt. APNs: 150-0101-028 and -044.

PROJECT DESCRIPTION: TTLC Cardoso is proposing the development of a 69-unit subdivision with lots ranging in size from 6,500 square feet (sf) to 27,152 sf on the 17.46-acre parcel located north of Kost Road and west of the Union Pacific Railroad tracks in Galt, California. In addition, the project would create a 0.62-acre parcel to accommodate the existing residential lot at the southwest corner of the site adjacent to Kost Road. Construction of 69 new residences on 16.84 acres (17.46-acre site – 0.62-acre lot for existing residence) would result in a gross density of 4.09 units per acre. The proposed project includes internal circulation that would provide access to the proposed residences. The project includes construction of Street A, a new east-west right-of-way that bisects the project site and connects Maria Way with Crow Creek Circle. Maria Way, which terminates at the northern boundary of the proposed project site, will be extended through the project site to provide a north-south roadway that connects to Crow Creek Circle and Kost Road. Crow Creek Drive, which terminates at the western boundary of the project site, will be extended through the project site to create Crow Creek Circle, which will circulate the interior of the project site to connect with Maria Way and intersect Street A.

Project entitlements include:

- Rezone from R1A to R1C
- Tentative Subdivision Map

OWNER/APPLICANT: TTLC Cardoso, LLC
110 Blue Ravine Road, Suite 209
Folsom, CA 95630
(916) 945-9719

PLANNING COMMISSION PUBLIC HEARING:

DATE AND TIME: Thursday, November 8, 2018; 6:30 P.M, or as soon thereafter that the matter can be heard

PUBLIC REVIEW PERIOD

The Draft Mitigated Negative Declaration prepared for this project is available for public inspection at the following locations:

City Clerk's Office
380 Civic Drive
Galt, CA 95632

Galt Planning Department
495 Industrial Drive
Galt, CA 95632

M. O. Lawrence Public Library
1000 Caroline Avenue
Galt, CA 95632

The document will also be available for download from the City's website at <http://www.ci.galt.ca.us/site/Depts/Planning/> under the heading "Environmental Documents" as an additional courtesy.

Written comments on the Draft Mitigated Negative Declaration will be accepted during the 30 day public review period commencing **September 19, 2018 and ending October 19, 2018 at 5:30 p.m.** Written comments on the Draft MND must be directed to:

Chris Erias, Community Development Director
Galt Planning Department
495 Industrial Drive
Galt, CA 95632
Fax (209-744-1642)
cerias@ci.galt.ca.us.

If you have any questions regarding the proposed project or wish to review the tentative maps or other details prior to the public hearing, please contact Chris Erias at 209-366-7230 or cerias@ci.galt.ca.us.

A subsequent public hearing notice will be published when the City Council hearing to consider the project is scheduled.

The project site is not on any of the lists 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, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Sections 65009, 66020, and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

Dated: September 19, 2018

\s\ Chris Erias
Chris Erias, Community Development Director

\s\Donna Settles
Donna Settles, City Clerk