

**NOTICE OF PUBLIC HEARING, NOTICE OF PUBLIC REVIEW PERIOD
AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)
FOR THE CARDOSO II SUBDIVISION PROJECT**

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 project described herein. The Planning Commission will make a recommendation to City Council on the project.

Further, notice is hereby given that an 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 MND and will make a recommendation to the City Council.

The City Council will consider the project at a separately noticed public hearing.

PROJECT TITLE: Cardoso II Subdivision Project

PROJECT LOCATION: The 59.17-acre subject property is located south of Kost Road and west of the Union Pacific Railroad tracks in the City of Galt. The property is comprised of two parcels identified as Assessor's Parcel Numbers (APNs) 150-0101-076 and -077. The northwestern portion of the subject property is currently developed with a dairy and two residences. The remainder of the subject property is comprised of vacant and undeveloped land. Surrounding land uses include agricultural land to the south and west, and the Union Pacific Railroad tracks and a water tank to the east with single family residences beyond.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project would include the development of an 87-unit single-family subdivision on the northern 24.62 acres of the subject property (project site). The remaining 34.55 acres would be designated as a remainder parcel and would not be developed. The proposed project would require approval of a rezone to change the zoning of the 24.62-acre project site to Maximum Density, Single-Family Residential (R1C) and a Tentative Subdivision Map.

APPLICANT: TTLC Cardoso, LLC
110 Blue Ravine Road, Suite 209
Folsom, CA 95630

PLANNING COMMISSION PUBLIC HEARING:

DATE AND TIME: Thursday, March 12, 2020; 6:00 P.M., or as soon thereafter that the matter can be heard.

PUBLIC REVIEW PERIOD

The MND 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/city-departments/community-development/planning/development-projects-environmental-documents>, under the heading "Development Projects & Environmental Documents" as an additional courtesy.

Written comments on the MND will be accepted during the 30-day public review period commencing **February 3, 2020 and ending March 4, 2020 at 5:30 p.m.** Written comments on the MND must be directed to:

Chris Erias, Community Development Director
Galt Planning Department
495 Industrial Drive
Galt, CA 95632
Phone (209) 366-7230
Fax (209) 744-1642
cerias@cityofgalt.org

If you have any questions regarding the proposed project or wish to review the project plans or other details prior to the public hearing, please contact Chris Erias, Community Development Director at 209-366-7230 or cerias@cityofgalt.org. A subsequent public hearing notice will be published when the City Council hearing to consider the project is scheduled.

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: January 30, 2020

\s\ Chris Erias
Chris Erias, Community Development Director

\s\Tina Hubert
Tina Hubert, City Clerk