

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2020029002

**Project Title: Cardoso II Subdivision Project**

Lead Agency: City of Galt, Community Development Department Contact Person: Chris Erias, Community Development Director  
 Street Address: 495 Industrial Drive Phone: (209) 366-7230  
 City: Galt Zip: 95632 County: Sacramento

**Project Location:** County: Sacramento City/Nearest Community: Galt  
 Cross Streets: 10380 Kost Road Zip code: 95632  
 Lat./Long/: 38 ° 14 ' 19.46 " N/ 121 ° 18 ' 15.07 " W Total Acres: 59.17  
 Assessor's Parcel No. 150-0101-076 and -077 Section: 34 Twp: 5N Range: 6E Base: MDBM  
 Within 2 miles: State Hwy#: SR-99 Waterways: Dry Creek  
 Airports: N/A Railways: UPRR Schools: Galt Joint Union Elementary, Valley Oaks Elementary School, Galt High School, Fairsite Elementary School, Galt Christian School, Valley Oaks Elementary School, Vernon E Greer Elementary School.

**Document Type:**

**CEQA:**  NOP  Draft EIR **NEPA:**  NOI **Other:**  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec  Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone **Gov. Office of Planning & Research**  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: **FEB 03 2020**

**Development Type:**

Residential: Units 87 Acres 24.62  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues That May Have A Significant Or Potentially Significant Impact:**

Aesthetic/Visual  Fiscal  Public Services/Facilities  Traffic/Circulation  
 Agricultural Land/Forest  Flood Plain/Flooding  Recreation/Parks  Vegetation  
 Air Quality  Forest Land/Fire Hazard  Schools/Universities  Water Quality  
 Archeological/Historical  Geologic/Seismic  Septic Systems  Water Supply/Groundwater  
 Biological Resources  Greenhouse Gas Emissions  Sewer Capacity  Wetland/Riparian  
 Coastal Zone  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Drainage/Absorption  Noise  Solid Waste  Land Use  
 Economic/Jobs  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:** The entire 59.17-acre subject property consists primarily of agricultural land used for farming. The subject property is also developed with a dairy and two associated single-family residences. Surrounding land uses include agricultural land to the south and west, and Union Pacific Railroad tracks and a water tank to the east with single family residences beyond. The vacant land to the north of the property, across Kost Road, has been approved for development with single-family residential uses. The subject property is currently designated Low Density Residential and Open Space per the City of Galt General Plan and is zoned Low Density, Single-Family Residential and Open Space.

**Project Description:** The proposed project would include the development of an 87-unit single-family subdivision and associated improvements 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. The remainder parcel would continue to be designated and zoned open space.

**Reviewing Agencies Checklist**

*continued*

*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

- Air Resources Board
- Boating & Waterways, Department of
- California Highway Patrol
- Caltrans District # 3
- Caltrans Division of Aeronautics
- Caltrans Planning (Headquarters)
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board Commission
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Office of Public School Construction
- Energy Commission
- Fish & Game Region # 2
- Food & Agriculture, Department of
- Forestry & Fire
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission

- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5
- Resources Agency
- S.F. Bay Conservation & Development
- San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other:
- Other:

**Local Public Review Period**

Starting Date February 3, 2020

Ending Date March 4, 2020

**Lead Agency:** City of Galt

**Applicant:** TTLIC Cardoso, LLC

Consulting Firm: Raney Planning & Management, Inc.

Address: 110 Blue Ravine Road, Suite 209

Address: 1501 Sports Drive, Suite A

City/State/Zip: Folsom, CA 95630

City/State/Zip: Sacramento, CA 95834

Phone: ( 916 ) 945-9719

Contact: Cindy Gnos

Phone: ( 916 ) 372-6100

**Signature of Lead Agency Representative:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.