



AGENDA

REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT THURSDAY, MAY 9, 2013, 6:30 P.M.

NOTE: Speaker Request Sheets are provided inside the Council Chambers. If you wish to address the Commission during the meeting, complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of three (3) minutes is allowed for each speaker.

NOTE: If you need disability-related modifications or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Community Development Dept., 209-366-7230, 495 Industrial Drive, at least two days prior to the meeting.

CALL MEETING TO ORDER

ROLL CALL: COMMISSIONERS: Dees, Erickson, Morris, Sandhu, Rodriguez

PUBLIC COMMENTS: Under Government Code §54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item.

INFORMATION/CONSENT CALENDAR

(1)1. **SUBJECT:** Minutes of the March 14, 2013 meeting.

RECOMMENDATION: That the Planning Commission approve the minutes of the Mar. 14, 2013 meeting.

PUBLIC HEARING

(3) 1. **SUBJECT:** 2030 GENERAL PLAN UPDATE 2008-2013 HOUSING ELEMENT

RECOMMENDATION: That the Planning Commission:

1. Conduct public hearing to receive testimony; and
2. Recommend that the City Council adopt Resolution 2013 -___ approving the California Environmental Quality Act (CEQA) Initial Study/Negative Declaration (IS/ND), and approving an amendment to the Galt 2030 General Plan adopting the 2008-2013 Housing Element.

(55) 2. **SUBJECT:** PROPOSAL TO INCREASE THE PLANNING COMMISSION FROM FIVE TO SEVEN MEMBERS

RECOMMENDATION: That the Planning Commission provide City Council with one of the following recommendations:

1. Increase the current Planning Commission (PC) membership from five to seven members. Each Council member would appoint one member of the PC. Two additional members would be appointed by a majority vote of the full City Council (proposal from City Council); or
2. Leave the Planning Commission membership at its current level of five members with each Council member appointing one member of the PC; or
3. Alternate recommendation of the Commission's choice.

**(63) 3. SUBJECT: 2012-2017 CAPITAL IMPROVEMENT PROGRAM PROJECTS:
FINDING OF CONSISTENCY WITH GALT GENERAL PLAN**

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-___(PC) finding that the major public works projects proposed within the 2012-2017 City of Galt Capital Improvement Program (CIP) for Fiscal Year 2013-2014 are consistent with the 2030 Galt General Plan.

DEPARTMENT REPORTS – The Community Development Director will report the determinations made regarding two Minor Use Permits pursuant G.M.C. Section 18.76.020 C. The Minor Use Permits to be discussed include a Beauty Salon located at 545 Industrial Drive, Ste. 103 and a Real Estate Tract Office located at 908 and 910 Fermoy Way in the Meadows Subdivision.

ADJOURN

CATHY KULM, PLANNING COMMISSION SECRETARY: Agenda Report. The agenda for this Galt Planning Commission Meeting was posted in the following listed sites before the close of business at 5:00 p.m. on the Monday preceding the meeting:

1. City Hall Lobby, 380 Civic Drive
2. U. S. Post Office, 600 N. Lincoln Way
3. Marian O. Lawrence Library, 1000 Caroline Avenue



MINUTES

**Planning Commission Regular Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, March 14, 2013, 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Chairperson Dees. Commissioners present: Erickson, Dees, Rodriguez, Sandhu and Morris.

Staff members present: Senior Planner Erias, City Attorney Rudolph, City Engineer Forrest and PC Secretary Kulm.

PUBLIC COMMENTS – **None.**

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** **Minutes of the Feb. 21, 2013 meeting.**

ACTION: Rodriguez moved to approve the consent calendar; second by Morris. Motion was unanimously carried by those Commissioners present. (Erickson, Dees, Morris, Rodriguez, and Sandhu.)

Chairperson Dees opened the public hearing.

PUBLIC HEARING

1. **SUBJECT:** **1021 MEADOWVIEW DRIVE SETBACK VARIANCE TIME EXTENSION AND USE CLARIFICATION REQUEST**

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-__ (PC) approving a time extension and use clarification for an approved variance at 1021 Meadowview Drive.

Erias gave the staff report using a powerpoint presentation. He noted the following changes to the Conditions of Approval originally presented with the staff report.

Original: # 3 - The accessory structure shall require a building permit and shall conform to all building code requirements. The property owner has 60 days from adoption of this Resolution to obtain all applicable permits for all unpermitted structures on the property and pay all necessary fees or to remove the unpermitted structures. The time limit can be extended with good cause by the Community Development Director. Any further extensions require Planning Commission approval at a noticed public hearing and subject to payment of the appeal fee, newspaper costs, and 500' radius mailing costs.

Revised: #3 - The accessory structure shall require a building permit and shall conform to all building code requirements. The property owner has 60 days from adoption of this Resolution to obtain all applicable permits for all unpermitted structures on the property and pay all necessary fees or to remove the unpermitted structures. The time limit can be extended with good cause by the Community Development Director.

COA #5 was deleted.

Morris reported that he had spoken to Mr. Hobbs in the grocery store. Erickson asked what the finds were to approve the variance initially. Erias explained the findings. Sandhu asked if this was the first request for an extension and Erias said yes. Rodriguez asked the applicant, Mr. Hobbs, if he was in agreement with all the conditions, including the revisions. Mr. Hobbs replied yes.

ACTION: Morris moved to approve the staff’s recommendation with the noted changes; second by Rodriguez. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

2. **SUBJECT:** THE MEADOWS SUBDIVISION REVISED ARCHITECTURAL PLAN (FLOOR PLANS AND ELEVATIONS)

RECOMMENDATION: That the Planning Commission adopt Resolution 2013-__ (PC) approving a new Architectural Plan (floor plans and exterior elevations) for the Meadows Subdivision.

Erias gave the staff report using a powerpoint presentation.

Mario Guerra, applicant for the project, indicated he is in agreement with all the Conditions of Approval.

There was minimal discussion. Commission was pleased with the COA regarding allowance of a minimum and maximum of any one floor plan.

ACTION: Rodriguez moved to approve the staff’s recommendation; second by Erickson. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

Chairperson Dees closed the public hearing.

REPORTS – Both Commissioner Erickson and Sandhu attended the 2013 Planning Commissioners’ Academy in Pasadena in late February. Erickson said the training was very informative. Sandhu said he thought it was very good for new commissioners and he learned a lot. Both commissioners thanked staff for arranging travel plans.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 9, 2013

FROM: Sandra Kiriu, Community Development Director *SK*
Prepared By: Chris Erias, Senior Planner *CE*
SUBJECT: 2030 General Plan Update 2008-2013 Housing Element

RECOMMENDATION

- 1) Conduct public hearing to receive testimony; and
- 2) Recommend that the City Council adopt Resolution 2013 -___ approving the California Environmental Quality Act (CEQA) Initial Study/Negative Declaration (IS/ND), and approving an amendment to the Galt 2030 General Plan adopting the 2008-2013 Housing Element.

DISCUSSION

Background

State law requires each city to adopt a General Plan containing mandatory elements including housing. Unlike the other General Plan elements, the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD). In order to obtain certification, HCD must approve the element.

In June 2007, the Galt City Council authorized Planning Staff to hire a consultant firm to complete the City's 2008-2013 Housing Element and held a public outreach meeting on September 5, 2007. Since that time, staff has been working with the consultant to complete the document. However, its completion has been delayed and it has not yet been certified.

The initial delay in drafting the element was due to the 2030 General Plan taking longer than expected. The Housing Element was put on hold since it relies on the land use element. Once the General Plan was completed in 2009, the poor economy resulted in reduced staffing levels in the Planning Department creating additional delays for the Housing Element.

An administrative draft of the Housing Element was delivered to HCD for review in January 2011. HCD provided the City of Galt with its review of the document in March 2011. HCD required various corrections before it would certify the document (Attachment 1).

One of those issues was to revise the City's minimum density for the High Density Residential zoning district from 14 units/acre to 20 units/acre. In lieu of making that revision, an option was provided whereby the City could conduct an analysis for HCD's review and approval that proved that affordable (lower income) housing had been constructed in the City and could continue to be constructed at less than 20 units/acre. However, there was no certainty that the analysis would convince HCD that the City's current 14 units/acre minimum is sufficient to meet their requirements. There were also objections from other jurisdictions in the region with regard to

the density issue that HCD was also imposing on them. Ultimately, HCD accepted the City's position that the current high density range of 14-24 units is acceptable.

Staff conducted a City Council/Planning Commission Joint Workshop on May 1, 2012 to update the Council and Commission on the status of the Housing Element while providing opportunity for public input.

Staff had numerous discussions with HCD staff over the next several months responding to their comments.

The Planning Department submitted a revised 2008-2013 Draft Housing Element to HCD on December 11, 2012. On February 13, 2013, the Planning Department received a letter from HCD stating the Galt 2008-2013 Housing Element meets all statutory requirements (Attachment 3). The next step for the City is to adopt the Housing Element and the project IS/ND, and have the adopted Element certified by HCD.

Even though this Housing Element cycle is late and the next cycle is due in a short period of time, staff is recommending adopting it because there are penalties that could be imposed for not adopting a Housing Element. The most significant penalty is that the Regional Housing Needs Allocation (RHNA) from the 2008-2013 cycle could roll over to the 2013-2021 cycle. The City would then have to show that it had sufficient vacant land zoned High Density Residential (HDR) to accommodate all the lower income level units for both the 2008-2013 cycle (203 combined units for all the lower income categories) and the 2013-2021 cycle (222 combined units for the same lower income levels). The City would not currently be able to satisfy a combined RHNA allocation with the existing high density zoning in the city. Adoption of this Housing Element would also reduce the risk of potential litigation from affordable housing advocates.

Housing Element Contents

As mentioned above, the Housing Element is the only Element of a General Plan requiring review by an outside agency and subject to statutory updating requirements. HCD reviews the document to ensure it meets all State requirements and monitors the City's progress in meeting its fair share of the Regional Housing Needs Allocation (RHNA).

The RHNA is a determination that includes an overall housing need number projected for the reporting period, as well as a breakdown of the number of units required in the four income distribution categories. This is completed for each Association of Governments area. In accordance with Government Code (Section 65584), the Sacramento Area Council of Governments (SACOG) adopted the RHNA Plan for the 2008-2013 housing element cycle in October, 2007. The City of Galt's total RHNA allocation for this period is 635 units (see Table H-46, page 115 of the Housing Element).

By combining the number of housing units that are approved, essentially those with approved tentative subdivision maps, with the number of units that could be accommodated on the parcels in the City's vacant land inventory, the City has the capacity to develop more units than they expect to need within this planning period. The City demonstrates that it can accommodate this period's allocation by a combination of approved housing units and vacant land zoned

appropriately to meet the needs of the various income groups (Table H-47, page 117, and Table H-48, page 119 of the Housing Element).

The Resources and Constraints Analysis of the 2008-2013 Housing Element shows that Galt's development permit process does not create unreasonable restrictions to the City's ability to accommodate affordable housing, as illustrated by affordable housing that has been constructed over the past several years. The City permits a range of residential densities that, with lower land and development costs than many other Sacramento County communities, should be sufficient to accommodate all income groups.

However, the Resources and Constraints Analysis showed that Galt's zoning regulations pose a constraint to the development of emergency and transitional housing. Though emergency housing is conditionally permitted in the Light Industrial and Public/Quasi-Public zones, the City is required by law to designate a zone where it permitted by right.

The Housing Element has 6 goals and 25 policies. Each of the policies has specific actions to accomplish the goal. For example, Policy 1 is to ensure that sufficient sites are appropriately zoned, with access to public services and facilities, to accommodate the City's share of regional housing needs. Policy 14 will be to amend the zoning code to add a separate use category and definition for migrant farmworker housing and designate zones for farm employee housing. Policy 18 will amend the City's zoning code to allow emergency shelters by right and Policy 19 will amend the Zoning Code to add separate use categories and definitions for transitional and supportive housing.

The housing element also shows the City accomplishments from the previous cycle. The accomplishments include, but are not limited to, including density bonus into the zoning code and the construction of affordable housing such as Grizzly Hollow III and Galt Place. It also shows that one of the actions on Policy 1 of the previous cycle was to rezone 5 acres of land to accommodate that cycle RHNA allocation. Unfortunately, the City did not accomplish this action. As a result, HCD considered the units associated with the 5 acres as an unaccommodated need and rolled those units over to this planning period, but recognized that Galt Place approved in 2008 fulfilled that obligation.

At the May, 2012 workshop, staff provided the Council and Commission with a status report of the Housing Element. At that time, staff was responding to HCD's comment letter. As stated previously, the difficult problem of addressing the density issue was the main reason for the delay. Since that issue is settled, at this point all of HCD's comments have been adequately addressed if the City Council and Planning Commission agree with staff's recommended approach. HCD issued a letter to the City in February, 2013 stating that the Galt 2008-2013 Housing Element meets all requirements as currently written. However, HCD will not officially certify the Galt 2008-2013 Housing Element until after the City adopts the Element through the public hearing process (see Attachment 2 for a summary of the responses to the HCD comments).

Staff conducted another joint workshop with the City Council and Planning Commission on April 11, 2013. Staff updated the Council and Commission on the revised Draft 2008-2013 Housing Element providing a summary of the responses to HCD. While there were many general comments and questions on the Draft Housing Element, no changes were requested.

If the City Council adopts the Element as proposed, it will meet HCD's requirements. If changes are made, it will depend on whether HCD will approve the change. The document will need to be adopted before June 20, 2013 in order to qualify for this cycle. Otherwise, the aforementioned penalties could apply.

Environmental Status

An Initial Study/Negative Declaration (SCH# 2013032071) was prepared for this project in accordance with the California Environmental Quality Act (CEQA) indicating that the Housing Element will not have a significant effect on the environment. The IS/ND provides a thorough description and analysis of the potential environmental effects of the Housing Element. The 30 day public review period for the IS/ND began on March 27, 2013 and ended April 26, 2013. The City received one comment letter. The letter was from the Central Valley Regional Water Quality Control Board and was general in nature and does not require a response (Attachment 5).

Next Steps

The Housing Element will be presented to the City Council on June 4, 2013 at a separately noticed public hearing for the Council to consider certifying the IS/ND and adopting the Housing Element. If Council adopts the Housing Element it will be sent to HCD for certification.

ATTACHMENTS

Resolution 2013 -__ adopting the California Environmental Quality Act (CEQA) Initial Study/Negative Declaration (IS/ND), and approving an amendment to the Galt 2030 General Plan adopting the 2008-2013 Housing Element.

Attachment 1	HCD Comment Letter
Attachment 2	Summary of Response to HCD Comment Letter
Attachment 3	HCD Compliance Letter
Attachment 4	Initial Study/Negative Declaration
Attachment 5	CVRWQCB Comment Letter
Attachment 6	2008-2013 Housing Element

RESOLUTION NO. 2013-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA,
ADOPTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL
STUDY/NEGATIVE DECLARATION (IS/ND), AND APPROVING THE
GENERAL PLAN AMENDMENT ADOPTING THE
2008-2013 HOUSING ELEMENT**

WHEREAS, State law requires the City of Galt to adopt a General Plan containing mandatory elements including housing, and that the Housing Element is required to be updated and is subject to statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD); and

WHEREAS, In June 2007, the Galt City Council authorized Planning Staff to hire a consultant firm to complete the City's 2008-2013 Housing Element; and

WHEREAS, the City of Galt held public workshops on the draft 2008-2013 Housing Element on September 5, 2007, May 1, 2012 and April 11, 2013; and

WHEREAS, an Initial Study/Negative Declaration (SCH# 2013032071) was prepared for this project in accordance with the requirements of the California Environmental Quality Act, CEQA Guidelines Section 15070 (a), and was available for a 30 day public review period from March 27, 2013 to April 26, 2013; and

WHEREAS, the City received one comment letter on the IS/ND from the Central Valley Regional Water Quality Control Board which was general in nature and does not require a response; and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on May 9, 2013 and reviewed and considered the CEQA Initial Study/ Negative Declaration, the 2008-2013 Housing Element, staff reports, and public testimony, and, using their independent judgment, recommended that the City Council certify the IS/ND and approve the General Plan Amendment adopting the 2008-2013 Housing Element; and

WHEREAS, the City Council of the City of Galt held a duly noticed public hearing on June 4, 2013 and received and reviewed the Planning Commission's recommendation, reviewed and considered the CEQA Initial Study/ Negative Declaration, the 2008-2013 Housing Element, staff reports, and public testimony; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Galt as follows;

A. C.E.Q.A. Compliance: The City Council hereby finds and declares that the Initial Study /Negative Declaration is adequate and has been prepared in compliance with the California Environmental Quality Act (C.E.Q.A.) and the State Guidelines; and that it has reviewed and considered the information contained in the Initial Study/Negative Declaration.

B. Potentially Significant Environmental Effects Identified in the Initial Study and Negative Declaration: The City hereby finds and declares as follows:

1. Based upon review of the Galt 2008-2013 Housing Element (General Plan Amendment), the Final Environmental Impact Report for the City of Galt 2030 General Plan, consultations with responsible agencies, and analysis of environmental issues identified in the Initial Study, it is hereby found and determined that based on City Council's independent judgment there is no substantial evidence that the Amendment will have a significant effect or potentially significant effect on the environment.

2. As provided in Section "B", 1, of this Resolution, establishing necessary findings, the Initial Study/Negative Declaration regarding environmental effects, available and on file in the City Clerk's Office of the City of Galt, is hereby adopted for the Amendment to the City of Galt General Plan for the 2008-2013 Housing Element.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND ORDERED by the City Council of the City of Galt that the Amendment to the Galt 2030 General Plan for the 2008-2013 Housing Element, available and on file in the City Clerk's Office, is hereby adopted.

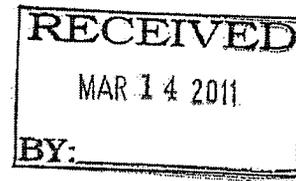
The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Galt this 4th day of June, 2013, upon motion by Councilmember _____, seconded by Councilmember _____, by the following vote, to wit:

- AYES:** Councilmember
- NOES:** Councilmember
- ABSTAIN:** Councilmember
- ABSENT:** Councilmember

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



March 9, 2011

Mr. Curt Campion
Director of Community Development
City of Galt
380 Civic Drive
Galt, CA 95632

Dear Mr. Campion:

RE: Review of the City of Galt's Draft Housing Element

Thank you for submitting Galt's draft housing element received for review on January 14, 2011, along with revisions received March 4, 2011. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on March 1, 2011 with you, Mr. Chris Erias, Associate Planner, and Ms. Elizabeth Boyd, the City's consultant, facilitated the review.

The Department commends the City for its assistance with the recent construction of the Galt Place mixed-use project developed at a density of 87 units per acre, providing 80 units deed-restricted to extremely low-, very low-, and low-income seniors in the City's historic downtown area. The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). In particular, the element must include complete analyses of identified sites and potential governmental constraints. The enclosed Appendix describes these and other revisions needed to comply with State housing element law.

The Department is committed to assist Galt in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, including a meeting in Galt, please contact Lindy Suggs, of our staff, at (916) 327-2641.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director

Enclosure

APPENDIX
CITY OF GALT

The following changes would bring Galt's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Galt has a regional housing need allocation (RHNA) of 635 housing units, of which 203 are for lower-income households. To address this need, the element relies on recently built or approved units and vacant sites. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses as follows:

Addressing Unaccommodated Need from the Previous Planning Period: Pursuant to Chapter 614, Statutes of 2005 (AB 1233), if the City of Galt failed to make adequate sites available to accommodate the regional housing need in the prior planning period, including failure to implement rezoning, the City must zone or rezone sites to accommodate any unaccommodated need within the first year of the current planning period. As you know, Action 1b of the previous element to rezone five acres of vacant land to R3 was critical to demonstrate compliance with the adequate sites requirement in the previous planning period. Since Action 1b was not implemented (page 28), the element must include an analysis or programs to demonstrate compliance with these statutory requirements.

The element identifies an unaccommodated need of 49 units affordable to lower-income households from the previous planning period, but it is unclear how this number was determined. In addition, it appears the City is adding these 49 units to the City's current RHNA for the 2006-2013 planning period (page 111) and is relying on the capacity of the single 17.58 acre R3-PD zoned site (Appendix A) to accommodate the City's regional need for lower-income households for the current (203 units) and prior (49 units) planning periods. Please note, the requirement to address the unaccommodated need for the previous planning period is in addition to the requirement to identify other specific sites to accommodate the RHNA for the new planning period. It appears the capacity of this has already been accounted for

in determining the 49 unit unaccommodated need. Therefore, the City cannot rely on the capacity of that site to address that unaccommodated need. The analysis required pursuant to AB 1233 must either demonstrate sufficient capacity on appropriately zoned sites existed during the previous planning period to accommodate that identified need or include a rezone program. Please refer to the Department's technical assistance paper at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf or the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php.

Please note, Government Code Sections 65584.09 and 65583(c)(1) requires the City to zone sufficient sites to accommodate any unaccommodated need from the previous planning period within the first year of the 2008-2014 planning period. As this timeframe has lapsed, the Department cannot find the element in compliance until the required rezoning is complete and the element reflects the rezoning.

Large Sites: The element appears to rely on a 17.58 acre R3-PD site (pages 116, A-2) with a maximum expected capacity of 246 units to accommodate the entire remaining regional housing need for lower-income households. To utilize this site to accommodate the regional housing need for lower-income households, the element must include an analysis of the impact of the parcel size on the potential development of housing affordable to lower-income households. For example, most assisted housing developments utilizing State or federal financial resources include 50-150 units. To demonstrate the appropriateness of this site, the City should discuss opportunities for specific-plan development, further lot subdivision or other methods to facilitate development of housing for lower-income households.

Zoning to Encourage and Facilitate Housing for Lower-Income Households:

Pursuant to Section 65583.2(c)(3)(A) and (B), the element must identify sites with zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households based on factors such as market demand, financial feasibility and development experience within zones. For communities with densities that meet specific standards (at least 20 units per acre for Galt), this analysis is not required (Section 65583.2(c)(3)(B)). While Action 1c (page 11) proposes to increase the maximum density standard of the R3 zone to 20 dwelling units per acre (Galt's default density), the program does not meet all of the statutory requirements pursuant to 65583.2(i). For additional information, please see Finding B-1 (see page 4).

Emergency Shelters: Action 18a (page 19) proposes to amend the zoning code to allow emergency shelters "by-right" in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones. While additional information was added to show sufficient capacity in these zones (page 95), pursuant to Chapter 633, Statutes of 2007 (SB 2), the element must still describe the characteristics and suitability of the LM and PQ zones for emergency shelters. In addition, the element must demonstrate that existing or proposed development and management standards encourage and

facilitate the development of, or conversion to, emergency shelters. Amendments to the zoning code to comply with the requirements of SB 2 must be completed within one year of the adoption of the housing element. See the Department's SB 2 technical assistance memo at http://www.hcd.ca.gov/hpd/sb2_memo050708.pdf.

Housing for Agricultural Employees: The element must include an analysis of zoning to encourage and facilitate a variety of housing types for farmworkers, permanent and seasonal. The element should describe zoning available to accommodate various housing types as well as existing resources to address the needs of farmworkers. For example, the element could discuss the availability of zoning and appropriate development standards to accommodate manufactured homes, apartments, boarding houses, or single-room occupancy units. In addition, the element must address whether the City's zoning is consistent with the Employee Housing Act (Health and Safety [H&S] Code 17021). Specifically, H&S Code 17021.5 and 17021.6 generally requires employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for less than six persons and in agricultural zones with no more than 12 units or 36 beds. The element should include programs as appropriate to revise zoning to encourage a variety of housing types for farmworkers and to be consistent with H&S Codes 17021.5 and 17021.6. For more information, please see the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SHN_farmworkers.php.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

Fees and Exactions: The element includes a description and analysis of most planning and impact fees for typical multi- and single-family developments and the total effect or proportion of these fees and exactions on development costs (pages 100-103). However, the analysis should also include known fees charged by other agencies such as school fees. For further information and sample analyses, refer to the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/CON_fees.php.

Planned Development Zoning: The element indicates the City's Planned Development (PD) combining district offers flexibility and innovation in the site planning, design and mix of housing types (page 104). However, the element must describe and evaluate how its permit processing procedures impact the certainty and

predictability of development and demonstrate they do not pose a constraint, particularly for residential development affordable to lower-income households. The element should describe and analyze the typical permit process procedures and development standards applied to PD projects.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A-1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. Specifically, the element must include a program to provide sites with zoning that allows owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. Pursuant to 65583.2(i), "by-right", means local government review must not require a CUP, planned unit development or other discretionary review or approval.

where is this in the form?

The program must also provide:

- a minimum of 16 units per site;
 - a minimum density of 20 units per acre; and
 - at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only.
2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

While the element includes some programs to assist in the development of low-, and moderate-income households, pursuant to Chapter 891, Statutes of 2006 (AB 2634), existing programs should either be expanded or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of extremely low-income (ELI) households. To address this requirement, the element could revise programs to prioritize some funding for the development of housing

affordable to ELI households, and/or offer financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, and supportive housing, which address some of the needs of this income group.

3. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

As noted in Finding A-3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, the element should include programs to mitigate fees, particularly for housing affordable to lower-income households as described (page 102).

C. Consistency with General Plan

The City should also note recent statutory changes to Government Code Section 65302 (Chapter 369, Statutes 207 [AB 162]) which requires amendment of the safety and conservation elements of the General Plan to include analysis and policies regarding flood hazard and management information upon the next revision of the housing element on, or after, January 1, 2009. For additional information, please refer to Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf.

ATTACHMENT 2

**2008-2013 HOUSING ELEMENT
RESPONSE TO HCD COMMENTS
SUMMARY**

HCD's comments are summarized below. Staff's recommended responses are shown in italics and include a reference to the page number in the Housing Element where a full discussion can be found.

1. Unaccommodated Need

HCD notes that the Housing Element shows an unaccommodated need of 49 lower income units from the prior planning period. The City failed to rezone land in the prior planning period to accommodate lower income units. The failure to provide for the units would result in a carry over of the units to the current planning period.

The previous period's 49 lower income un-accommodated units have been accounted for through the construction of Galt Place which provided 80 extremely low, very low-income, and low-income restricted senior apartments (pages 29, 116 and 117).

2. Large Sites

The City relies on an R3 zoned 17.58-acre parcel west of Carillion Blvd. and south of the Carillion Corners Shopping Center for the bulk of its available land with suitable density for lower income housing. HCD states that the ideal site for most affordable housing projects is 5-10 acres based on the most feasible project size fundable under low income housing tax credits and other affordable housing programs. HCD requires further analysis showing that the large size of the site won't constitute a governmental constraint to providing low income housing.

A new policy was added saying that the City will work with property owners to facilitate the process of subdivision or development of large sites indentified in the Housing Element inventory (e.g., APN: 148-0080-028, 17.58 acres on R3-ARC) to remove regulatory barriers and expedite development at the expected affordability level for the site, Policy 5. Additional language was also provided stating the City will not allow the 17.58 acre site to be rezoned to a lesser density unless another site of equal or greater size is zoned at the same 14-24 units per acre density. In addition, a discussion was added on why the City believes the large site can be developed at the current zoning density (pages 13, 120 and 121).

3. Zoning to Encourage and Facilitate Housing for Lower-Income Households

HCD requires a minimum 20 units per acre for the high density residential zones or an analysis showing the current minimum of 14 units per acre can facilitate housing for lower income households.

Staff has been arguing that Galt meets the intent of the HCD requirements of 20 units per acre with the City's current R3 zone. It allows a density range of 14-24 units per acre. The Galt zoning code specifically requires a minimum density of 14 units per acre and refers to the 2030 General Plan for maximum density. Since the General Plan HDR land use allows for a maximum of 24 units, staff felt no zoning code update was needed. HCD recently revised its position and is accepting the 14-24 density range (pages 93 and 120).

4. Emergency Shelters

HCD requires additional information describing how the LM and PQ zones are suitable for Emergency Shelters (homeless shelters). In addition, Senate Bill 2 requires the City to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.

We included additional language that describes how the LM and PQ zones have access to transit, services, compatibility with the primary uses permitted in these zones, and other relevant factors related to suitability for emergency shelters. The Housing Element has been revised, Action 18a, to allow emergency shelters by right rather than a CUP in those zones. Another option may be to consider creating a special zoning district for this and certain other uses so the location can be more targeted, but there is not time in this current cycle for that option. This could be addressed in the upcoming element (Pages 19 and 20).

5. Housing for Agricultural Employees

HCD points out that the Housing Element must be consistent with Employee Housing Act, Health and Safety Act Sections 17021.5 and 17021.6. Section 17021.5 requires that no conditional use permit, zoning variance, or other zoning clearance is required for employee housing that serves six or fewer employees. Section 17021.6 requires no conditional use permit, zoning variance, or other zoning clearance for 36 beds in a group quarters or 12 units on land where agriculture is permitted without said entitlements

The Housing Element has been revised to include the City's intent to develop a separate use category and definition for Migrant Farmworker and select zones (not identified at this time) where it can be allowed by right, action 14.d. We added language stating how the City is already in conformance with the Employee Housing Act. The City of Galt has adequate sites to accommodate housing for farmworkers. Multi-family and single room occupancy is permitted by right in the City's R3 high density zoning as long as it meets the 14-24 units per acre requirement. In addition, second units are allowable by right in the R1 and R2 zones. Manufactured homes are permitted in all residential zones. No conditional use permit, zoning variance, or other zoning clearance is required for employee housing that serves six or fewer employees. The City of Galt currently does not allow by right commercial agriculture within the City limits. The zoning code allows commercial agriculture in the Rural Agriculture (RA) zone with a Minor Use Permit but currently has no RA property within the City limits. This may change if property is annexed because the General Plan includes a land designation of Rural Residential that is intended to allow limited agricultural uses. However, it is not an issue for this cycle (page 18).

6. Fees and Exactions

The Draft Housing Element did not list school fees.

It has been revised to show school fees (page 103).

7. Planned Unit Development (PUD) Zone

HCD required an explanation of how the Planned Unit Development (PUD) process will not pose a constraint to the construction of affordable housing.

Staff provided additional information regarding the typical process for a PUD development (page 107).

8. Housing Programs – Adequate Sites

HCD has now accepted the city's density range of 14-24 units per acre.

We have shown that there are adequate sites to meet a density of 20 units/acre. See 3 above.

9. Programs for Extremely Low Income Households

HCD requires that the Housing Element include additional or modified programs to specifically address extremely low income housing needs, since these are the hardest to address.

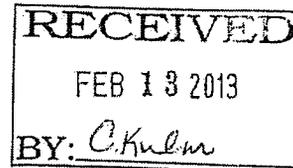
The City revised existing policies to include extremely low income housing needs and included a new policy waiving the site plan review application processing fee for units affordable to extremely low-income households (pages 12 and 21).

10. Removal of Government Constraints

HCD requires removal of government constraints. The City's response in 7 and 9 above should satisfy this comment.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



February 12, 2013

Mr. Chris Erias
Senior Planner
City of Galt
380 Civic Drive
Galt, CA 95632

Dear Mr. Erias:

RE: Review of the City of Galt's Revised Draft Housing Element Update

Thank you for submitting the City of Galt's revised draft housing element update received for review on December 14, 2012, along with additional revisions received on February 4 and February 12, 2013. The draft housing element was submitted for the 4th planning cycle and covers the 2008-2013 planning period. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The revised draft element addresses the statutory requirements described in the Department's March 9, 2011 review. For example, the element now includes an adequate analysis of identified sites and governmental constraints. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department's finding was based on, among other things, the City's commitment to facilitate the development of large sites by working with property owners and removing regulatory barriers (Policy 5). This program is particularly important given the City's reliance on a 17.58 acre R3 parcel to accommodate its regional housing need for lower-income households. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400.

The Department appreciates your hard work and dedication in preparation of the housing element and looks forward to receiving Galt's adopted housing element. If you have any questions or need additional technical assistance, please contact Lindy Suggs, of our staff, at (916) 327-2641.

Sincerely,

Glen A. Campora
Assistant Deputy Director

CITY OF GALT

**INITIAL STUDY/
NEGATIVE DECLARATION**

HOUSING ELEMENT UPDATE 2008-2013

AMENDMENT TO THE CITY'S 2030 GENERAL PLAN

PER GOVERNMENT CODE SECTION 65588

BACKGROUND

1. **Project Title:** City of Galt Housing Element Update 2008-2013

2. **Lead Agency Name and Address:** City of Galt Planning Department
495 Industrial Drive
Galt, CA 95632

3. **Contact Person:** Chris Erias, Senior Planner
Phone: (209) 366-7230

4. **Project Location:** City of Galt and Galt Sphere of Influence

5. **Project Sponsor's Name and Address:** City of Galt Planning Department
95 Industrial Drive
Galt, CA 95632

6. General Plan/Zoning Designations:

The proposed General Plan Amendment would affect properties citywide with a residential General Plan and zoning designation and areas of commercially zoned land in the Downtown Revitalization and Historic Preservation Specific Plan that permit residential development. Specifically, those include Mixed Use Zone, Historic Business District Zone, Office Professional Zone, and the Commercial Zone if it is within the Downtown Revitalization and Historic Preservation Specific Plan. In addition, the proposed General Plan Amendment could affect properties outside the City's current corporate boundaries but within its Sphere of Influence and Planning Areas as shown the General Plan Land Use Element Sphere of Influence Map and Existing Land Use Map.

7. Description of Project:

The 2008-2013 Housing Element Update is a comprehensive statement by the City of Galt of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs for all income levels. The Housing Element has been prepared to meet the requirements of state law and community objectives as stated in the General Plan Amendment.

The purpose of the Housing Element is to identify current and projected housing needs and establish goals, policies, and programs that address those needs. The Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

The updated Housing Element covers the period from July 1, 2008 to June 30, 2013, which corresponds with the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan (RHNP). SACOG has determined that Galt has a housing construction need of 635 units for the planning period 2008 - 2013. Of these units, 21.6 percent should be affordable to very low- and extremely low-income households, 10.4 percent to low-income households, 14.7 percent moderate-income households, and 53.2 percent above moderate-income households. Extremely low-, very low- and low-income housing needs represent 203 housing units of the City's total housing allocation. The City has determined that, in general, areas designated in the General Plan Land Use Element for low- to medium-density residential development can accommodate the housing needs of households earning more than 80 percent of the countywide median income and areas designated for high-density residential development can accommodate the housing needs of households earning 80 percent or less of the countywide median income.

The Housing Element itself does not require the City or others to construct this housing, but merely determines whether the City can accommodate its regional housing allocation assigned by SACOG under the RHNP

8. Surrounding Land Uses and Setting:

This project is a General Plan Amendment that is citywide in application and includes the City of Galt Sphere of Influence and Planning Area (General Plan page 5).

9. Other public agencies whose approval is required:

Although this project does not have a requirement to be reviewed by other public agencies for approval, the California Department of Housing and Community Development (HCD) per Section 65585 of the California Government Code is required to review the document before it can be adopted as a General Plan Amendment.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Storm Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Recreation | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION: (To be completed by the Lead Agency)

On behalf of this initial evaluation:

- (X) I find that the proposed project COULD NOT have a significant effect on the environmental, and a NEGATIVE DECLARATION will be prepared

- () I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- () I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- () I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in a earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- () I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Planner's Signature

Chris Erias

Planner's Printed Name

Date

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

Pursuant to Section 15063 of the California Environmental Quality Act Guidelines, a brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the projects outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	()	()	()	(X)
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	()	()	()	(X)
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	()	()	()	(X)
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	()	()	()	(X)

Comments:

A substantial adverse effect to visual resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The Galt General Plan EIR SCH 2007082092 addressed the aesthetic resources of the City (DEIR pages 3.1 -3.6). Land use designations and zoning districts, as a rule, will not be changed by the adoption of this new Housing Element. Any residential project requiring a substantial change in General Plan land use designation or zoning will require a separate review for potential aesthetic impacts. New dwelling units would not produce substantial light or glare and would be subject to the City standards, design regulations, and Uniform Building Code Standards. Therefore, there are no anticipated impacts to the City's scenic resources as a result of this project.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FOREST RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	()	(X)
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(X)
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	()	()	()	(X)
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	()	()	()	(X)
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	()	()	()	(X)

Comments:

No dwelling units will be constructed on lands zoned for agricultural uses. The General Plan EIR, SCH 2007082092 (DEIR pages 8.22 – 8.28) addresses the potentially significant impacts to agricultural resources and concludes that potential impacts would be less than significant. The Housing Element does not change development potential in the RA zone or the potential for agricultural activity.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on agricultural resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	()	()	()	(X)
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	()	()	(X)	()
(c) ©Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	()	()	(X)	()
(d) Expose sensitive receptors to substantial pollutant?	()	()	()	(X)
(e) Create objectionable odors affecting a substantial number of people?	()	()	()	(X)

Comments:

Potential impacts to air quality resulting from population increases in the City were analyzed in the General Plan DEIR (pages 10.38 -10.58). Localized carbon monoxide emissions were tested in a worst-case scenario and the results concluded that the levels of carbon monoxide did not violate air quality standards. The Housing Element (pages 7, 51) projects an increase of 8,100 residents by 2020. The Housing Element further reports that the City has enough available land in the current City limits that has the capacity to develop more units than needed within the planning period (page 114). Based on this analysis and the analysis with population build out projections in the General Plan DEIR, impacts to local air quality are less than significant.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on air quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	()	()	(X)
(b) Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	()	()	(X)
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	()	()	()	(X)
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites?	()	()	()	(X)
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	()	()	()	(X)
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?	()	()	()	(X)

Comments:

Biological surveys of the City of Galt Planning Area were conducted, and the results of the surveys are contained within the Galt General Plan DEIR (pages 8-10 - 8-22). These documents note that the most valuable habitats in Galt are those which are water-influenced generally those remaining riparian zones along rivers, and along creeks such as Skunk Creek, Dry Creek and Deadmans Gulch, but also ponds called vernal pools, which contain water during the winter and spring and are dry during the summer.

The City of Galt has a no net loss of wetland policy that states in any development where elimination or substantial disturbance of wetlands is unavoidable, and no non-wetland alternative sites are available, the City shall require mitigation for the wetlands which results in no net loss. Any such mitigation programs should account for not only total acreage loss, but also the type and quality of habitat lost and the sensitivity of species it supports.

The General Plan DEIR addresses the mitigation measures necessary to preserve and protect the

biological resources within the City and, where feasible, in the Sphere of Influence. The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on biological resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	()	()	()	(X)
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	()	()	()	(X)
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	()	()	()	(X)
(d) Disturb any human remains, including those interred outside of formal cemeteries?	()	()	()	(X)

Comments:

Virtually all of Galt's known historic structures and features are located within a core area of downtown Galt that is covered by the Downtown Revitalization and Historic Preservation Specific Plan policies. Potential impacts to cultural (historic) resources were analyzed in the General Plan DEIR (pages 9-1 – 9-8) and it was identified that development in the Historic District of Galt could result in impacts to important historic resources, especially if historic or architecturally significant structures are converted or modified for residential use. However, policies and implementation programs within the City of Galt Historic Preservation Element are designed to minimize impacts, and ensure the preservation (if possible) of cultural and historic resources (General Plan Section HRE-1).

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on cultural resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known Fault? Refer to Division of Mines and Geology Special Publication 42.	()	()	()	(X)
(b) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving strong seismic ground shaking?	()	()	()	(X)
(c) ©Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?	()	()	()	(X)
(d) Expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving landslides?	()	()	()	(X)
(e) Result in substantial soil erosion or the loss of topsoil?	()	()	()	(X)
(f) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	()	()	(X)	()
(g) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	()	()	(X)	()
(h) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	()	()	(X)	()

Comments:

The General Plan DEIR discusses the potential impacts resulting from seismic activity (pages 10-12 – 10-17). The nearest faults are the Midland Fault Zone, approximately 20 miles west of Galt, and the Bear-Mountain Fault Zone, approximately 25 miles to the east. These faults are not known to be historically active. Consistent with this lack of active faults Galt is located in the low severity zone (1) as mapped by the Preliminary Map of Maximum Expectable Earthquake Intensity, which is based on a rating known as the Modified Mercalli scale, which takes both earthquake intensity and the safety of buildings into account.

The greatest hazard to Galt is falling architectural ornaments from buildings and the collapsing of un-reinforced brick buildings. Galt's historic, two-story commercial buildings principally fall within the Masonry C category on the Mercalli scale (ordinary workmanship and mortar; no extreme weakness such as failing to tie in at corners, but neither reinforced nor designed against horizontal forces), meaning that these structures do pose some risk of collapsing due to ground shaking. Newer buildings are required by the Uniform Building Code to be built to withstand ground shaking. None of the policies of the Housing Element would significantly increase the potential risk from seismic activity.

Liquefaction potential within Galt is most likely to occur along drainages, particularly Dry Creek, where there are flood plain deposits and periodically high waters. The potential for landslides in Galt is minimal due to its gentle to essentially non-existent slopes. Some potential for localized slides or slumps may exist along the banks of watercourses, however no housing developments as a result of this project will occur within the flood plain areas or along drainage courses.

Most of the soils within the Galt Planning Area are in the Class III and IV categories, with small areas of Class I and II soils. The General Plan DEIR discusses Galt as having a low expansive soil rating; however, an update to the Soil Survey of the Sacramento Area indicates that the shrink-swell potential of most of the Galt Planning Area soils is high. Thus, data on expansive soils is conflicting, and it is recommended that information will be best obtained through soils reports for specific projects.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on geology and soils

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
(a) a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	()	()	()	(X)
(b) b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	()	()	()	(X)

Comments:

Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the California Climate Solutions Act of 2006 (Stats. 2006, ch. 488) (Health & Saf. Code, § 38500 et seq.). AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for its implementation to the California Air Resources Board (CARB) and directs CARB to enforce the statewide cap. Based on CARB's 1990 to 2004 GHG inventory data, at the time AB 32 was signed in 2006, the GHG emissions level in California was estimated at 600 million metric tons of CO₂ equivalent (MMT_{CO₂e}) while 1990 levels were estimated to be 427 MMT_{CO₂e}. Thus, CARB staff recommended 427 MMT_{CO₂e} as the total statewide GHG 1990 emissions level and 2020 emissions limit, which would require a reduction in emission levels of 29 percent. The 2020 statewide limit was approved on December 6, 2007. Accordingly, California GHG emissions must be reduced by 173 MMT_{CO₂e}, or by 29 percent, relative to a Business As Usual (BAU) scenario by 2020.

The General Plan DEIR discusses the potential impacts to air quality and global climate change on pages 10-38 to 10-58. The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on greenhouse gas emissions.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS --				
Would the project:				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	()	()	()	(X)
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	()	()	()	(X)
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	()	()	()	(X)
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	()	()	()	(X)
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	()	()	()	(X)
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working within the project area?	()	()	()	(X)
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	()	()	()	(X)
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	()	()	()	(X)

Comments:

The City's General Plan DEIR discusses potential impacts resulting from hazards and hazardous materials that may endanger residents or the environment (pages 10-21 – 10-28). Implementation of the Housing Element will not generate significant quantities of hazardous materials that would significantly affect the mitigation of hazardous materials manufacture, storage, transport or use in the City; or expose residences to hazardous materials.

The proposed project is an update to the City of Galt's Housing Element to specify how

compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact from hazards and hazardous materials.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
(a) Violate any water quality standards or waste discharge requirements?	()	()	(X)	()
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	()	()	(X)	()
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	()	()	(X)	()
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	()	()	(X)	()
(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	()	()	(X)	()
(f) Otherwise substantially degrade water quality?	()	()	(X)	()
(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	()	()	()	(X)
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	()	()	()	(X)
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	()	()	()	(X)
(j) Inundation by seiche, tsunami, or mudflow?	()	()	()	(X)

Comments:

Implementation of Housing Element will not increase impacts on water resources or the need for mitigation measures beyond those included in the Galt General Plan DEIR (pages 8-1 – 8-10). The City will comply with the Sacramento County Hazardous Waste Management Plan to mitigate the

impacts of residential development.

Flooding potential exists alongside watercourses in the Planning Area, most notably areas surrounding Dry Creek. The City of Galt's Flood Control Ordinance implements federal legislation associated with flood control measures, and the General Plan DEIR, restricts development from the 100-year floodplain of Dry Creek.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on hydrology and water quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. STORMWATER QUALITY --				
Would the project:				
a) Result in increase of erosion during the construction process?	()	()	(X)	()
b) Result in an increase of the level of pollutants in storm water runoff from the post-construction activities.	()	()	(X)	()
c) Result in an increase of the discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	()	()	(X)	()
d) Cause the impairment of the beneficial uses of receiving waters or areas that provide water quality benefit or cause significant harm on the biological integrity of the waterways and water bodies by the discharge of storm water?	()	()	(X)	()
e) Cause significant changes in the flow velocity or volume of storm water runoff to cause environmental harm and the potential for significant increases in erosion of the project site and surrounding areas?	()	()	(X)	()

Comments:

Implementation of Housing Element will not increase impacts on storm water quality or the need for mitigation measures beyond those included in the Galt General Plan DEIR (pages 6-21 – 6-30) and the City's Master Utility Plans. The City will comply with the State Water Quality Control Board to mitigate the impacts of residential development on water quality. The City's General Plan includes a number of policies that include, but are not limited to: protecting the quality of storm water run off and protecting groundwater resources.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on stormwater quality.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING -- Would the project:				
(a) Physically divide an established community?	()	()	(X)	()
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	()	()	()	(X)
(c) ©b) Conflict with any applicable habitat conservation plan or natural community conservation plan?	()	()	()	(X)

Comments:

The updated Housing Element uses SACOG's projections that determine the Regional Housing Need Plan (RHNP) for a seven and one-half year period (2006-2013). Galt's regional share under the RHNP is an additional 635 units (page 24). The Housing Element further reports that the City has enough available land in the current City limits that has the capacity to develop more units than needed within the planning period (page 114).

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on land use and planning.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES -- Would the project:				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	()	()	()	(X)
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	()	()	()	(X)

Comments:

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on mineral resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE -- Would the project result in:				
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	()	()	()	(X)
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	()	()	()	(X)
(c) ©A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(X)
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	()	()	()	(X)
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(X)
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	()	()	()	(X)

Comments:

Policies and implementation programs in the General Plan (Section N-1) protect Galt residents from excessive noise levels and the Galt Municipal Code Section 8.40 provides noise control standards. Noise impacts were analyzed in the General Plan DEIR (Section 10.2).

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on noise issues.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING -- Would the project:				
(a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	()	()	(X)	()
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	()	()	()	(X)
(c) ©Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	()	()	()	(X)

Comments:

The City of Galt has received an allocation of 635 new residential units from SACOG based on the RHNP (2006-2013). These new units are part of the residential units projected and analyzed in the General Plan EIR, and therefore will not create additional impacts that have not already been mitigated. This project recommends various housing programs to assist in providing housing for low- and moderate-income households. As a result, this project will not displace any existing residents, as it facilitates adequate housing for City residents.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on population and housing.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
(a) Fire protection?	()	()	()	(X)
(b) Police Protection?	()	()	()	(X)
(c) Schools?	()	()	()	(X)
(d) Parks?	()	()	()	(X)
(e) Other public facilities?	()	()	()	(X)

Comments:

Potential impacts to public services, including fire and police protection, medical aid, schools, parks, solid waste collection and disposal, maintenance of public facilities, and other governmental services were analyzed in the General Plan DEIR (Chapter 6).

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on public services.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XVI. RECREATION --

- | | | | | |
|--|-----|-----|-----|-----|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | () | () | () | (X) |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have been an adverse physical effect on the environment? | () | () | () | (X) |

Comments:

The potential impacts to parks and recreation were analyzed in the General Plan DEIR (pages 6-45 – 6-47) while the Galt General Plan discusses recreation resources and identifies policies and implementation programs to preserve park lands. The City adopted a Park Master Plan in 2010 to implement many of the programs and policies of the General Plan. The City of Galt's General Plan requires the dedication of park land, where appropriate, or payment of in lieu fees based on the level of service standard of five acres of park land per 1,000 population (Policy PFS-8.1). The City has additionally adopted a Recreation Impact Fee, which is collected on each new residential unit to offset the cost of park development. The impact to recreation facilities is less than significant and will be mitigated by the above noted measures.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on recreation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION/TRAFFIC --				
Would the project:				
(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	()	()	(X)	()
(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	()	()	()	(X)
(c) ©Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	()	()	()	(X)
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	()	()	()	(X)
(e) Result in inadequate emergency access	()	()	()	(X)
(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	()	()	()	(X)

Comments:

The development of 635 new residential dwelling units will be primarily accomplished through either tentative subdivision maps or site plan review for multi-family projects. Both of these procedures require a development review process that imposes conditions for adequate traffic, pedestrian, and bicycle circulation and adequate parking facilities. The City has also established several traffic mitigation fees depending on the geographic area of the City in which the residential units will be constructed. All developments must comply with the City of Galt Bicycle

Transportation Plan, Park Master Plan, Galt General Plan, and are also guided by the City of Galt Citywide Traffic Circulation Study. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts (Chapter C-1).

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on transportation and traffic.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS—Would the project:				
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	()	()	()	(X)
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	(X)	()
(c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	()	()	(X)	()
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	()	()	(X)	()
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	()	()	(X)	()
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	()	()	(X)	()
(g) Comply with federal, state, and local statutes and regulations related to solid waste.	()	()	(X)	()

Comments:

Impacts associated with utilities and service systems were analyzed in the General Plan DEIR (Chapter 6) and no new impacts are anticipated as a result of this project. The development of 635 new residential units would not significantly impact the City's ability to meet the public service demands. Policies in the Public Facilities and Services Element in the General Plan provide the guidance to comply with federal, state and local statutes and regulations to ensure the quality of water resources, solid waste disposal, and waste water treatment.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on City utilities and service systems.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE—				
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	()	()	()	(X)
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?	()	()	()	(X)
(c) ©Does the project have environment effects which will cause substantial adverse effects on human beings, either directly or indirectly?	()	()	()	(X)

Comments:

No new impacts are anticipated as a result of this project that have not already been analyzed and evaluated as part of the City of Galt 2030 General Plan EIR, March, 2009.

LIST OF MITIGATION MEASURES:

No mitigation is required as all impacts are less than significant. The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact and required mitigation measures.

MITIGATION MONITORING:

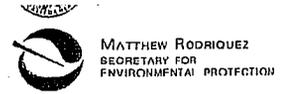
No mitigation-monitoring program is necessary as no mitigation is required.

RESOURCES CITED*:

2030 Galt General Plan.
2030 Galt General Plan Environmental Impact Report (EIR). March 2009.
Galt Municipal Code.
Galt Citywide Traffic Circulation Study.
Galt Bicycle Transportation Plan.
Galt Downtown Revitalization and Historic Preservation Specific Plan. September 1995.
Northeast Area Specific Plan. September 1987.
Northeast Area Specific Plan Environmental Impact Report (EIR). March 1987.
Galt Park Master Plan. 2010.
Galt Municipal Code Flood Control Ordinance.
Galt Uniform Building Code (UBC).

APR 23 2013

City of Galt
Building/Planning



Central Valley Regional Water Quality Control Board

22 April 2013

Chris Erias
City of Galt
495 Industrial Drive
Galt, CA 95632

CERTIFIED MAIL
7012 2210 0002 1419 9814

**COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT NEGATIVE DECLARATION,
GALT GENERAL PLAN AMENDMENT TO ADOPT THE GALT 2008-2013 HOUSING
ELEMENT PROJECT, SCH NO. 2013032071, SACRAMENTO COUNTY**

Pursuant to the State Clearinghouse's 27 March 2013 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Negative Declaration* for the Galt General Plan Amendment to Adopt the Galt 2008-2013 Housing Element Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

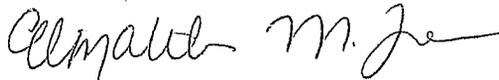
Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



for Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research; Sacramento

[Click here for full document.](#)

ATTACHMENT 6

City of Galt



Housing Element 2008 – 2013

Adopted by the Galt City Council _____

Housing Element and Initial Study/Negative Declaration – Resolution _____

THIS PAGE INTENTIONALLY LEFT BLANK.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 9, 2013

FROM: Sandra Kiriu, Community Development Director

SUBJECT: Proposal to increase the Planning Commission from five to seven members

RECOMMENDATION

Provide City Council with one of the following recommendations:

1. Increase the current Planning Commission (PC) membership from five to seven members. Each Council member would appoint one member of the PC. Two additional members would be appointed by a majority vote of the full City Council (proposal from City Council); or
2. Leave the Planning Commission membership at its current level of five members with each Council member appointing one member of the PC; or
3. Alternate recommendation of the Commission's choice.

DISCUSSION

Background

The Planning Commission is being asked to provide input and make a recommendation to the City Council as to whether the membership of the Planning Commission should be increased from five to seven members. It is recommended that the two additional members be appointed by a majority vote of City Council and would serve two year terms. The other five Commissioners would continue to be appointed by individual Council members and serve a concurrent 4 year term with the appointing Council member.

The background history for this request, based on prior staff reports and City Council/Planning Commission minutes, is provided on Attachment 1. The proposed Ordinance that has been introduced, but not yet adopted, is included as Attachment 2.

Analysis

Planning staff has no particular recommendation regarding this matter. It has historically been a five member body (sometimes with a sixth Alternate position), but the composition of the Commission is completely within the discretion of the City's legislative body and staff can continue to provide support services without difficulty.

There are at least as many examples of cities that operate with a seven member commission as with a five member commission. In this immediate region, staff notes that Lodi, Folsom, Rancho Cordova, Davis,

and Roseville all operate with seven members (Davis actually has an additional alternate). On the other hand, Elk Grove, Jackson, Antioch, Tracy, and Patterson all have five members on their Commission.

To assist in your review, staff has identified a few potential outcomes of increasing the membership to seven members. However, the Planning Commission is in a far better position than staff to evaluate the proposal and identify/consider other possible outcomes.

Increasing the Planning Commission to 7 Members:

- Could increase representation for the community.
- Could provide even further diversity of opinions due to increased points of view.
- Could further decrease the odds of ever having to cancel a meeting due to lack of quorum (However, there has only been one meeting cancellation since 2000 due to 2 Commissioners having a conflict of interest and 1 Commissioner with a family member hospitalized).
- Will increase the annual cost of training, stipends and printing/duplicating meeting materials (Estimated at \$3,800/year near term).
- Will require the need for an affirmative vote of 4/7 instead of 3/5 to take action on an item.
- Will necessitate that at least one of the Commissioners (staff recommends two) be seated at the lower level of the dais because of limited seating at the upper level.

City Council has requested the Planning Commission's input and recommendation and will consider your recommendation at their meeting on June 4, 2013.

ATTACHMENTS

- Attachment 1: Chronological history of the proposal to increase PC membership
Attachment 2: Proposed Ordinance to increase PC membership

Attachment 1

Chronology of events for proposal to increase Planning Commission Membership from five to seven Commissioners

Dec. 21, 2010 – City Council Meeting

Council appointed Mr. Morris and Mr. Rodriguez to the Planning Commission (PC). The minutes noted that Council Member (CM) Shelton asked that no alternate be appointed to any committees at this time. Council directed staff to form an ad hoc committee to review the rules and bylaws of all the city's boards, committees and commission and bring back recommendations. The committee was comprised of the city attorney, city manager, city clerk and two council members.

Mar. 10, 2011 – Planning Commission Meeting

The City Attorney presented to the PC an ordinance for review and recommendation to Council. He explained an ad hoc committee had been formed at the request of the Council. The ad-hoc committee focused primarily on creating a "general" ordinance for all advisory bodies in which the same rules would apply. The proposed ordinance is summarized as follows:

1. Members of advisory bodies must be residents and registered voters of the City. This requirement would only apply prospectively.
2. Members serve at the pleasure of the City council and may be removed for good cause.
3. Advisory bodies shall adopt bylaws that are consistent with applicable ordinances, and submit the bylaws to the City Council for approval.
4. The City Council may remove any member that has three consecutive unexcused absences.
5. Each advisory body shall submit an annual report to the City Council, providing a summary of their work or activity during the preceding year, and may include recommendations.

PC made a couple of suggestions: use the same boundaries as Galt High School District for member qualifications and hold a minimum of 8 meetings per year. The city attorney took those suggestions back to the ad hoc committee.

April 14, 2011 – Planning Commission Meeting

The City Attorney came back with an ordinance for review and recommendation to the Council. The new ordinance incorporated some of the general requirements that initially were part of the first ordinance presented at the Mar. 10, 2011 meeting. The provision pertaining to membership requirements was revised so that up to two members on each commission may reside outside the City boundaries, but within the City Sphere of Influence.

PC recommended that Council approve the ordinance with a revision that the qualifications be changed so that two members of the Commission can reside outside City limits, but within Galt High School District boundary (Sacramento County only).

May 17, 2011 – City Council Meeting

The City Attorney presented the ordinance for approval. Powers asked that Council abide by PC recommendations for residency. CC approved Ordinance 2011-04 (with the recommended change by PC) repealing Chapter 2.28 and adopting Chapter 2.70 of the GMC regarding the Planning Commission (see attached).

Dec. 18, 2012 – City Council Meeting

Council appointed Paul Sandhu and Kenneth Erickson to the PC. CM Singleton also asked staff to bring back a report to consider adding an alternate to the PC.

Feb. 5, 2013 – City Council Meeting

The City Attorney presented a staff report to add an alternate member to the PC. CM Crews wanted to add two members to the PC. CM Campion did not want to add additional members or an alternate. CM Payne did not want to add an alternate. Vice Mayor Singleton thought all commissions should be consistent and suggested adding additional members to the Parks & Rec. Commission as well. Mayor Powers thought two additional members should be added to the Planning Commission, but not the Parks & Rec. Commission.

Upon a motion by Vice Mayor Singleton, seconded by CM Crews, the City Attorney was directed to prepare an ordinance adding two at large members to the PC. CM Payne and CM Campion dissented.

March 5, 2013 – City Council Meeting

An Ordinance amending Chapter 2.70 of the GMC to add two additional members to the PC was introduced by the City Attorney. The Council minutes regarding this discussion are as follows:

Rudolph gave a staff report. Crews said he liked the original two-year term. Payne said she heard people were upset because she did not appoint a member from the past and it was sad that personalities were involved. Powers said people were voting like their appointees wanted them to and at large members would vote independently. Campion said the alternate was deleted after being studied closely. He said there were no attendance issues and thought there was no necessity. Crews said he was part of the committee that eliminated the alternate planning commissioner and added that recently planning commission meetings have been postponed because there was not a quorum available

ACTION: Upon a motion by Singleton, seconded by Crews, Ordinance No. 2013-02 was introduced by a roll call vote with Payne and Campion dissenting.

March 19, 2013 – City Council Meeting

The City Attorney presented Ordinance 2013-02. The Council minutes regarding this discussion are as follows:

Rudolph gave a staff report.

Dan Jimenez said companies that were coming to Galt should be asked about water usage. He said he did not have an issue with adding two members but council did not address the problem with the people not showing up to the meetings so there was no quorum. He asked what council was going to do because adding members was not a solution. He said council needed to deal with the people not showing up to the meetings.

Rick Walters asked how the two members would be appointed and Rudolph said by a majority vote of council. Walters said he disagreed with that as all the council should agree on the two people. Campion said he looked at the comparator cities the City of Galt used for salary information and said that most of the cities with the same population as Galt had five members. The cities that had seven commissioners were higher in population. Campion said the issue should go to the planning commission for their input on the issue. He said he would like their input and opinions.

ACTION: Upon a motion by Campion, seconded by Payne, tabling the issue until the planning commission could review and make a recommendation was approved with Singleton dissenting.

May 9, 2013 – Planning Commission Meeting

PC will be asked to review and discuss information in regards to increasing the Commission from five to seven members and make a recommendation to Council.

ORDINANCE NO. 2013-02

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA,
AMENDING CHAPTER 2.70 OF THE GALT MUNICIPAL CODE REGARDING THE
MEMBERSHIP OF THE PLANNING COMMISSION**

THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:

Section 1. Purpose. The purpose of this ordinance is to revise the membership of the Planning Commission.

Section 2. Authority. The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 3. Amended Chapter. Chapter 2.70 of the Galt Municipal Code, titled "Planning Commission", is amended to read as follows:

(A) Section 2.70.050, entitled "Membership – Appointment and terms" is repealed and replaced in its entirety with the following section:

2.70.050 Membership - Appointment and terms.

A. The commission shall consist of seven members. Each councilmember shall appoint one commission member whose term shall run concurrently with that of the councilmember so appointing. Two commission members shall be appointed by the city council for two (2) year terms commencing on February 1st of odd-numbered years, or as soon thereafter as the city council acts to fill these positions. Such terms shall expire on January 31st of odd-numbered years, regardless of the actual date of appointment by the city council.

B. If the office of a member of the commission appointed by a councilmember becomes vacant, the appointing councilmember shall fill the vacancy by appointing a commission member whose term shall run concurrent with that of the appointing councilmember.

C. The members of the commission serve at the pleasure of the city council and may be removed from office by the vote of a majority of the members of the city council. No public hearing need be held prior to removal, however, a member shall only be removed for good cause, as determined by the city council.

(B) Section 2.70.080B, entitled "Meetings", is amended as follows:

B. A quorum shall be a majority of the commission. No action of the commission shall be valid without the affirmative vote of at least four members.

(C) Section 2.70.110, entitled "Board of zoning appeals", is amended as follows:

2.70.110 Board of zoning appeals.

The commission is hereby designated to perform the duties and functions of a board of zoning adjustment and a board of zoning appeals, pursuant to Government Code section 65900, et seq. The commission may prescribe such rules and regulations as may be necessary to carry out the functions and duties of the board of zoning adjustment and the board of zoning appeals. Three members shall constitute a quorum. No action taken shall be valid unless it receives the affirmative vote of four members of the board.

ORDINANCE NO. 2013-02
PAGE 2 OF 2

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

Section 5. Effective Date. This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at the regular meeting of the City Council on the 5th day of March, 2013 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member _____, seconded by Council Member _____, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 19th day of March, 2013 by the following vote, to wit:

AYES: Council members:
NOES: Council members:
ABSTAIN: Council members:
ABSENT: Council members:

MAYOR City of Galt

ATTEST:

City Clerk, City of Galt

THIS PAGE INTENTIONALLY LEFT BLANK.



PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 9, 2013

From: Sandra Kiriu, Community Development Director

SUBJECT: 2012-2017 CAPITAL IMPROVEMENT PROGRAM PROJECTS:
FINDING OF CONSISTENCY WITH GALT GENERAL PLAN

RECOMMENDATION:

Adopt Resolution 2013-___(PC) finding that the major public works projects proposed within the 2012-2017 City of Galt Capital Improvement Program (CIP) for Fiscal Year 2013-2014 are consistent with the 2030 Galt General Plan.

DISCUSSION:

Government Code Sections 65401 and 65402 (a) require the Planning Commission to review all major public works projects proposed for the ensuing fiscal year for their conformance with the City's adopted General Plan.

The Planning Commission's role is to review the proposed projects within the Capital Improvement Program Fiscal Year 2013-2014 and determine whether they are in conformance with the City's General Plan. Three projects are new to the list since last year:

General Improvements

- o #7 Police Department Improvements (CIP No. 53H)

Parks & Recreation

- o #1 Gora Aquatic Center Pool & Deck Repair (CIP No. 53I)
- o #2 Chabolla Center Renovation (CIP No. 53J)

All other projects were previously reviewed by the Planning Commission and found to be consistent with the General Plan. However, the Commission must still reaffirm that they are still consistent with the General Plan.

Because the policies in the General Plan can reflect a broad range of competing interests, a project does not have to be consistent with every single policy. It must simply be found to advance the goals of the general plan and not result in their obstruction. Consequently staff has not provided an exhaustive list of policies that demonstrate consistency. Just the most salient policies applicable to each project are listed herein.

To assist in your review, projects have been grouped by topic with the associated General Plan policies listed under each project. A detailed description of each project (CIP Narratives) is included as Attachment 1 to the staff report.

The following is a key to the General Plan Element abbreviations that are used in the following listings:

C:	Circulation	LU:	Land Use
CC:	Community Character	N:	Noise
COS:	Conservation & Open Space	PFS:	Public Facilities & Services

ED: Economic Development
HRE: Historic Resources

SS: Safety & Seismic

CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECTS

General Improvements

1. Railroad Quiet Zones (CIP No. 50J)

- N-1.1: Noise Generating Uses – The City should work to reduce noise levels and land use conflicts surrounding existing noise generating uses.
- LU-3.5: Community Development Block Grants – The City shall use Community Development Block Grants (CDBG) to improve and revitalize infill areas that benefit lower/moderate income neighborhoods.
- LU-3.6: Social Interaction in Downtown – The City shall encourage programs that increase social interest and interaction at public gathering places in Downtown, including, but not limited to: public art, walking tours, festivals, annual events, etc.

2. Corp Yard Annex Site Improvements (CIP 56B)

- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- PFS-4.1: Storm Drain Enhancements – The City shall continue to upgrade the storm drainage facilities in the older section of the city, and provide for systems needed in newly developing areas
- C-1.5: Street Maintenance – The City should provide a high level of street and other facility maintenance combined with technical assistance for renovation and sidewalk amenities using available funds when possible.
- COS-5-3: Infill Development Priority – The City should promote growth within existing urban areas (infill) as a priority over urban expansion and adopt incentives for implementing infill development projects near job centers and transportation nodes with the Planning Area.

3. Corporation Yard Improvements (CIP No. 56C)

- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- LU-2.1: Design for Safety – The City shall require good design as a means to promote public safety.
- COS-5-3: Infill Development Priority – The City should promote growth within existing urban areas (infill) as a priority over urban expansion and adopt incentives for implementing infill development projects near job centers and transportation nodes with the Planning Area.
- COS-7.3: Motor Vehicle Trip Reduction – The City shall encourage strategic land use patterns for businesses that reduce the number and length of motor vehicle trips and/or encourage alternative modes of travel.

4. Regional Law Enforcement Training Center (CIP No. 58E)

- PFS-1.1: General Financing – The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design,

construction, operation, and maintenance.

5. **Fourth Street Parking Lot and Open Space Improvements (CIP No. 59B)**

- CC-3.1: *Restore Downtown* – The City shall continue to require that new infrastructure investment respect the image and character of the Downtown. Landscapes, roadways, sidewalks, and other public features in downtown shall be repaired where necessary as funding allows.
- HRE-1.8: *Railroad Property* – The City shall continue to make efforts with Union Pacific to improve railroad-owned property in downtown with parking, landscaping, seating, and park areas.
- LU-3.1: *Downtown Revitalization & Historic Preservation Specific Plan Design Guidelines* - The City shall continue to use the Downtown Revitalization and Historic Preservation Specific Plan Design Guidelines to preserve and enhance the special character of the area.

6. **Utilities Master Plans (CIP No. 59K)**

- PFS-1.5: *Public Facility Master Plans* - The City shall prepare and annually review public facility master plans, and regularly update the plans to ensure compliance with appropriate State and Federal laws, use of modern and cost-effective technologies, and compatibility with current land use policy.
- PFS-1.7: *Public Facility Financing* – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

7. **Police Department Improvements (CIP No. 53H)**

- PFS-1.7: *Public Facility Financing* - The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

Parks and Recreation

1. **Gora Aquatic Center (CIP No. 53I)**

- PFS-1.7: *Public Facility Financing* - The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

2. **Chabolla Center Renovation (CIP No. 53J)**

- PFS-1.7: *Public Facility Financing* - The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

Transportation

1. **C Street/Central Galt Complete Streets Project (CIP No. 50H)**

- C-1.2: *Street Planning, Design, and Regulation* – The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Land Use and Circulation Diagram (Figure LU-1) or the City's Street Standards and Specifications.
- C-8.1: *Attractive Streets* – The City shall provide attractive streets designed to serve a broad spectrum of travel modes (e.g., bikes, pedestrians, transit, and people with disabilities) as well as automobiles.

- CC-3.1: Restore Downtown – The City shall continue to require that new infrastructure investment respect the image and character of the Downtown. Landscapes, roadways, sidewalks, and other public features in downtown shall be repaired where necessary as funding allows.
- HRE-1.3: Downtown Design Coordination The City shall provide for design coordination and control in the Downtown area.
- SS-1.6: Street Improvements – The City shall consider improving any substandard streets to meet current City standards whenever financially possible.

2. Bicycle Lane Improvements (CIP No. 51E)

- C-6.1: Bike and Pedestrian System – The City shall establish a safe interconnected bicycle and pedestrian system throughout Galt.
- C-6.2: Regional Bikeway Connections –The City should ensure that local bikeways are interconnected with regional bikeways, and identified through appropriate signage, in a manner that promotes their local and regional use.
- C-6.3: Integrated Bike System – The City shall continue to encourage a continuous, comprehensive, and safe system of recreational, commuter, and convenience bicycle routes that link neighborhoods and activity centers in the city and also provide linkages to the recreational trail system along Dry Creek and Deadman Gulch. The City shall also provide appropriate signage, in accordance with the California Manual of Uniform Traffic Control, for easy rider way-finding through the system of City bikeways.
- C-6.4: Bikeway Linkages to Attractions Outside of Galt – The City should plan and pursue funding for bikeway linkages to attractions outside the city such as the Cosumnes River Preserve and the California Traction Line (if converted to a trail).
- C-6.6: Bike Lanes – The City shall consider the needs of bicyclists when new roadways are constructed and existing roadways are upgraded. All collector streets and minor arterials with right-of-ways of 60 feet shall have striped and signed Class II bike lanes unless determined infeasible.
- C-6.7: Pedestrian Trail Systems – The City shall require developers to finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development, as appropriate, following the standards in the Caltrans Highway Design Manual Chapter 1000.
- C-6.11: Bike and Pedestrian Railroad Crossings – The City shall create Class II bike lanes at all grade-separated (overpass/underpass) railroad crossings. The City should also work with the railroad to install pedestrian and bicycle crossings with appropriate safety devices at all crossings.

3. Street Sign Upgrade Improvements (CIP No. 52D)

- C-1.2: Street Planning, Design, and Regulation – The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Land Use and Circulation Diagram (Figure LU-1) or the City's Street Standards and Specifications.
- C-1.5: Street Maintenance – The City should provide a high level of street and other facility maintenance combined with technical assistance for renovation and sidewalk amenities using available funds when possible.

4. Marengo Road – Pedestrian path from Elk Hills Drive Project (CIP No. 53L)

- C-3.4: ADA Compliant Sidewalks – The City shall require ADA compliance for existing and proposed street sidewalks .
- C-6.11: Bike and Pedestrian Railroad Crossings – The City shall create Class II bike lanes at all grade-separated (overpass/underpass) railroad crossings. The City should also work with the railroad to install pedestrian and bicycle crossings with appropriate safety devices at all crossings.
- C-6.8: Pedestrian Ways – Citywide – The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide enough for pedestrian convenience and conform to ADA standards.
- C-8.1: Attractive Streets – The City shall provide attractive streets designed to serve a broad spectrum of travel modes (e.g., bikes, pedestrians, transit, and people with disabilities) as well as automobiles.

5. Central Galt Interchange (CIP No. 56I)

- C-1.6: Specific Gateway Enhancements – The City should work to improve and maintain specific entry points within road right-of-way, including freeway interchanges, and the Lincoln Way area at Dry Creek. Improvements could include landscaping and signage.
- C-2.3: Central Galt Interchange – The City shall improve the Central Galt Interchange at C Street by extending and expanding the interchange on-ramps and off-ramps to improve traffic conditions during peak hours, provide safe and convenient pedestrian and bicycle access, and improve vehicular circulation and driver safety .
- C-2.8: Interchange Improvement and Safety – The City shall create new highway interchanges that are safe and convenient for all forms of mobility (e.g., pedestrians, bicyclists, wheelchairs, etc.).

6. ADA Compliance Sidewalk Improvements (CIP No. 57H)

- C-3.3: Street and Sidewalk Maintenance – The City should address street and sidewalk maintenance in new and existing neighborhoods to encourage their safe use. The City shall consider future needs for street and sidewalk maintenance in approving new development.
- C-3.4: ADA Compliant Sidewalks - The City shall require ADA compliance for existing and proposed street sidewalks.
- C-6.8: Pedestrian Ways – Citywide – The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide enough for pedestrian convenience and conform to ADA standards.

7. Annual Pavement Rehabilitation Program (CIP No. 57I)

- C-1.5: Street Maintenance - The City should provide a high level of street and other facility maintenance combined with technical assistance for renovation and sidewalk amenities using available funds when possible.
- C-1.8: Roadway Enhancements – The City should upgrade any substandard streets to meet current City standards whenever possible.
- SS-1.6: Street Improvements – The City shall consider improving any substandard streets to meet current City standards whenever financially possible.

8. Twin Cities Road Roundabouts at SR 99 (CIP No. 58P)

- C-1.2: Street Planning, Design, and Regulation – The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification

system described in this chapter and reflected in the Land Use and Circulation Diagram (Figure LU-1) or the City's Street Standards and Specifications.

- C-1.6: Specific Gateway Enhancements – The City should work to improve and maintain specific entry points within road right-of-way, including freeway interchanges, and the Lincoln Way area at Dry Creek. Improvements could include landscaping and signage.
- CC-2.1: Gateway Entrances – The City shall promote efforts to improve the visual quality of gateway entrances to Galt, including State Route 99, Twin Cities Road, A Street/Boessow Road, and Lincoln Way. Development in these areas should include a combination of streetscape, building orientation and placement, signage, enhanced landscaping, and site amenities to create memorable community entries. Items that detract from the gateway image, such as attention-getting devices, outside storage, and off-premise commercial signs should not be allowed.
- CC-2.6: Positive Travel Experience – The City shall ensure, to the extent possible, that all public and private investments in Galt's gateways and major corridors contribute positively to the overall travel experience by automobile, rail, pedestrian, and bicycle.
- CC-2.7: State Route 99 and State Route 104 Beautification – The City shall work with Caltrans and private property owners to improve the visual quality of State Routes 99 and 104 through right-of-way maintenance, adjacent property maintenance, code enforcement, reducing the number of billboards, encouraging new investment on visible sites, requiring landscaping, and requiring screening of industrial uses.

9. Transit Fleet Acquisition (Replacement and Expansion) (CIP No. 58R)

- C-5.1: Bus Transit - The City shall work with transit service providers to provide bus transit services that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
- C-5.3: ADA Compliance – The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.

10. Transit Operation/Maintenance Center (CIP No. 59D)

- C-5.3: ADA Compliance – The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
- C-5.7: Transit Plan - The City should expand its existing transit planning efforts as the city grows and ridership demand increases. Adoption of a Transit Plan should be considered.
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

Water

1. New Water Treatment Plant (WTP): Kost Road WTP Install (CIP No. 51B)

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate

- capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
 - PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.
- 2. New Water Well: Kost Road (CIP No. 51C)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
 - PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
 - PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.
- 3. Water Capacity Improvements (CIP No. 53G)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
 - PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
 - PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.
- 4. Water Treatment Plant Operation and Maintenance Manual Project (CIP No. 53AS)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- 5. Water Meter Retrofit Program (CIP No. 56F)**
- PFS-2.14: Water Meter Retrofit Program – At the direction of the City Council, the City shall prepare and implement a water meter retrofit program (consistent with State requirements as indicated in AB 2572) whereby all existing non-metered connections would be retrofitted with a water meter to improve water conservation.
- 6. Water – Capital Maintenance (CIP No. 58G)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.

- PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.
7. **Annual Well Rehabilitation (CIP No. 58H)**
- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
 - PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.
8. **Standby Generator Installation Upgrade (CIP No. 58I)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
 - PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

Wastewater

1. **WWTP Fiber Optic Line Installation (CIP No. 51D)**
- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
 - PFS-12.1: Infrastructure Development – The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from new and emerging communication technologies including wireless communications.
 - PFS-12.2: Enforcement – The City should formally monitor information technology development and city infrastructure issues (both planning and enforcement).
2. **WWTP Capital Maintenance Project (CIP No. 53D)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
 - PFS-3.6: Sewage Sludge – The City shall dispose of sewage sludge in accordance with State regulations.
 - PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.
 - PFS-3.10: Point Source Control - The City shall work with the RWQCB to ensure that all point source pollutants are adequately mitigated (as part of the CEQA review and project approval process) and monitored to ensure long-term compliance.
3. **Oberlin Way/Trudy Way Wastewater Replacement Project (CIP No. 53O)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.

- PFS-3.2: Sewer Systems - The City shall continue to assure the provision of necessary sewer services for the community financed on a benefit received basis or other fair and reasonable method of funding.
 - PFS-3.5: Sewer Enhancements - The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.
- 4. Annual Levee, Reservoir, and Pond Repair and Replacement Project (CIP No. 53T)**
- PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
 - PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.
- 5. WWTP Arsenic and Nitrogen Treatment Project (CIP 53Z)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
 - PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.
- 6. WWTP Annual Road Improvements Project (CIP No. 53AB)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
 - C-1.8: Roadway Enhancements – The City should upgrade any substandard streets to meet current City standards whenever possible.
- 7. WWTP Operations and Maintenance Manuals Project (CIP No. 53AC)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- 8. 2015 National Pollutant Discharge Elimination System (NPDES) Renewal Project (CIP No. 53AD)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
 - PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
 - PFS-3.5: Sewer Enhancements - The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.
 - PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements

of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.

9. Annual Lift Station Rehabilitation (CIP No. 58K)

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.8: Ultimate Capacity Needs - The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- PFS-3.2: Sewer Systems - The City shall continue to assure the provision of necessary sewer services for the community financed on a benefit received basis or other fair and reasonable method of funding.
- PFS-3.5: Sewer Enhancements - The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.

10. Sewer-Capital Maintenance (CIP No. 58L)

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- PFS-3.2: Sewer Systems - The City shall continue to assure the provision of necessary sewer services for the community financed on a benefit received basis or other fair and reasonable method of funding.
- PFS-3.5: Sewer Enhancements - The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.

Equipment

1. Skip Loader – No CIP # or narrative available.

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.

ATTACHMENTS

Resolution 2013-__ (PC), finding the CIP projects to be consistent with the 2030 General Plan.
Attachment 1– CIP Narratives

RESOLUTION NO. 2013-__ (PC)

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT FINDING THAT THOSE PROJECTS
IN THE 2012-2017 CAPITAL IMPROVEMENT PROGRAM (CIP), THAT ARE
PROPOSED FOR PLANNING, INITIATION, OR CONSTRUCTION IN THE ENSUING
FISCAL YEAR 2013-2014, ARE CONSISTENT WITH THE
ADOPTED CITY OF GALT GENERAL PLAN**

WHEREAS, the City of Galt has completed a five year 2012-2017 CIP outlining major infrastructure improvements through Fiscal Year 2017 and beyond; and

WHEREAS, Sections 65401 and 65402 (a) of the Government Code requires that plans for major public works for the ensuing fiscal year (2012-2013) be submitted to the Planning Commission for review as to conformance with the adopted City of Galt General Plan; and

WHEREAS, this required finding of General Plan consistency is an administrative requirement of the City of Galt imposed by the State of California and thereby is not a "Project" as defined in the California Environmental Quality Act (CEQA) Guidelines Section 15378 and is not subject to environmental analysis; and

WHEREAS, the Planning Commission reviewed and considered the proposed CIP projects at a public meeting on May 9, 2013.

NOW, THEREFORE, BE IT RESOLVED that the Galt Planning Commission does hereby find that those major public works projects identified in the 2012-2017 CIP of the City of Galt and proposed for planning, initiation, or construction in the ensuing Fiscal Year 2013-2014 are consistent with the 2030 Galt General Plan and said Resolution shall be submitted to the City Council in accordance with the Government Code.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Galt, California, this 9th day of May 2013, upon a motion by Planning Commissioner _____, seconded by Planning Commissioner _____ by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chair, City of Galt Planning Commission

ATTEST:

Planning Commission Secretary, City of Galt

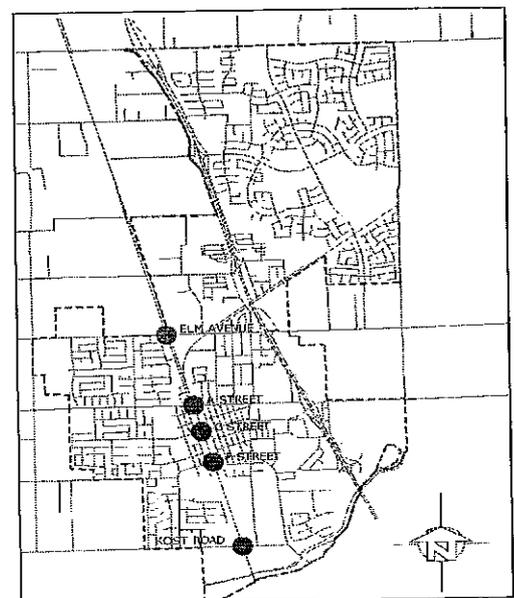
2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Railroad Quiet Zones		
Project Number 50J	Project Type General Improvements	Project Subtype Community Improvements
Project Location: Railroad crossings at Kost Rd., Elm Ave, A St., C St., and F St.		Department Public Works

Project Description: This project will design and construct a railroad quiet zone in Galt along the main Union Pacific Railroad (UPRR) including the grade crossings at Kost Road, Elm Avenue, A Street, C Street and F Street. The Federal Railroad Administration (FRA) train horn rule provides local jurisdictions with the opportunity to establish quiet zones where trains would be prohibited from sounding their horns. In order to establish quiet zones, the City must equip proposed grade crossings with adequate safety measures to overcome the decrease in safety created by silencing the train horns. The additional safety measures must meet federal specifications and be approved by the FRA.

Purpose/Need: This project will support the City's economic development efforts and increased emphasis on revitalizing Old Town by reducing horn noise through this corridor. Several of the current projects have outdoor entertainment components that would greatly benefit from reduced noise, including the planned improvements to the Union Pacific Railroad property along 4th Street and the Brewster Building. Other commercial projects are also planned for the area. Additionally, the quality of life for residents throughout the City would be improved by reducing train horn noise.

Project Work Completed: A study was completed in 2011 to identify improvement alternatives required to establish a Quiet Zone. Council directed staff to proceed with design work to establish a Quiet Zone.

Comments: Community Development Block Grant (CDBG) will be used for design and continued coordination with CPUC (California Public Utilities Commission), UPRR and FRA through the design approval of the improvements. It is anticipated that the improvements may ultimately be funded by CDBG, Redevelopment and other funding sources.



Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	5,000	-	-	-	-	5,000
Planning & Design	-	151,150	-	-	-	-	-	-	151,150
Other Prof Services	14,850	-	-	80,000	-	-	-	-	94,850
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	59,000	150,000	65,000	-	-	-	-	274,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 14,850	\$ 210,150	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
General Fund	14,850	210,150	150,000	150,000	-	-	-	-	525,000
Total	\$ 14,850	\$ 210,150	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 525,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Corp Yard Annex Site Improvements		
Project Number 56B	Project Type General Improvements	Project Subtype Facilities
Project Location: 560 Elm Avenue - Corp Yard Annex		Department Public Works

Project Description:

This project will construct storm drainage improvements and asphalt pavement improvements at the Corporation Yard Annex.

Purpose/Need:

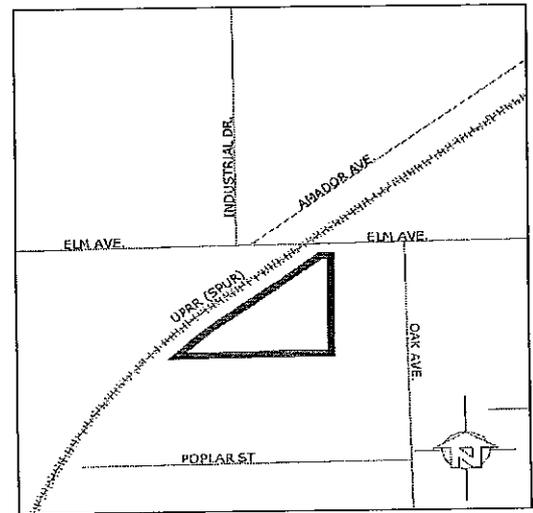
Current conditions at the Corp Yard Annex are substandard. The site is used for equipment and material storage. The existing fueling station is used by all departments, including transit vehicles. The Corp Yard Annex pavement is in very poor condition due to lack of drainage facilities and proper grading.

Project Work Completed:

Project design is complete. The project was bid in 2005, but construction was deferred due to a lack of funding. Other previous work included the Corp Yard Fuel Management System Upgrade Project (completed in 2006), soil contamination remediation by soil vapor extraction (completed in 2012), and revised project design with reduced scope/construction limit (completed in 2012).

Comments:

Staff has assumed the project will be funded with Transportation Development Act (TDA) funds. However, in working with the Sacramento Area Council of Governments (SACOG), staff anticipates that a portion of the total construction costs may need to be supplemented with other funding sources, given the use of the facility, to fully fund the project. If these additional sources are needed and are not identified, the project will need to be deferred again.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	700	-	2,000	-	-	-	-	2,500	5,200
Planning & Design	30,190	-	-	-	-	-	-	-	30,190
Other Prof Services	-	-	3,000	-	-	-	-	25,500	28,500
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	30,020	-	263,000	-	-	-	-	350,000	643,020
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 60,910	\$ -	\$ 268,000	\$ -	\$ -	\$ -	\$ -	\$ 378,000	\$ 706,910

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Culture & Recreation	-	-	-	-	-	-	-	100,000	100,000
State/Federal Transportation	-	-	268,000	-	-	-	-	278,000	546,000
Gen. Admin Impact Fee	60,910	-	-	-	-	-	-	-	60,910
Total	\$ 60,910	\$ -	\$ 268,000	\$ -	\$ -	\$ -	\$ -	\$ 378,000	\$ 706,910

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Corporation Yard/MSC Improvements Project		
Project Number	Project Type	Project Subtype
56C	General Improvements	Facilities
Project Location: Corporation Yard, 495 Industrial Drive		Department
		Public Works

Project Description:

The project includes minor improvements to the Public Works storage and maintenance building to accommodate moving Parks & Building Maintenance staff from the dilapidated annex to the Municipal Services Center (MSC). This third and final phase of the long-term Corporation Yard Improvements Project will construct three new equipment storage buildings and a workshop area for the Public Works Streets and Utilities Divisions. The new structures will include: (1) a building to house large vehicular equipment such as backhoes, dump trucks, and vac-con; (2) a building to house medium-sized vehicles such as service trucks; (3) a building to house small equipment such as compaction equipment, pumps, and a variety of hand-operated tools and equipment; and (4) a workshop that is open on one side for painting and other such tasks requiring good ventilation.

Purpose/Need:

Parks & Building Maintenance staff is now part of Public Works and should be located with their management staff. Storage of surplus material should be done at the older facility.

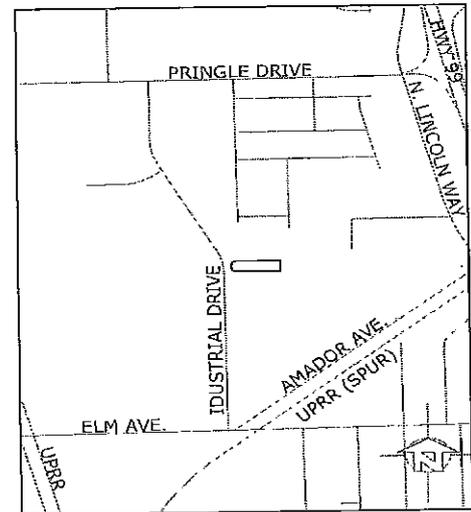
At the MSC, equipment is currently housed outdoors, exposed to the elements and at risk of vandalism and/or theft. Construction of the equipment storage and workshop facilities will provide covered, secure storage as well as maintenance accessibility in inclement weather.

Project Work Completed or Soon to be Completed:

Utilities, paving, and landscaping improvements were completed at this location as Phase 1 of development of a new corporation yard. Phase 2, the new staff building for the Streets Division, was completed in April of 2008.

Comments:

The proposed CIP for FY 2012-2013 is for the Parks & Building Maintenance move. An update of the concept plan should be done in a future year to determine what will be designed and constructed in future CIPs.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	6,230	-	-	-	-	-	-	4,000	10,230
Planning & Design	24,370	-	-	-	30,000	-	-	145,000	199,370
Other Prof Services	42,550	-	-	-	-	-	-	98,500	141,050
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	775,150	-	45,000	-	-	-	-	1,454,990	2,275,140
Equipment	9,080	-	-	-	-	-	-	-	9,080
Total	\$ 857,380	\$ -	\$ 45,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 1,702,490	\$ 2,634,870

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Charge	-	-	-	-	-	-	-	82,830	82,830
Wastewater Service Charge	-	-	-	-	-	-	-	20,000	20,000
Gen. Admin Impact Fee	745,250	-	45,000	-	30,000	-	-	1,454,000	2,274,250
Traffic Circulation Impact Fee	112,130	-	-	-	-	-	-	-	112,130
Water Connection Fee	-	-	-	-	-	-	-	72,830	72,830
Wastewater Connection Fee	-	-	-	-	-	-	-	72,830	72,830
Total	\$ 857,380	\$ -	\$ 45,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 1,702,490	\$ 2,634,870

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Regional Law Enforcement Training Center		
Project Number	Project Type	Project Subtype
58E	General Improvements	Police
Project Location: City of Galt Wastewater Treatment Plant, Twin Cities Road		Department
		Public Works

Project Description:

This project will upgrade and expand the police shooting range, including rehabilitation of the existing 50-yard range, construction of two new 50-yard ranges as well as new 100-yard and 150-yard ranges, all-weather pads, restroom and storage facilities, and a shade structure with tables. A classroom/training building is included which will also act as a regional emergency operations and training facility with a specific focus on disaster preparedness and response. This emergency operations and training facility would help with regional communication and be available for use by other communities, including Sacramento County, Elk Grove, Citrus Heights, and Lodi as well as other nearby agencies as needed. Lead remediation and roadway maintenance and improvements are also included.

Purpose/Need:

The existing range is deteriorating and in need of increasing maintenance. Continued use of the shooting range is needed to provide required weapons certification for City of Galt police officers, California Department of Corrections (CDC) staff and other local police departments through lease agreements. Upgrading and expanding the range to provide other improvements will allow for advanced training opportunities and increased revenue through additional lease agreements with CDC and other law enforcement agencies. Roadway improvements are also needed to mitigate impact to Wastewater Treatment Plant roads from additional vehicles.

Project Work Completed:

A Vision Plan was completed in December 2008 and identifies the following phases:

- Phase 1A – West Ranges: Grade and construct the west rifle ranges and one pistol range, including berms, bullet traps, fences and drainage
- Phase 1B – East Ranges: Remove existing pistol range, construct building pad and two east pistol ranges
- Phase 2 – Paving & Concrete: Install site improvements, including on-site driveways and parking
- Phase 3A – Electrical: Develop new electrical and communication connections
- Phase 3B – Water Supply: Develop potable water supply
- Phase 3C – Sanitary Sewer: Develop sanitary sewer system and off-site outfall
- Phase 4 – Building: Construct range center
- Phase 5 – Fencing: Develop site security system, including fencing and electronically locked swing gates

A request for proposals was issued for the design of the facility. It is anticipated all phases, with the exception of the Phase 4, Building, will be designed during fiscal year 2012-2013. Concurrently with the design, the environmental document will be completed by the Community Development Department.



Comments:

Based upon available funding, construction will be phased. Funding will come from revenues generated by outside law enforcement agencies using the facility. Currently the City receives approximately \$80,200 in revenue a year, but as improvements are constructed and additional capacity is provided, revenue is projected to increase.

Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	42,200	42,200
Planning & Design	98,090	258,380	80,200	80,200	-	-	-	-	516,870
Other Prof Services	4,000	-	-	-	-	-	-	632,000	636,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	80,200	80,200	80,200	3,575,000	3,815,600
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 102,090	\$ 258,380	\$ 80,200	\$ 4,249,200	\$ 5,010,670				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
General Fund	102,090	258,380	80,200	80,200	80,200	80,200	80,200	4,249,200	5,010,670
Total	\$ 102,090	\$ 258,380	\$ 80,200	\$ 4,249,200	\$ 5,010,670				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Fourth Street Parking Lot and Open Space Improvements		
Project Number	Project Type	Project Subtype
59B	General Improvements	Facilities
Project Location: Between Fourth Street and Union Pacific Railroad tracks, between "B" Street and "F" Street.		Department
		Public Works

Project Description:

This project will develop a portion of the Union Pacific Railroad (UPRR) property adjacent to Fourth Street from north of B Street down to F Street with parking and other open space improvements.

Purpose/Need:

Construction of the parking lot is needed to provide parking for the Historic Old Town, potentially for a future commuter rail stop and for special events. Development of portions of the property into a green square would both beautify the area and provide open space for the community.

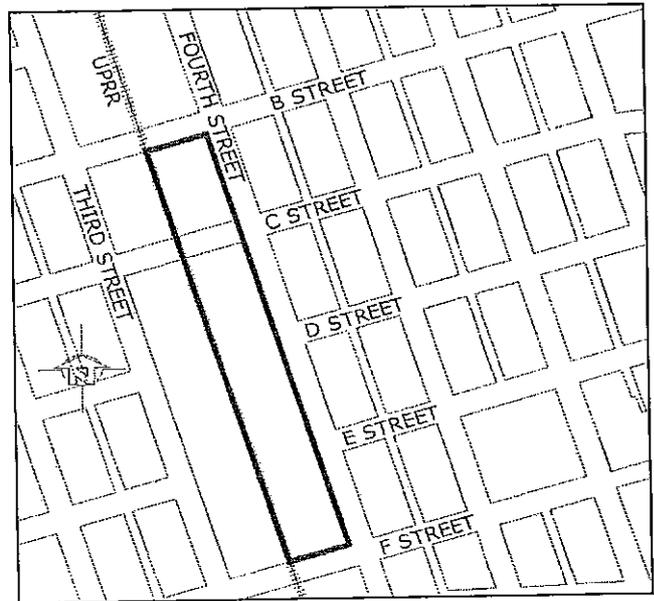
Project Work Completed: C Street Corridor Plan which included this project, was completed in August 2008. A design and engineering contract was awarded to Callander Associates in late December 2010. Public workshops were held February and March 2011 and design alternatives were presented to City Council in May 2011. Redevelopment Agency Bonds including this project were sold February 2011.

Comments:

The work for this CIP is outside the Right-of-Way of Fourth Street, which is the grant eligible portion of improvements to be done under CIP #50H.

The property is owned by UPRR and is a Congressional Land Grant property; therefore UPRR is not permitted to sell the property without Congressional approval. Development of the property is more likely to occur through a lease agreement. Staff has had detailed discussions with the railroad and the lease agreement is nearing finalization. Timing of the project is contingent on availability of Redevelopment funding and a lease agreement.

If redevelopment bond proceeds are not allowed to be used, then this project will need alternative funding.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	510	320	2,500	-	-	-	-	-	3,330
Planning & Design	-	-	208,100	-	-	-	-	-	208,100
Other Prof Services	750	-	12,500	-	-	-	-	-	13,250
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	1,876,900	-	-	-	-	-	1,876,900
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 1,260	\$ 320	\$2,100,000	\$ -	\$2,101,580				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Redevelopment	1,260	320	2,100,000	-	-	-	-	-	2,101,580
Total	\$ 1,260	\$ 320	\$2,100,000	\$ -	\$2,101,580				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Utilities Master Plans		
Project Number	Project Type	Project Subtype
59K	General Improvements	Community
Project Location: Citywide		Department Public Works

Project Description: This project will prepare master plans for Sewer, Water, and Storm Drain for the City for both the existing city limits and the general plan update area. The master plans will look at existing infrastructure that may be deficient as well as what is needed to serve as the backbone infrastructure for the area that is within the general plan update area. As the General Plan Update has several policies relating to recycled water, a recycled water evaluation was added to the scope of work.

Purpose/Need: Except as provided in the Northeast Area Specific Plan, the City does not have utilities master plans to guide orderly expansion of water, sewer and storm drain infrastructure improvements associated with development. The master plans will also be the basis of a Capital Infrastructure Fee update, which will be Phase 2 of this CIP. The Citywide Capital Infrastructure Fee Program has not been updated for several years.

Project Work Completed: The General Plan update was approved in April 2009. The final draft master plans and evaluation were presented to Council in May 2010.

Comments: The master plans will be the basis for a Capital Infrastructure Fee update, which will be Phase 2 of this CIP. Both the Master Plans and the Capital Infrastructure Fee update are subject to the California Environmental Quality Act (CEQA). That CEQA evaluation started in advance of fee update. The fee update Request For Proposals (RFP) has been drafted but not finalized. Fees for Wastewater Treatment Facilities are not included and need to wait for completion of Wastewater Facilities Planning.

Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	264,000	869,630
Other Prof Services	532,730	11,600	61,300	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 532,730	\$ 11,600	\$ 61,300	\$ -	\$ -	\$ -	\$ -	\$ 264,000	\$ 869,630

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Storm Drain Service Charge	25,000	-	-	-	-	-	-	12,000	37,000
Water Service Charge	52,500	-	-	-	-	-	-	26,000	78,500
Wastewater Service Charge	53,750	-	-	-	-	-	-	26,000	79,750
Water Connection Fee	80,080	2,000	11,000	-	-	-	-	40,000	133,080
Wastewater Connection Fee	80,080	2,000	11,000	-	-	-	-	40,000	133,080
Drainage Impact Fee	80,080	2,000	11,000	-	-	-	-	40,000	133,080
Northeast Area Impact Fee	161,240	5,600	28,300	-	-	-	-	80,000	275,140
Total	\$ 532,730	\$ 11,600	\$ 61,300	\$ -	\$ -	\$ -	\$ -	\$ 264,000	\$ 869,630

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Project Number 53H	Project Type General Improvements	Project Subtype Facilities
Project Location: Police Department		Department Police

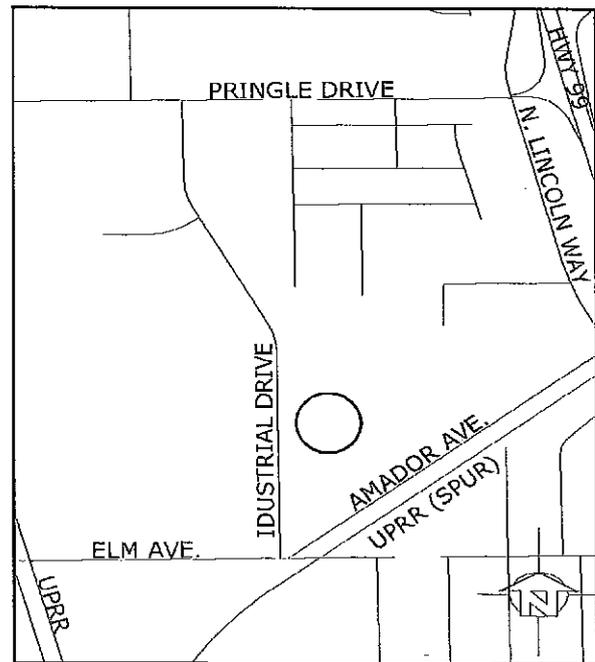
Project Description: There are three parts to this project.

1. Roof replacement
2. HVAC upgrades
3. Carpet and tile replacement

Purpose/Need: An assessment was done on the roof and it was determined that extensive rehabilitation is needed to properly seal the roof to prevent water from entering the building. Staff has proposals for this task. There are issues with sediment building up in the heat exchangers in the HVAC system. A separator pump is required to prolong the life of the twenty-eight heat exchangers in the building. Each heat exchanger is approximately six thousand dollars to replace. Continued operation without filtering will result in the loss of all heat exchangers. Carpet and tile is no longer available and needs to be replaced. Staff has done spot repairs, but cannot match existing tile in color.

Project Work Completed:

Comments:



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Project Number 531	Project Type Parks & Recreation	Project Subtype Facilities
Project Location: Gora Aquatic Center		Department Public Works

Project Description: There are two parts to this project.

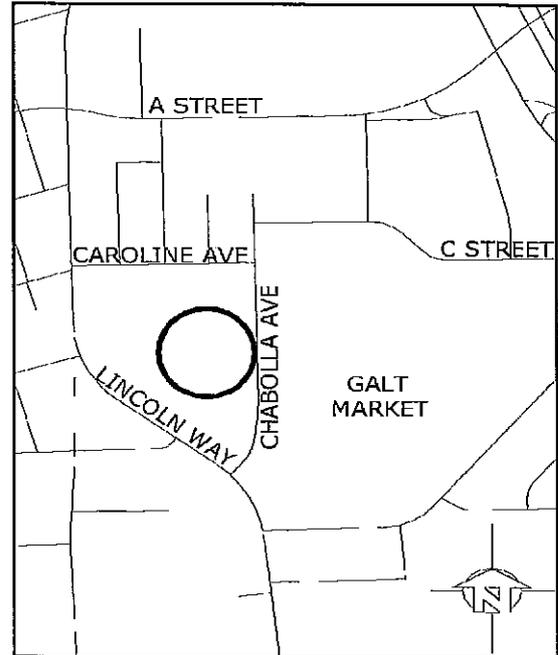
1. Remove and replace all of the deck tile around both the recreation and competition pools.
2. Re-plaster both recreation and competition pools.

Purpose/Need: New tile and plaster was installed and applied in 2006. The tile is faded and breaking loose at various locations around both pools. Staff repaired damaged areas to safely open the pool for the 2013 swim season, but replacement will be necessary prior to the 2014 season.

The plaster is wearing and the surface of the pools is becoming rough, which over time will lead to possible foot injuries to swimmers.

Project Work Completed:

Comments:



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Project Number 53J	Project Type Parks & Recreation	Project Subtype Facilities
Project Location: Chabolla Center		Department Parks & Recreation

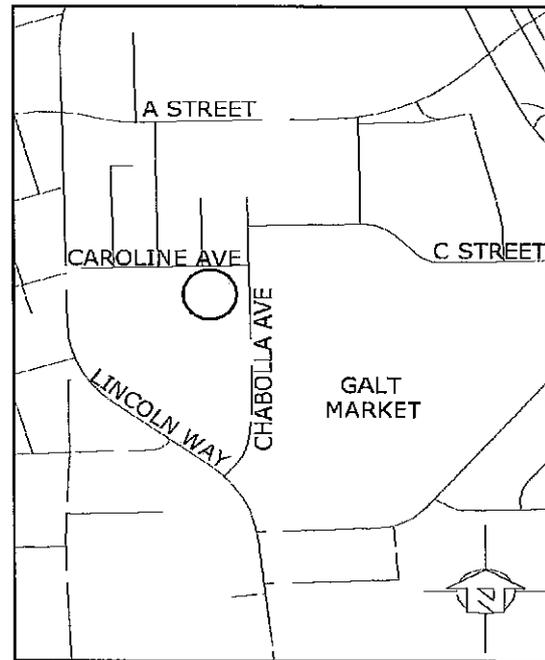
Project Description: There are four parts to this project.

1. Floor replacement
2. HVAC replacement
3. Install new restroom partitions
4. Replace door hardware

Purpose/Need: The floor at the Chabolla Center has never been replaced. Staff has done spot repairs, but is not able to match the original tile. Tiles are coming up in various locations. The HVAC system is over twenty-five years old and is obsolete. The three condensers and four heat furnaces will need to be replaced. The restroom partitions are in need of replacement. The ADA stall is not in compliance. Door hardware to the building is failing and needs to be replaced.

Project Work Completed:

Comments:



2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
C Street/Central Galt Complete Streets Project		
Project Number	Project Type	Project Subtype
50H	Transportation	Streets
Project Location: C Street from State Route 99 to Union Pacific Railroad; Lincoln Way from A Street to C Street		Department
		Public Works

Project Description: This project contains several distinct elements that were developed as part of the C Street/Central Galt Complete Streets public design workshops. The following improvements are included in this project:

C Street - Improvements along C Street from Civic Drive to Sixth Street will transform the C Street corridor into a complete street, providing new, wide sidewalks with enhanced pavement and landscaped planters, accessible ramps at street corners with bulb-outs, crosswalks, median islands and pedestrian scale lighting along C Street.

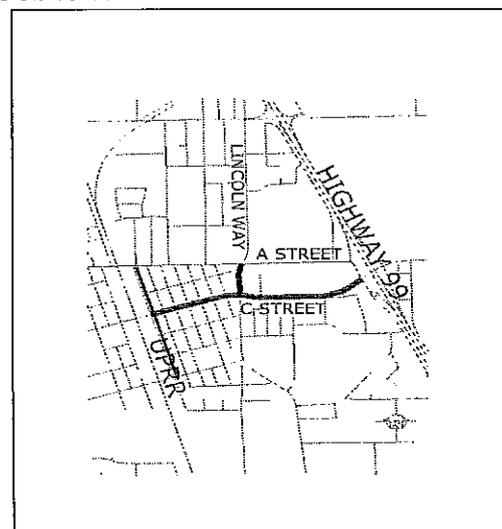
Fourth Street - Add diagonal parking, new, wide sidewalks with enhanced pavement and landscaped planters, accessible ramps at street corners with bulb-outs, enhanced pavement crosswalks and pedestrian scale lighting along Fourth Street from F Street north to Robinson's Feed, just south of A Street.

Lincoln Way - Improvements include returning angled parking along Lincoln Way from A to C Streets. This will require reducing the width of the sidewalks and removing the raised median island. Additional improvements include widening the existing driveway from Lincoln Way onto B Street for two way traffic and adding a mid-block pedestrian crossing. This phase of the project is currently unfunded and is Beyond CIP.

Landmark Features- Landmark features at the intersection of C Street and Civic Drive and at Lincoln Way and C Street were identified in Callander's preliminary design effort. This phase of the project is currently unfunded and is Beyond CIP.

Purpose/Need: This project is intended to beautify and enhance the main C Street corridor from SR99 to Old Town, including portions of Lincoln Way. The project will help to improve community identity, connectivity and business development in Galt's Old Town.

Project Work Completed: C Street Corridor Plan completed in August 2008. A design and engineering contract was awarded to Callander Associates in late December 2010. Public workshops were held February and March 2011 and design alternatives were presented to City Council in May 2011. Redevelopment Agency Bonds were sold February 2011. City applied for and received a \$2M Sacramento Area Council Of Governments (SACOG) Community Design Grant to advance the construction of this project.



Comments: Timing of the project is contingent on availability of Redevelopment funding and the \$2M SACOG Grant.

Phase 1 of this project includes the C Street and Fourth Street improvements. Due to funding availability, Lincoln Way improvements are shown beyond CIP.

Improvements between the Union Pacific Railroad and Fourth Street, northerly and southerly of C Street, which includes improvements to the open space and a parking lot are a separate CIP (#59B).

Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	510	330	5,000	-	-	-	-	-	5,840
Planning & Design	69,910	190,090	168,100	-	-	-	-	-	428,100
Other Prof Services	1,380	-	60,000	-	-	-	-	-	61,380
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	3,840,000	-	-	-	-	-	3,840,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 71,800	\$ 190,420	\$4,073,100	\$ -	\$4,335,320				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
General Fund	69,910	190,090	-	-	-	-	-	-	260,000
Intergovernmental	-	-	2,000,000	-	-	-	-	-	2,000,000
Redevelopment	1,890	330	2,073,100	-	-	-	-	-	2,075,320
Total	\$ 71,800	\$ 190,420	\$4,073,100	\$ -	\$4,335,320				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Bicycle Lane Improvements		
Project Number 51E	Project Type Transportation	Project Subtype Pedestrian & Bicycle
Project Location: Various locations throughout City		Department Public Works

Project Description:

The Bicycle Transportation Plan-2011 (BTP) Chapter 4, Prioritization Strategy identifies Class I, II and III bicycle lanes/routes improvements throughout the existing City limits and General Plan area.

Below are the highest ranked priorities in the City:

- #1—Routes C3-1, C3-2, C3-3, C3-4 (C-Street west of 4th Street to the new interchange, 4th Street between A-Street and F-Street, South Lincoln Way between A-Street and F-Street) Total cost = \$87,000.
- #2—Route C2-1: West "A" Street (between the railroad tracks and west to City limits): This street is wide enough to accommodate bike lanes via restriping and signing only. Total cost = \$61,000..
- #3—Route C2-3: Amador Avenue (between Industrial Drive and west end of existing Amador Ave.) Post "no parking" on south side of street. Stripe and sign for Bike Lanes. Existing paving is sufficient to accommodate bike lanes. Total cost = \$14,000.
- #4—Route C2-4 Elm Avenue (south side (city) between Industrial Drive and existing Class II). Total cost = \$22,000.
- #5—Route C2-5: A-Street (from Lincoln east to interchange improvements). Total cost = \$17,000.

Purpose/Need:

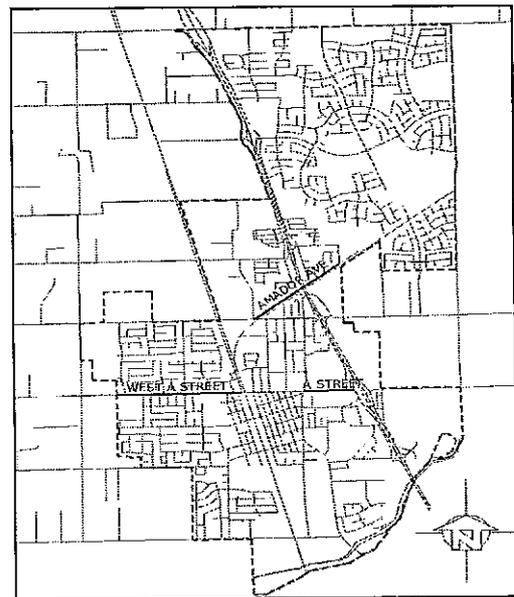
The BTP identifies Class I, II and III bicycle lanes/routes improvements throughout the existing City limits and General Plan area.

Project Work Completed:

BTP was adopted by the City Council on March 1, 2011. Some portions of the BTP will be done with development but implementation of recommended improvements within existing streets and roads by the City as a CIP. With the adoption of BTP, the City becomes eligible for potential grants to enhance the bicycle transportation network throughout the City consistent with the following General Plan policies: Policy C-6.1; C-6.2; C-6.3; C-6.4; C-6.6; C-6.7; and C-6.11.

Comments:

This CIP budget does not include item #1 and #4 as the bicycle lane improvements will be done with other CIPs. Proposed funding for FY 2012 - 2013 will accomplish project #5 and #3 in FY 2013 - 2014. Project is funded using Measure A and Transportation Development Act (TDA) funds.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	1,500	1,500	1,500	-	-	-	-	4,500
Planning & Design	-	5,000	-	-	-	-	-	-	5,000
Other Prof Services	-	1,000	1,000	500	-	-	-	-	2,500
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	53,500	14,900	13,000	-	-	-	-	81,400
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ 61,000	\$ 17,400	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 93,400

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
State/Federal Transportation	-	52,000	13,000	13,000	-	-	-	-	78,000
Measure A	-	9,000	4,400	2,000	-	-	-	-	15,400
Total	\$ -	\$ 61,000	\$ 17,400	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 93,400

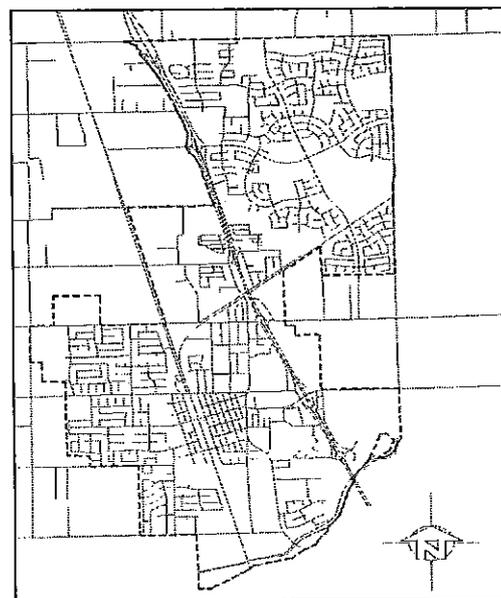
2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Street Sign Upgrade Improvements		
Project Number 52D	Project Type Transportation	Project Subtype Streets
Project Location: Citywide		Department Public Works

Project Description: Upgrade regulatory, warning, and guide signs that do not meet the new Manual on Uniform Traffic Control Devices (MUTCD) standards for retroreflectivity and purchase a testing kit to determine which signs need upgrading. This is a four year CIP. The City sign inventory would be inspected year one, and non conforming signs will be replaced over the four year CIP. Funding in the amount \$12,500 would provide for the purchase of signs and related materials to insure compliance with the new standards.

Purpose/Need: The 2009 Edition of the MUTCD identifies new standards for retroreflectivity. California adopted the 2012 edition of the California MUTCD January 2012. Regulatory, warning, and guide signs must meet these new standards. Agencies will be given three to seven years to upgrade signs that do not meet the minimum standards.

Project Work Completed: Inspection of installed sign inventory ongoing to determine type of signs and quantity needed to complete project. Staff will order signs for FY 2012 in May 2012, with installation anticipated through June 2012.

Comments: The Federal Highway Administration (FHWA) issued a stay on the new requirements. However, California adopted the new standards in the 2012 California MUTCD. If the FHWA permanently vacates the new standards, we anticipate that California will do the same.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	12,500	12,500	12,500	12,500	-	-	-	50,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	\$ -	\$ -	\$ 50,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Gas Tax	-	12,500	12,500	12,500	12,500	-	-	-	50,000
Total	\$ -	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	\$ -	\$ -	\$ 50,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Marengo Road – Pedestrian Path from Elk Hills Drive to Maugham Drive Project		
Project Number 53L	Project Type Transportation	Project Subtype Pedestrian & Bicycle
Project Location: On the City side of Marengo Road between Elk Hills Drive to Maugham Drive		Department Public Works

Project Description:

This project will install sidewalk, curb, gutter, and roadway widening improvements on the west side of Marengo Road, from Elk Hills Drive to Maugham Drive. The improvements will require agreement and permit work with UPRR, applicable environmental agencies, and utility companies. The improvements will also require right-of-way work.

Purpose/Need:

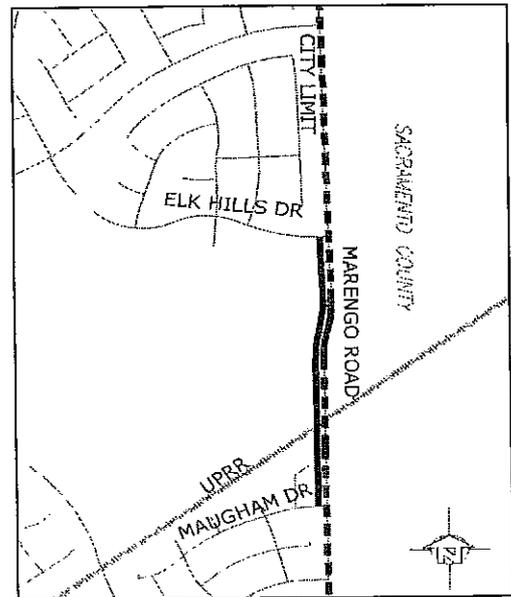
This section of road is heavily used by Liberty Ranch High School students who walk to school from the housing subdivisions south of the UPRR spur track. The existing narrow curve road makes driver visibility a safety issue for school students. The proposed improvements were slated to be improved with development projects, but have halted due to the recent decline in the housing economy.

Project Work Completed:

Staff analyzed and concluded that this is an ideal project for grant work from the various available grants including Safe Routes to School, Congestion Mitigation and Air Quality, State Transportation Improvement Program Traffic Enhancement, and Regional Surface and Transportation Program.

Comments:

Allocation of \$50,000 in FY 2013-2014 for consultation work to prepare the construction plan, and detail all the costs associated with the permit, agreement, and right-of-way work. The consultation deliverables will be used for grant application work.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	50,000	-	-	-	-	-	50,000
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Measure A	-	-	50,000	-	-	-	-	-	50,000
Total	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Central Galt Interchange		
Project Number 561	Project Type Transportation	Project Subtype Streets
Project Location: A Street, C Street, Boessow Road at SR 99.		Department Public Works

Project Description:

This project will reconstruct the Central Galt Interchange at State Route 99. Improvements include replacing the existing two-lane interchange with a two bridge, spread diamond design in order to mitigate existing operational and safety deficiencies and to provide needed capacity to accommodate regional and local growth.

Purpose/Need:

This project would solve current safety and transportation capacity deficiencies and accommodate planned growth within both the City of Galt and within the south Sacramento County region consistent with the respective adopted General Plans and the Transportation Concept Report for State Route 99. The project would also improve non-standard geometry, improve overall traffic operations and safety, and reduce local trips on the freeway.

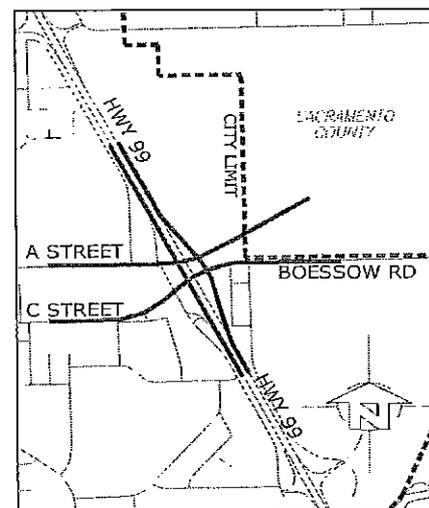
Project Work Completed:

Preliminary Approval and Environmental Document (PA/ED) Phase was completed in Fiscal Year 2006-2007. Right-of-way acquisition, plans, specifications and estimate (PS&E) were completed in Fiscal Year 2009-2010. Construction began late 2010 with an expected completion late 2012.

Comments:

This project is funded with Federal Regional Surface Transportation Program (RSTP) and SAFETEA-LU High Priority Projects program funds, the State Transportation Improvement Program (STIP), Measure A sales tax revenue, and by the Citywide Traffic Impact Fee Program (TCIP).

This project is identified in the SACOG Metropolitan Transportation Plan (MTP) 2035 and current Metropolitan Transportation Improvement Program (MTIP).



Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	7,070	10	-	-	-	-	-	-	7,080
Planning & Design	4,224,400	57,080	-	-	-	-	-	-	4,281,480
Other Prof Services	346,500	1,692,140	-	-	-	-	-	-	2,038,640
Land/ROW	7,497,480	-	-	-	-	-	-	-	7,497,480
Construction	5,308,980	20,583,180	325,000	-	-	-	-	-	26,217,160
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 17,384,430	\$ 22,332,410	\$ 325,000	\$ -	\$ 40,041,840				

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
State/Federal Transportation	2,025,160	-	-	-	-	-	-	-	2,025,160
Intergovernmental Streets	3,832,220	7,040,370	-	-	-	-	-	-	10,872,590
Traffic Circulation Impact Fee	2,251,460	8,774,760	325,000	-	-	-	-	-	11,351,220
Measure A	9,275,590	6,517,280	-	-	-	-	-	-	15,792,870
Total	\$ 17,384,430	\$ 22,332,410	\$ 325,000	\$ -	\$ 40,041,840				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name ADA Compliance Sidewalk Improvements		
Project Number 57H	Project Type Transportation	Project Subtype Streets
Project Location: Varies, but most locations tend to fall within older, lower and middle income residential areas of the City and in areas with commercial development and public facilities.		Department Public Works

Project Description:

This project will provide ADA compliant sidewalk and pedestrian walkway improvements at various locations throughout the City in accordance with the Public Right-of-Way Element of the ADA Transition Plan.

Purpose/Need:

In the mid 1990's, the City of Galt undertook and adopted the Americans with Disabilities Act (ADA) Transition Plan. The Plan set forth a list of physical barriers and facilities that limit accessibility to programs, activities, and services to individuals with disabilities. Additionally, the Plan outlined and detailed methods to be utilized to remove these barriers and make facilities accessible in order to implement the objectives of the plan. Portions of the Plan were updated in July 2005 by the adoption of a Public Right-of-Way Element of the ADA Transition Plan. The purpose of this project is to implement the Public Right-of-Way Element of the ADA Transition Plan Update. This Plan identified non-ADA compliant locations of pedestrian corridors, recommended improvements to gain compliance, and provided a basis for orderly programming of improvement construction/installation.

Project Work Completed:

To date, over \$1M in specific ADA sidewalk improvement projects have been completed since 2005.

Comments:

Typically, multiple years of funding for specific ADA compliance projects have been combined into larger projects in alternate years. In other years, smaller projects typically will address more immediate, local ADA issues in response to specific complaints.

Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	640	30	300	300	300	300	300	-	2,170
Planning & Design	2,500	100	1,400	1,400	1,400	1,400	1,400	-	9,600
Other Prof Services	19,390	-	2,300	2,300	2,300	2,300	2,300	-	30,890
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	1,357,720	-	16,000	16,000	16,000	16,000	16,000	-	1,437,720
Equipment	-	-	-	-	-	-	-	-	-
Total	\$1,380,250	\$ 130	\$ 20,000	\$ -	\$1,480,380				

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Intergovernmental Streets	298,830	-	-	-	-	-	-	-	298,830
Measure A	1,081,420	130	20,000	20,000	20,000	20,000	20,000	-	1,181,550
Total	\$1,380,250	\$ 130	\$ 20,000	\$ -	\$1,480,380				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Annual Pavement Rehabilitation Program		
Project Number 571	Project Type Transportation	Project Subtype Streets
Project Location: Various Locations within the City.		Department Public Works

Project Description:

This project will preserve the roadway system with various techniques including asphalt overlays and slurry seals. Implementation of a Citywide Pavement Management System (PMS) has been completed. The PMS will assist staff in determining the most efficient use of pavement rehabilitation funds by assessing current roadway conditions, documenting rehabilitation work performed, and modeling future maintenance efforts. Using visual condition data, the PMS produces a condition index for each street segment. The condition index is used by the PMS to produce a proposed maintenance schedule and to determine what type of preventive maintenance or resurfacing treatment would be most effective for each segment.

Purpose/Need:

The City of Galt is responsible for maintaining approximately 170 lane miles of local streets, collectors, and arterials. This annual program will assist in planning maintenance of this important infrastructure investment and reduce more costly repairs resulting from roadway structural failure.

Project Work Completed:

This is an ongoing annual program. Staff advertised and will construct a pavement overlay on Elm Avenue (from Industrial to Ashley Way), a cape seal on F Street (from Lincoln Way to First Street), and a slurry seal (various locations) project in 2012.

Comments:

Road pavement rehabilitation projects will be combined with parking lot rehabilitation projects for bidding if the scope of work is similar and funding is available.

The following locations are proposed for improvements in the in fiscal year 2012-2013:

- Slurry Seal Lincoln Way from Pringle Avenue to south City limit
- Overlay Pringle Avenue from Lincoln Way to Industrial Drive
- Cape Seal Walnut Avenue from East Stockton Blvd. to Vintage Oak Avenue
- Slurry Seal Carillion Blvd. from Twin Cities Road to south City limit
- Slurry Seal Chancellor Estates Subdivision

Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	2,010	5,000	17,500	17,500	5,000	5,000	5,000	-	57,010
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	81,260	15,000	52,500	52,500	15,000	15,000	15,000	-	246,260
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	1,198,310	1,278,200	1,543,280	1,543,280	380,000	380,000	380,000	-	6,703,070
Equipment	-	-	-	-	-	-	-	-	-
Total	\$1,281,580	\$1,298,200	\$1,613,280	\$1,613,280	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$7,006,340

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
State/Federal Transportation	(329,880)	-	213,280	213,280	-	-	-	-	96,680
Intergovernmental Streets	767,090	111,380	-	-	-	-	-	-	878,470
Measure A	844,370	1,186,820	1,400,000	1,400,000	400,000	400,000	400,000	-	6,031,190
Total	\$1,281,580	\$1,298,200	\$1,613,280	\$1,613,280	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$7,006,340

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Twin Cities Road Roundabouts at SR 99		
Project Number	Project Type	Project Subtype
58P	Transportation	Streets
Project Location: Twin Cities Road - East and West Stockton Boulevard		Department
		Public Works

Project Description:

This project will reconstruct the existing signalized Twin Cities Road intersections with West and East Stockton Boulevard, replacing the signals with modern roundabouts. This is considered an interim improvement until such time as funding becomes available for reconstruction of the Twin Cities Road / SR 99 Interchange. Project also includes ADA improvements at the intersections as well as the overcrossing.

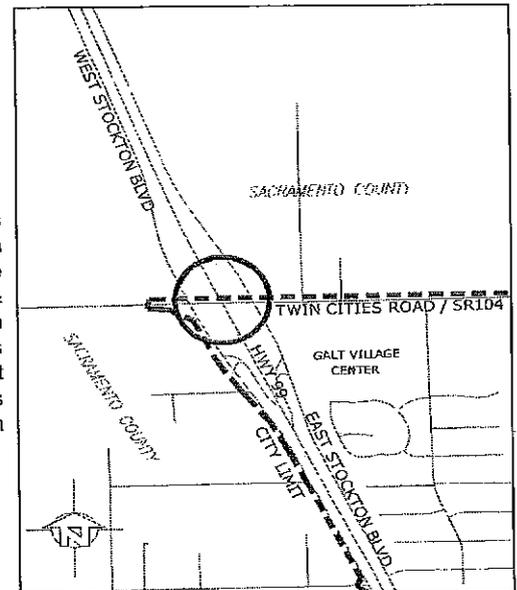
Purpose/Need:

This project would improve traffic operations and reduce motorist delay at this intersection. During peak hours vehicles queuing is at level of service F on all legs of the frontage road intersections. Completion of the project is necessary to reduce congestion, improve vehicular, pedestrian and bicyclist safety, and to provide for regional growth.

Project Work Completed: Design is 95% completed and Right-of-Way is underway.

Comments:

Project is funded by the Traffic Capital Improvement Program. Due to the project boundaries extending beyond the City limits, extensive coordination has occurred and will continue with Sacramento County Department of Transportation and Caltrans. Caltrans has signed a cooperative agreement to contribute \$1 million for construction and staff time to oversee the Project Approval & Environmental Documentations (PA&ED); Plan, Specification & Estimate (PS&E); and construction phases. A request for the authorization of funds from the California Transportation Commission is scheduled in late summer 2012. A winter bid of the project is anticipated with a construction start time in spring 2013. The project is identified in the Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan (MTP) 2035 and current Metropolitan Transportation Improvement Plan (MTIP) with completion anticipated in 2013.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	28,390	-	-	-	-	-	-	28,390
Planning & Design	577,840	440,000	-	-	-	-	-	-	1,017,840
Other Prof Services	1,060	103,050	493,000	-	-	-	-	-	597,110
Land/ROW	-	650,000	-	-	-	-	-	-	650,000
Construction	-	1,670	5,147,000	-	-	-	-	-	5,148,670
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 578,900	\$1,223,110	\$5,640,000	\$ -	\$ 7,442,010				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Intergovernmental Streets	-	-	1,000,000	-	-	-	-	-	1,000,000
Traffic Circulation Impact Fee	379,410	1,223,100	4,640,000	-	-	-	-	-	6,242,510
Measure A	193,450	10	-	-	-	-	-	-	193,460
Northeast Area Impact Fee	6,040	-	-	-	-	-	-	-	6,040
Total	\$ 578,900	\$1,223,110	\$5,640,000	\$ -	\$ 7,442,010				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Transit Fleet Acquisition (Replacement and Expansion)		
Project Number	Project Type	Project Subtype
58R	Transportation	Transit
Project Location: N/A		Department
		Public Works

Project Description:

This project will provide for the purchase of buses to be used by South County Transit/Link (SCT/Link) for transit services for the City of Galt and the South Sacramento County area.

Purpose/Need:

SCT Link's current fleet consists of fourteen (14) cut-away style transit buses. The City of Galt owns three buses and the County owns eleven (11) buses. Of the fourteen (14) buses, three buses may be retired by the County due to age and/or mileage under Federal Transit Administration (FTA) guidelines. Replacement of the buses is needed to insure reliable service and to reduce increasingly expensive maintenance costs as well as to allow for service expansion to accommodate increased transit needs due to growth.

Project Work Completed:

The City purchased two buses in Fiscal Year 2008-2009 using FTA Section 5309 grant funding and two buses in Fiscal Year 2009-2010 using American Recovery and Reinvestment Act (ARRA) grant funding. Two additional buses are scheduled for replacement as they have exceed their useful life expectancy based on the number of years in service or mileage. A transit bus has a useful life expectancy of four years or 150,000 miles, according to FTA guidelines.

Comments:

Additional or replacement buses will also be purchased by Sacramento County on an as needed basis and as funding allows. The Galt Dial-A-Ride service has a maximum allowable level for federal funding purposes. The maximum allowable level is defined as a maximum ratio of spare buses to active service that a fleet may have and still justify funding a new one with the federal government. Currently, Galt's maximum funding level has not been reached as a destroyed bus has not been replaced and other buses will be going out of service.

Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	1,980	-	2,500	2,500	-	-	-	-	6,980
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	1,360	-	-	-	-	-	-	-	1,360
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	264,530	197,500	135,000	135,000	-	-	-	-	732,030
Total	\$ 267,870	\$ 197,500	\$ 137,500	\$ 137,500	\$ -	\$ -	\$ -	\$ -	\$ 740,370

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
State/Federal Transportation	267,870	197,500	137,500	137,500	-	-	-	-	740,370
Total	\$ 267,870	\$ 197,500	\$ 137,500	\$ 137,500	\$ -	\$ -	\$ -	\$ -	\$ 740,370

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Transit Operation/ Maintenance Center		
Project Number	Project Type	Project Subtype
59D	Transportation	Transit
Project Location: To be determined		Department
		Public Works

Project Description:

This project will provide new facilities to house the SCT Link transit service provider's administration, operations, and maintenance functions. Proposed amenities include administrative and operation offices, parking, maintenance bays, and fleet storage and central fueling facilities.

Purpose/Need:

Transit services in the Galt/South Sacramento County region are provided through a joint City/County agreement. Currently, Dial-a-Ride, and inter-regional transit services are provided through a contract operator, Storer Transportation, operating as SCT Link, under contract with Sacramento County. Storer currently provides maintenance and dispatch facilities and the City provides buses and fuel. Fuel for transit vehicles is provided at the City's Corp Yard Annex. In order to reduce operations cost (thereby improving our fare box recovery ratio), the City should consider acquisition/construction of a facility to house transit operations & maintenance, vehicle storage and fueling.

Project Work Completed:

In Fiscal Year 2009-2010, the City received Caltrans grant funding to perform a transit administration management transition plan as well as ARRA funding to complete a needs assessment and preliminary design for a transit fueling facility at MSC. The City requested an extension from Caltrans for this project. Estimated completion date is June 2013.

Comments:

Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	80,000	303,910	-	-	-	-	-	383,910
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ 80,000	\$ 303,910	\$ -	\$ 383,910				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
State/Federal Transportation	-	80,000	303,910	-	-	-	-	-	383,910
Total	\$ -	\$ 80,000	\$ 303,910	\$ -	\$ 383,910				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name New WTP: Kost Road WTP Install		
Project Number 51B	Project Type Water	Project Subtype Source/Supply
Project Location: Kost Reservoir		Department Public Works

Project Description:

This project will construct a new water treatment plant at the Kost Rd. site for the new Kost Rd. Well and Creekside Well replacement. Treatment will be for iron and manganese only. In addition, a new generator is included to operate the well, treatment system, and booster pumps, providing the ability to fill the reservoirs in case of a prolonged power outage.

Purpose/Need:

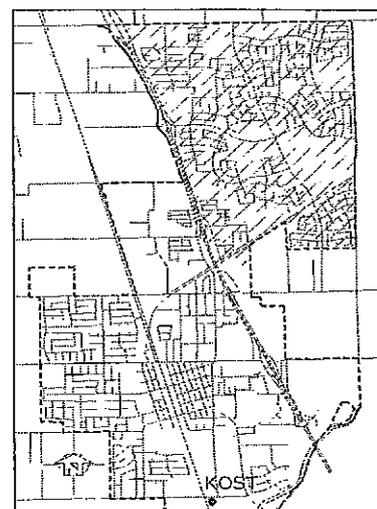
The Kost Water Treatment Plant (WTP) is one of the projects identified in the Water Master Plan.

Project Work Completed:

Grant deed for Kost Water Treatment Plant site has been recorded. A test well has been drilled.

Comments:

The new water wells, Kost and Creekside, are included as separate projects. Application for a safe drinking water loan for the Kost Well and WTP is underway. The WTP will be sized to accommodate additional filters to serve the replacement Creekside Well and one additional new well per the Master Plan.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	300,000	-	-	-	-	-	300,000
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	3,100,000	-	-	-	-	3,100,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 300,000	\$3,100,000	\$ -	\$ -	\$ -	\$ -	\$3,400,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Chare	-	-	300,000	3,100,000	-	-	-	-	3,400,000
Total	\$ -	\$ -	\$ 300,000	\$3,100,000	\$ -	\$ -	\$ -	\$ -	\$3,400,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name New Water Well: Kost Road		
Project Number 51C	Project Type Water	Project Subtype Source/Supply
Project Location: Kost Reservoir		Department Public Works

Project Description:

This project will add one new municipal water well at the existing Kost Reservoir site. At the lower (approximately 1,700 feet deep) aquifer, arsenic levels are anticipated to be below the state requirements.

Purpose/Need:

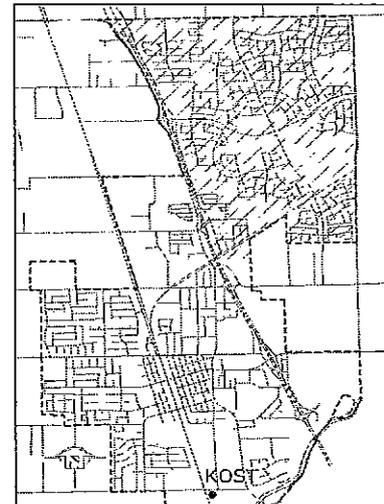
This well will, depending on its developed capacity, provide capacity to meet current demand and provide some capacity for additional development and anticipated replacement of old wells. Per approved water master plan, wells and water treatment plants are needed to serve development. The Master Plan assumed continued operation of facilities (Fumasi and Gateway); however, these facilities will need to be replaced in the near-term. With current planned projects (Monterey Bay/Golden Heights Water Treatment Plant Expansion), and assuming a worse case scenario per State regulations, demand will be met, but with little extra capacity. Flows for each existing site are estimated as follows: Industrial Park Water Treatment Plant (1,900 gallons per minute), River Oaks Well/Carillion Water Treatment Plant (2,800 gallons per minute), Monterey Bay Well/Golden Heights Water Treatment Plant (1,450 gallons per minute), Fumasi Water Treatment Plant (700 gallons per minute), and Gateway Water Treatment Plant (600 gallons per minute). Per the Preliminary Engineering Report, Kost Well is anticipated to produce an additional 2,000 gallons per minute.

Project Work Completed:

Grant deed for Kost Water Treatment Plant site has been recorded.
Test well has been drilled. Design is in process.

Comments:

The new Water Treatment Plant is included as a separate project. Investigation into safe drinking water State Revolving Fund (SRF) availability is underway, and a 20 year low interest loan is expected to be available.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	20	-	-	-	-	-	-	-	20
Planning & Design	6,500	70,000	-	-	-	-	-	-	76,500
Other Prof Services	-	10,000	60,000	-	-	-	-	-	70,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	221,780	-	1,440,000	-	-	-	-	-	1,661,780
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 228,300	\$ 80,000	\$1,500,000	\$ -	\$1,808,300				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Charge	-	-	1,500,000	-	-	-	-	-	1,500,000
Water Connection Fee	228,300	80,000	-	-	-	-	-	-	308,300
Total	\$ 228,300	\$ 80,000	\$1,500,000	\$ -	\$1,808,300				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Water - Capacity Improvements		
Project Number	Project Type	Project Subtype
53G	Water	Distribution
Project Location: Various locations throughout the City		Department
		Public Works

Project Description:

The City of Galt Water Distribution Master Plan (WDMP) done by Carollo Engineers in May 2010 identifies a number of water distribution improvements in the existing developed areas as well as to-be newly developed areas of the City. Particularly, the WDMP identifies upsizing existing pipes as well as adding mains to enhance the distribution connectivity throughout the City to accommodate new development.

Purpose/Need:

The WDMP evaluated the existing and proposed water distribution infrastructure necessary to meet engineering and planning criteria consistent with the general plan. In parts of the City, the existing pipelines and distribution system network were found to be inadequate to meet the criteria.

Project Work Completed:

The WDMP was completed in May 2010.

Comments:

The CIP was modified to represent all water improvements for future development to be done in the "Beyond CIP" years, as identified in the WDMP. This includes a project needed to serve the proposed Simmerhorn Commercial Area. The CIP now includes items that meet the criteria identified above that were individual CIPs previously: such as #50O (Industrial WTP Well #2 & Raw Waterline) and #50G (Carillion WTP Well #3 & Raw Waterline). Individual projects would be brought forward in the CIP as development moves forward. Projects intended to correct existing deficiencies or replace aging infrastructure are shown in CIP #5BG.

Please see Appendix E for a list of the projects.

Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	5,000	-	-	-	65,000	70,000
Planning & Design	-	-	110,000	-	-	-	-	8,417,000	8,527,000
Other Prof Services	-	-	-	22,000	-	-	-	1,684,000	1,706,000
Land/ROW	-	-	-	-	-	-	-	1,568,000	1,568,000
Construction	-	-	-	1,329,500	-	-	-	102,050,000	103,379,500
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 110,000	\$ 1,356,500	\$ -	\$ -	\$ -	\$ 113,784,000	\$ 115,250,500

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Connection Fee	-	-	-	-	-	-	-	113,784,000	113,784,000
Northeast Area Impact Fee	-	-	110,000	1,356,500	-	-	-	-	1,466,500
Total	\$ -	\$ -	\$ 110,000	\$ 1,356,500	\$ -	\$ -	\$ -	\$ 113,784,000	\$ 115,250,500

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Water Treatment Plant Operation and Maintenance Manual Project		
Project Number	Project Type	Project Subtype
53AS	Water	Treatment
Project Location: Water Treatment Plants		Department
		Public Works

Project Description:

This project consists of the development of Operation and Maintenance (O&M) manuals for the Water Treatment Plant (WTP) facilities.

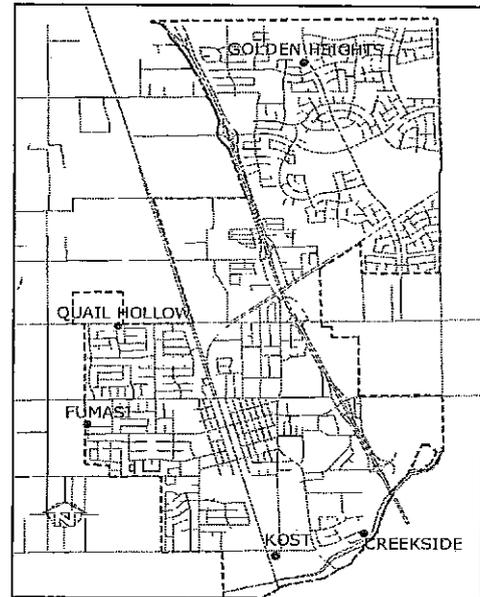
Purpose/Need:

In order to meet WTP facility needs as well as the Department of Public Health Services requirements, the WTP facilities must maintain a comprehensive and up-to-date Operation and Maintenance Manual. There are no operation and maintenance manuals for the City's five water treatment facilities. The nearly completed Golden Heights Water Treatment Plant Upgrade and new well projects requires the contractor to provide an O&M manual for that specific site. Therefore, the City needs only to develop O&M manuals for the remaining four treatment plant sites. This project will develop a comprehensive manual that will capture the operation and maintenance of all facilities, new and old, at each water treatment site.

Staff is currently collecting data that will help expedite the development of the O&M manuals. The project will require approximately 12 months to complete.

Project Work Completed:

Comments:



Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	10,000	-	-	-	-	10,000
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	165,000	-	-	-	-	165,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Charge	-	-	-	175,000	-	-	-	-	175,000
Total	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Water Meter Retrofit Program		
Project Number	Project Type	Project Subtype
56F	Water	Distribution
Project Location: Various residential locations throughout the City		Department
		Public Works

Project Description:

This project will install water meters City-wide. Existing meters will be upgraded to automated meter reading technology. Phase 1 will install approximately 3,600 meters in "post 1992" services, as required by state law, that are meter-ready and require relatively minor work to install. Future phases will likely entail excavation and possible re-location of water services at some locations in order to install the water meters.

Purpose/Need:

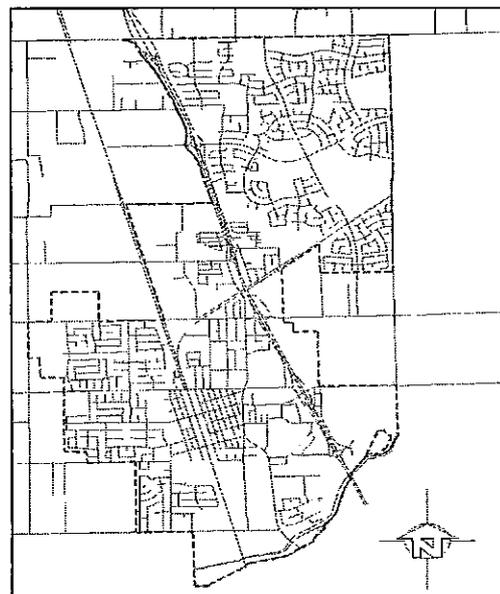
Per State of California law, the City must install water meters on all dwelling units by 2025.

Project Work Completed:

Water Meter Implementation Plan completed in December 2008. Design contract awarded for Phase 1 project and is underway.

Comments:

Funding for Phase 1 comes from existing water meter reserves within Fund 013. Funding source for Phase 2 undetermined. Phase 2 moved to Beyond CIP pending further Council direction.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	130	-	-	-	-	-	-	35,000	35,130
Planning & Design	52,730	-	-	-	-	-	-	77,000	129,730
Other Prof Services	13,750	36,250	-	-	-	-	-	77,000	127,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	1,306,880	-	-	-	-	3,427,800	4,734,680
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 66,610	\$ 36,250	\$ 1,306,880	\$ -	\$ -	\$ -	\$ -	\$ 3,616,800	\$ 5,026,540

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Connection Fee	66,610	36,250	1,306,880	-	-	-	-	3,616,800	5,026,540
Total	\$ 66,610	\$ 36,250	\$ 1,306,880	\$ -	\$ -	\$ -	\$ -	\$ 3,616,800	\$ 5,026,540

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Water - Capital Maintenance		
Project Number	Project Type	Project Subtype
58G	Water	Distribution
Project Location: Various locations throughout the City		Department
		Public Works

Project Description:

This project provides for replacing and upgrading water lines throughout the City. Specific locations will be determined annually based on need. The project includes replacing undersized and/or failing water mains and installing new mains within the existing developed area to improve fire flows.

Purpose/Need:

Water lines must be periodically replaced to avoid failure. Rehabilitation and replacement of the water distribution system is necessary to preclude system failures, minimize and/or reduce flooding, pavement and property damage and reduce maintenance costs. The 2010 Water Distribution Master Plan (WDMP) identified a number of water mains which are undersized or deficient in other respects. The purpose of this CIP is to document the list of projects for long term planning and to provide an annual amount of funding for specific replacement projects that become identified as a result of other projects, such as a street rehabilitation project or a new development. Individual projects selected during the budget process are budgeted as separate CIP projects.

Project Work Completed:

The WDMP was completed in May 2010 which identified improvements to existing facilities and proposed new facilities. The California Environmental Quality Act (CEQA) evaluation will be completed in May 2012.

Comments:

The CIP represents all water improvements for existing water users as identified in the WDMP. Projects as shown in Appendix F are intended to correct existing deficiencies or replace aging infrastructure. The CIP excludes infrastructure items as shown in CIP #53AN, Old Town Water Main Improvements. Some funding is shown in FY 2013-2014, FY 2015-2016 and FY 2016-2017 but was limited due to projected available fund balances in Fund 005, Water Service Charge.

Please see Appendix F.

Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	1,740	-	-	2,500	-	2,500	2,500	20,000	29,240
Planning & Design	-	-	-	-	-	-	-	334,000	334,000
Other Prof Services	16,930	-	-	-	-	-	-	67,000	83,930
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	303,600	-	-	72,500	-	72,500	72,500	4,030,000	4,551,100
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 322,270	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 4,451,000	\$ 4,998,270

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Charge	322,270	-	-	75,000	-	75,000	75,000	4,451,000	4,998,270
Total	\$ 322,270	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 4,451,000	\$ 4,998,270

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Annual Well Rehabilitation		
Project Number 58H	Project Type Water	Project Subtype Source/Supply
Project Location: Various water treatment plants throughout the City		Department Public Works

Project Description:

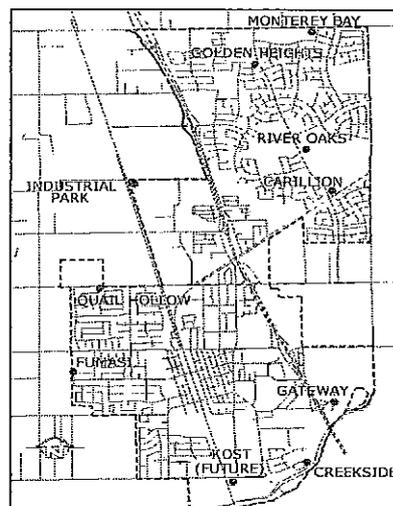
This project will rehabilitate each municipal well one time. The process consists of video of the well to evaluate any localized failures and scrubbing of well screen with chemicals to improve production. Water must be tested before well is brought back on-line.

Purpose/Need:

Proper maintenance of the wells is needed to achieve their full life expectancy and maximize well production.

Project Work Completed:

The City began the well rehabilitation program in Fiscal Year 2001-2002. The proposed budget for FY 2013 - 2014 includes an overall program evaluation and development of an updated rehabilitation plan.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	500	-	-	-	-	-	-	500
Planning & Design	-	-	(1,000)	(1,000)	-	-	-	-	(2,000)
Other Prof Services	3,230	1,000	1,000	71,000	-	-	-	-	76,230
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	130,960	65,000	-	-	-	-	-	-	195,960
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 134,190	\$ 66,500	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 270,690

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Charge	134,190	66,500	-	70,000	-	-	-	-	270,690
Total	\$ 134,190	\$ 66,500	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 270,690

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Standby Generator Installation/Upgrade		
Project Number	Project Type	Project Subtype
58l	Water	Source/Supply
Project Location: Carillion WTP and Kost WTP 699 Carillion Boulevard and 10650 Kost Road		Department Public Works

Project Description:

This project will provide portable emergency standby generators for two primary Water facilities (Carillion and Kost) and one additional generator.

Purpose/Need:

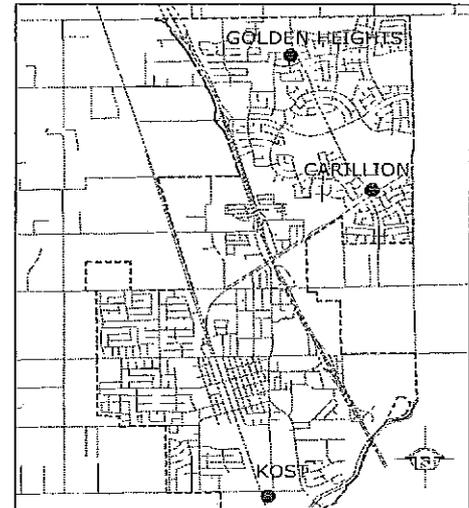
There are four primary water treatment plants (WTPs) which are the backbone of the water system and must continue to operate in the event of a power outage. An emergency generator has been installed at the Industrial Park WTP and one will be installed with the expansion of the Golden Heights WTP, (see project 56E). A generator is most effective at a site with a well, water treatment facilities, reservoirs, and booster pump station.

Project Work Completed:

None

Comments:

These projects will be completed in tandem with improvements to these two facilities. Costs associated with CEQA documentation and Sacramento Metropolitan Air Quality Management District is included with this project, and will be completed for all three sites at the same time. Unidentified funding is anticipated to be secured via Homeland Security or other grant sources. Cost estimates are based on prices paid for generators as parts of other projects.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	-	-	75,000	-	75,000	-	75,000	-	225,000
Total	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 225,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Water Service Charge	-	-	75,000	-	75,000	-	75,000	-	225,000
Total	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 225,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name WWTP Fiber Optic Line Installation		
Project Number 51D	Project Type Wastewater	Project Subtype Facilities
Project Location: Approximately 8000 LF from the Municipal Service Center to City Hall.		Department Public Works

Project Description:

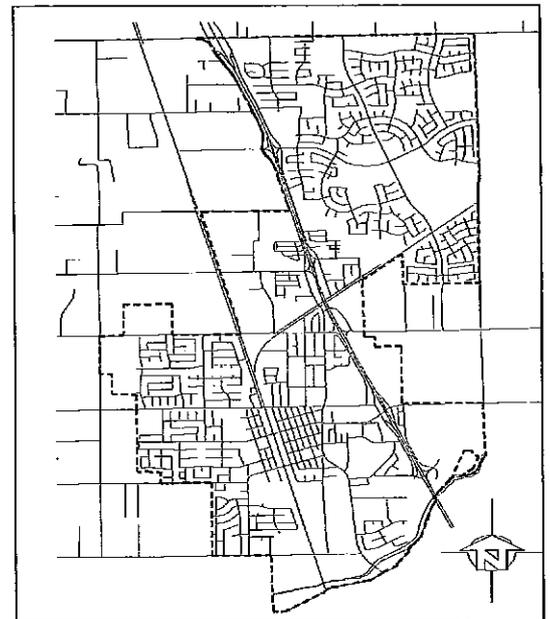
The project will install approximately 8000 linear feet of conduit and fiber optic line from the Public Works Department to City Hall. Junctions boxes will also be installed at City Hall and Public Works Department, as well as key intermediate junction locations.

Purpose/Need:

The project will provide efficient and reliable data operational control and monitoring for the new WWTP Supervisory Control and Data Acquisition (SCADA) improvements, as well as improve other IT network communication data transfers.

Project Work Completed: City Council approved the transfer of \$300K from the WWTP Upgrade Project (CIP No. 56H) to this new WWTP Fiber Optic Line Installation Project as part of the Capital Improvement Program on January 18, 2011. Design of the project was initiated in spring 2012, thus the construction budget may need to be evaluated and updated.

Comments:



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	67,920	-	-	-	-	-	-	67,920
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	232,950	-	-	-	-	-	232,950
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ 67,920	\$ 232,950	\$ -	\$ 300,870				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	67,920	232,950	-	-	-	-	-	300,870
Total	\$ -	\$ 67,920	\$ 232,950	\$ -	\$ 300,870				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
WWTP Capital Maintenance Project		
Project Number	Project Type	Project Subtype
53D	Wastewater	Treatment
Project Location: Wastewater Treatment Plant		Department
		Public Works

Project Description:

This project consists of replacing pumps and other equipment at the WWTP.

Purpose/Need:

The existing secondary plant was placed in service in the early 1990s. Consequently, the WWTP has motors, pumps, meters, and other equipment that are well past their useful lives. Many of the items no longer can be repaired due to the unavailability of parts. Furthermore, many of the motors and pumps are inefficient.

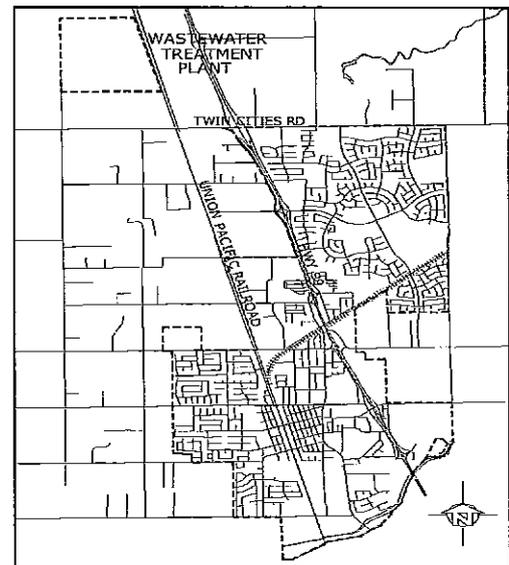
Project Work Completed:

Comments:

This project consists of replacing antiquated pumps, motors, and meters. Initially, the Waste Activated Sludge (WAS) pumps and the scum pumps are scheduled to be replaced. In addition, flow meters will be installed on these new process pumps. Replacing the WAS pumps alone will return a power savings within 7 years.

Another needed project is within the biosolids containment facility. This project includes installation of moveable headwalls to help contain the biosolids during handling operations.

There are a variety of other equipment and related items that need to be replaced. These items will be prioritized and replaced as needed.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	10,000	-	-	-	-	-	10,000
Planning & Design	-	-	50,000	-	-	-	-	-	50,000
Other Prof Services	-	-	5,000	-	-	-	-	-	5,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	60,000	125,000	125,000	-	-	-	310,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 375,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	125,000	125,000	125,000	-	-	-	375,000
Total	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 375,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Oberlin Way/Trudy Way Wastewater Replacement Project		
Project Number 530	Project Type Wastewater	Project Subtype Collection
Project Location: Oberlin and Trudy Ways, just west of McFarland Street and south of Elm Avenue		Department Public Works

Project Description:

This project consists of replacing and upsizing the existing 10" and 12" sewer mains in Oberlin & Trudy Way to 15" diameter.

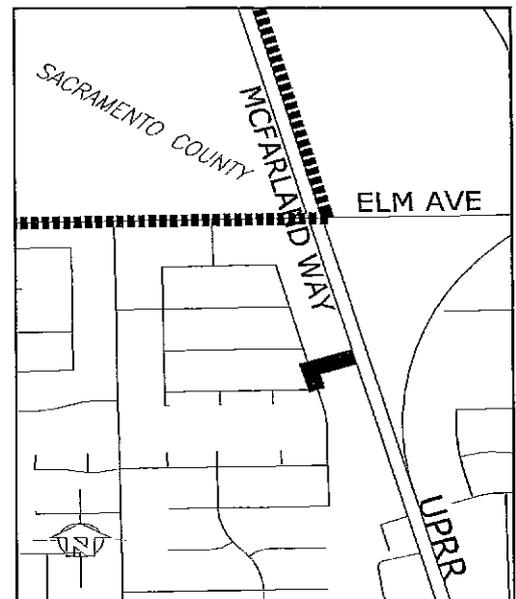
Purpose/Need:

The Wastewater Collection Master Plan (WWCMP) evaluated the existing and proposed wastewater collection infrastructure necessary to meet engineering and planning criteria consistent with the general plan. At this location, the City has experienced overflows due to the substandard pipe size.

Project Work Completed:

The WWCMP was completed in May 2010.

Comments:



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	2,000	-	-	-	-	2,000
Planning & Design	-	-	-	13,000	-	-	-	-	13,000
Other Prof Services	-	-	-	2,000	-	-	-	-	2,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	98,000	-	-	-	-	98,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	-	115,000	-	-	-	-	115,000
Total	\$ -	\$ -	\$ -	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Annual Levee, Reservoir, and Pond Repair and Replacement Project		
Project Number 53T	Project Type Wastewater	Project Subtype Treatment
Project Location: Wastewater Treatment Plant		Department Public Works

Project Description:

This annual maintenance project will repair eroded banks of the levees and ponds. The project will consist of adding a layer of angular rock to protect the impoundments from wind and wave erosion.

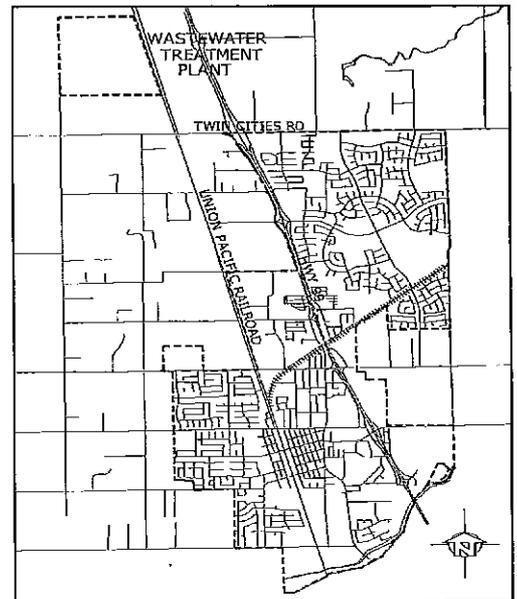
Purpose/Need:

Many side slopes of the levees and ponds are unprotected and are being eroded by wind-driven wave action. There are some areas where the erosion is cutting into the existing roadway. Adding a layer of rock rip-rap will protect the levee and pond slopes.

Project Work Completed:

Comments:

There are approximately 10,000 linear feet of levee and pond edges. This project will annually repair approximately 300 feet of sloped banks. The most eroded slopes will be addressed first. In each successive year the repairs will address the most eroded areas.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	25,000	25,000	60,000	60,000	60,000	-	230,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ 230,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	25,000	25,000	60,000	60,000	60,000	-	230,000
Total	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ 230,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Wastewater Treatment Plant Arsenic and Nitrogen Treatment Project		
Project Number 53Z	Project Type Wastewater	Project Subtype Treatment
Project Location: Waster Water Treatment Plant		Department Public Works

Project Description:

This project consists of designing and constructing additional facilities to remove arsenic and nitrogen.

Purpose/Need:

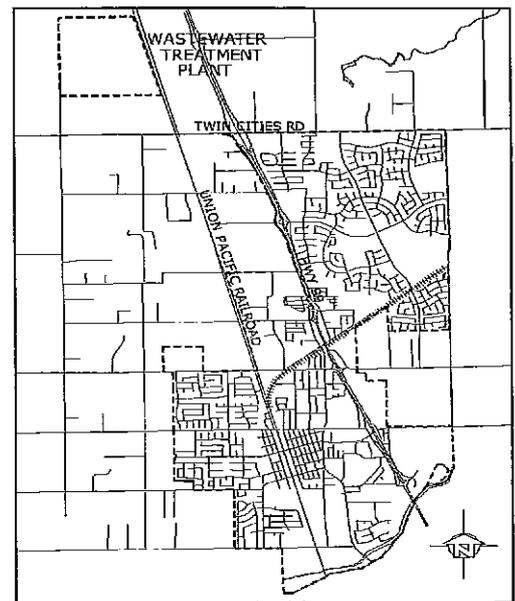
The current National Pollutant Discharge Elimination System (NPDES) permit requires that the City's effluent meet the mandated arsenic and nitrogen levels by September 2015. The City is already preparing a WWTP Facility plan which, in part, will determine the most cost effective alternative to meeting the mandates.

Project Work Completed:

Comments:

In order to meet the required mandates, the City needs to implement and maintain a rigorous project schedule. It is estimated that once the Facility Plan is completed (end of 2012), design will immediately commence and be completed by Jan 2014. Soon afterwards, the construction phase will be bid and started. The schedule calls for an 18 month construction schedule thereby completing the project in August 2015. Any delays to this project may result in penalties by the State Water Resources Control Board (SWRCB).

The estimates are rough estimates and will be refined as part of the WWTP Facility Plan which is underway. If the cost estimates significantly exceed the budget, debt financing will need to be considered.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	20,000	20,000	20,000	20,000	-	-	80,000
Planning & Design	-	-	1,055,000	-	-	-	-	-	1,055,000
Other Prof Services	-	-	50,000	50,000	75,000	25,000	-	-	200,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	7,630,000	-	-	-	-	7,630,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 1,125,000	\$ 7,700,000	\$ 95,000	\$ 45,000	\$ -	\$ -	\$ 8,965,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	1,125,000	7,700,000	95,000	45,000	-	-	8,965,000
Total	\$ -	\$ -	\$ 1,125,000	\$ 7,700,000	\$ 95,000	\$ 45,000	\$ -	\$ -	\$ 8,965,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Wastewater Treatment Plant Annual Road Improvements Project		
Project Number 53AB	Project Type Wastewater	Project Subtype Treatment
Project Location: Wastewater Treatment Plant		Department Public Works

Project Description:

This project consists of repairing and maintaining existing paved and unpaved roads located in and around the WWTP site.

Purpose/Need:

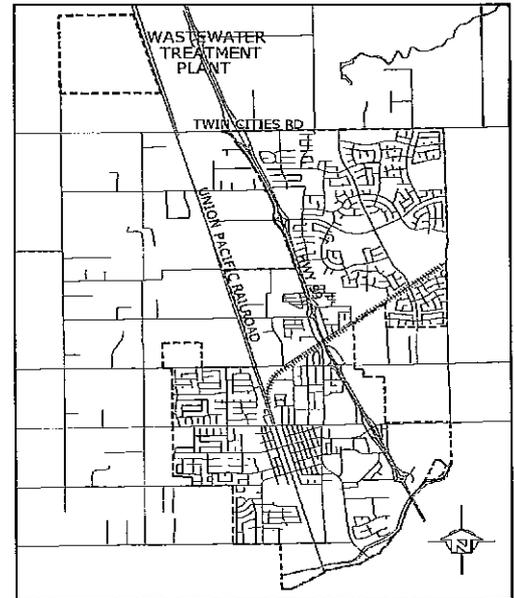
There are approximately 1 mile of paved roads and 7 miles of unpaved roads at the WWTP site. The roads allow access to the reservoir, ponds, gun range, solar plant, agricultural fields, and the WWTP itself. During this next year, the paved section will be impacted by the Live Oak Lift Station Project. After the project, the road may need repairing. In any event, the paved road and other paved WWTP locations will need routine annual maintenance that will include pot hole repairs, sealing, and striping.

Where traffic is at its highest, the unpaved areas require grading and maintenance several times per year. In addition, many of the roads are not rocked. The annual maintenance CIP will enable the roads to be maintained and improved to provide access as needed.

Each year there will be approximately 6000 sq.ft. of pavement repairs. In addition, approximately 1 mile of gravel roads will be re-rocked and graded.

Project Work Completed:

Comments:



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	-	-	-	-	-	-
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	-	-	-	-	-	-
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	40,000	40,000	40,000	40,000	40,000	-	200,000
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 40,000	\$ -	\$ 200,000				

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	40,000	40,000	40,000	40,000	40,000	-	200,000
Total	\$ -	\$ -	\$ 40,000	\$ -	\$ 200,000				

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Wastewater Treatment Plant Operations and Maintenance Manuals Project		
Project Number 53AC	Project Type Wastewater	Project Subtype Treatment
Project Location: Wastewater Treatment Plant		Department Public Works

Project Description:

This project consists of the development of operation and maintenance manuals for the WWTP facilities.

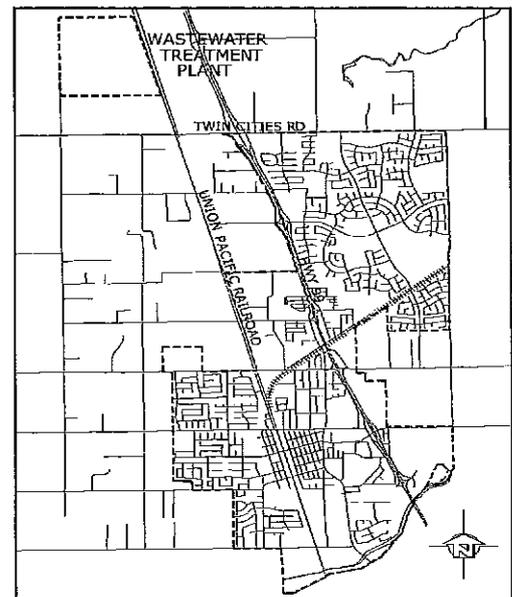
Purpose/Need:

In order to meet WWTP needs as well as National Pollutant Discharge Elimination System (NPDES) requirements, the WWTP must have a comprehensive and up-to-date Operation and Maintenance Manual. The last update was in 2004. With the newly completed Tertiary/Biosolids process, the O&M manual was not updated. Therefore, the O&M manual is not only out-of-date, but is also severely incomplete. This project will develop a comprehensive manual that will capture the operation and maintenance of all facilities, new and old, at the WWTP site.

Project Work Completed:

Comments:

Staff is currently collecting data that will help expedite the development of the O&M manual. The project is expected to be completed in 2013-2014 and will require approximately 8 months to complete.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	-	10,000	-	-	-	-	10,000
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	-	165,000	-	-	-	-	165,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	-	175,000	-	-	-	-	175,000
Total	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
2015 National Pollutant Discharge Elimination System (NPDES) Renewal Project		
Project Number 53AD	Project Type Wastewater	Project Subtype Treatment
Project Location: Wastewater Treatment Plant		Department Public Works

Project Description:

This project consists of the process of preparing an application and negotiating with the Regional Board for the next National Pollutant Discharge Elimination System (NPDES) permit scheduled for 2015.

Purpose/Need:

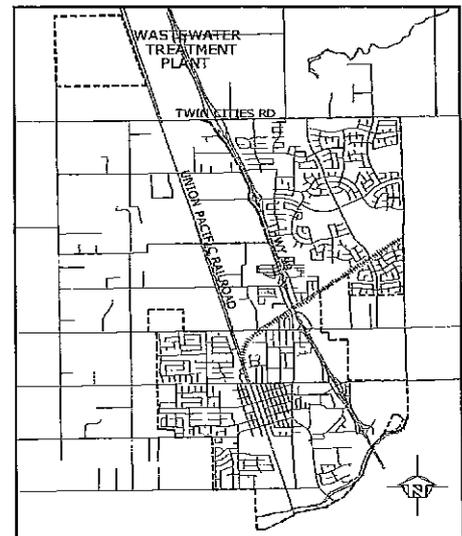
The State Water Resources Control Board (SWRCB) requires that the WWTP be permitted for the treatment and disposal of wastewater effluent. The City's current permit is valid through September 2015. Though the permit expiration is 3 1/2 years away, there are several time consuming items that need to be started and completed much earlier. As an example, the Report of Waste Discharge Application needs to be submitted by September 2014.

Project Work Completed:

Comments:

By January 2013, the Report of Waste Discharge Application process will need to begin. This report will provide documentation supporting another issuance of the NPDES permit. The report will contain WWTP process and monitoring data, schedules for meeting compliances, expected effluent characteristics, proposed facility improvements, and environmental reviews. It will take anywhere from 12 to 18 months to complete the application.

In addition, there will be additional supporting reports and documents that the SWRCB will require. Until the process begins, the amount of effort and supporting reports will not be known.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	-	-	20,000	20,000	20,000	-	-	-	60,000
Planning & Design	-	-	-	-	-	-	-	-	-
Other Prof Services	-	-	105,000	230,000	105,000	-	-	-	440,000
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 125,000	\$ 250,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 500,000

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	-	-	125,000	250,000	125,000	-	-	-	500,000
Total	\$ -	\$ -	\$ 125,000	\$ 250,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 500,000

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name Annual Lift Station Rehabilitation		
Project Number 58K	Project Type Wastewater	Project Subtype Collection
Project Location: Various lift stations throughout the City		Department Public Works

Project Description:

This annual project will rehabilitate and upgrade sewer lift stations throughout the City. In Fiscal Year 2012-2013, staff proposes several projects that will bring reliability and efficiency to the lift stations. These 2012-2013 proposed projects are described as follows:

1. E-Street Lift Station Improvements. This lift station has a wet well that is in danger of failing. In addition, the pumps can no longer be removed for service. This station is the highest priority for repairs. The improvements will include wet well relining, pump replacement, level controller replacement, and miscellaneous pipe repairs. The estimated rebuild cost is \$325,000.
2. Upgrade lift station mechanical level controllers to sonic level controllers. Replacement with sonic level controllers will increase reliability and reduce maintenance costs. The estimated level controller cost is \$25,000.

For FY 2013-2014

3. Replacement of A-Street Lift Station pump. This project was started more than two years ago but never finished. One pump was replaced but the second pump was removed but never re-installed. Replacing the pump requires mechanical and electrical modifications as well as purchasing a new pump. This pump replacement is estimated at \$25,000.
4. Install primary equipment alarm system for 6 lift stations. Currently, there is no alarm system on those lift stations. Thereby, emergency conditions are not relayed to the operators. This alarm system is estimated at \$100,000.

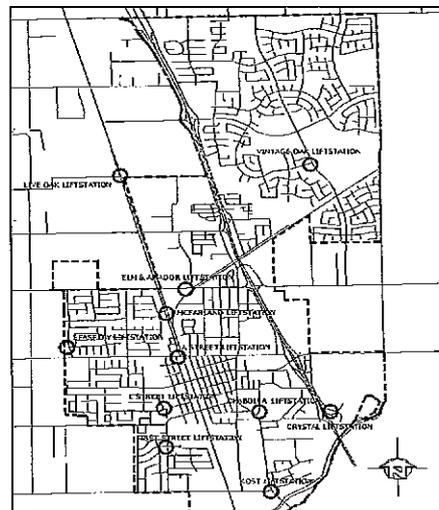
Over the next year (2012-2013) priorities will be established for additional improvements on the remaining lift stations.

Project Work Completed:

Four lift stations have been upgraded in recent years.

Comments:

The May 2010 Wastewater Collection System Master Plan, Chapter 7 (Capital Improvement Projects) shows a Lift Station Rehabilitation Program to replace existing lift stations. For planning purposes, the study assumed one replacement per 5 year cycle at \$1.5 million each. Performing these rehabilitation projects can help defer replacement.



Project Financing

Project Expenditures	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	710	2,000	2,000	2,000	2,000	2,000	2,000	30,000	42,710
Planning & Design	-	30,000	46,000	-	46,000	46,000	46,000	685,000	899,000
Other Prof Services	-	7,000	4,600	7,000	4,600	4,600	4,600	68,500	100,900
Land/ROW	-	-	-	-	-	-	-	-	-
Construction	196,930	151,000	297,400	66,000	97,400	97,400	97,400	3,782,500	4,786,030
Equipment	-	50,000	-	50,000	50,000	50,000	50,000	-	250,000
Total	\$ 197,640	\$ 240,000	\$ 350,000	\$ 125,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 4,566,000	\$ 6,078,640

Project Funding	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	197,640	240,000	350,000	125,000	200,000	200,000	200,000	4,566,000	6,078,640
Total	\$ 197,640	\$ 240,000	\$ 350,000	\$ 125,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 4,566,000	\$ 6,078,640

2012-2013 to 2016-2017 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Sewer- Capital Maintenance		
Project Number	Project Type	Project Subtype
58L	Wastewater	Collection
Project Location: Various locations throughout the City		Department Public Works

Project Description:

This project is for replacement and upgrading of under-sized, aging sewer pipelines and maintenance holes. Locations to be determined annually.

Purpose/Need:

The May 2010 Wastewater Collection Master Plan (WWCMP), Chapter 7 (Capital Improvement Projects) identified a number of sewer mains which are under-sized or deficient in other respects. The purpose of this CIP is to document the list of projects for long term planning and to provide an annual amount of funding for specific replacements that become identified as a result of other projects, such as a street rehabilitation project or a development project. Individual projects identified during the budget process are to be budgeted as a separate CIP project.

Project Work Completed:

A Pipeline Capacity Analysis Study was completed in Fiscal Year 2006. The WWCMP was completed in May 2010 which identified improvements to existing facilities and proposed new facilities.

Comments:

On a long term basis as the system ages and assuming a 100 year service life, based on the replacement value of the collection system, approximately \$600,000 per year should be invested in replacements. However, this amount is not needed in the near future since the system has not reached the age at which this rate of replacement is needed. This will allow the City move time to prioritize and evaluate replacement projects as well as funding.

Please see Appendix H.

Project Expenditures	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Administration	1,020	-	-	-	2,500	2,500	2,500	20,000	28,520
Planning & Design	-	-	-	50,000	15,000	15,000	15,000	318,500	413,500
Other Prof Services	570	-	-	-	3,000	3,000	3,000	64,000	73,570
Land/ROW	-	-	-	-	-	-	-	98,000	98,000
Construction	115,320	-	-	-	179,500	179,500	179,500	3,842,500	4,496,320
Equipment	-	-	-	-	-	-	-	-	-
Total	\$ 116,910	\$ -	\$ -	\$ 50,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 4,343,000	\$ 5,109,910

Project Funding	Project Financing								
	Prior Years	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Beyond CIP	Total
Wastewater Service Charge	116,910	-	-	50,000	200,000	200,000	200,000	4,343,000	5,109,910
Total	\$ 116,910	\$ -	\$ -	\$ 50,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 4,343,000	\$ 5,109,910