



Eastview/Liberty Ranch

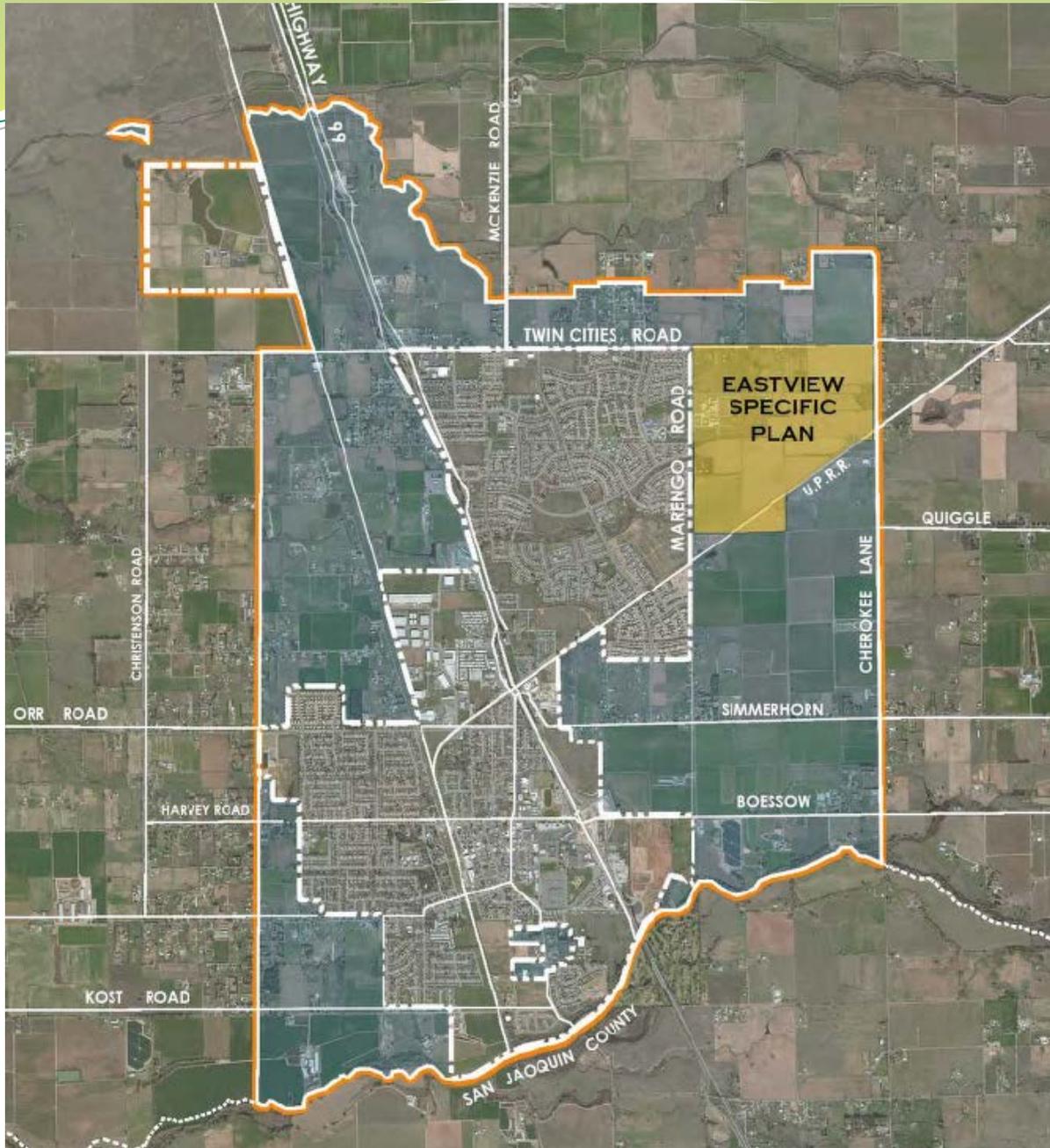
City Council Workshop

March 23, 2016

Outline of Presentation

- Introduction of project
- Discussion of topics raised at Planning Commission hearings
- Discussion of project financials
- Discussion of CFD No. 2005-1
- Discussion of revised Development Agreement
- Receive public comments

Project Location

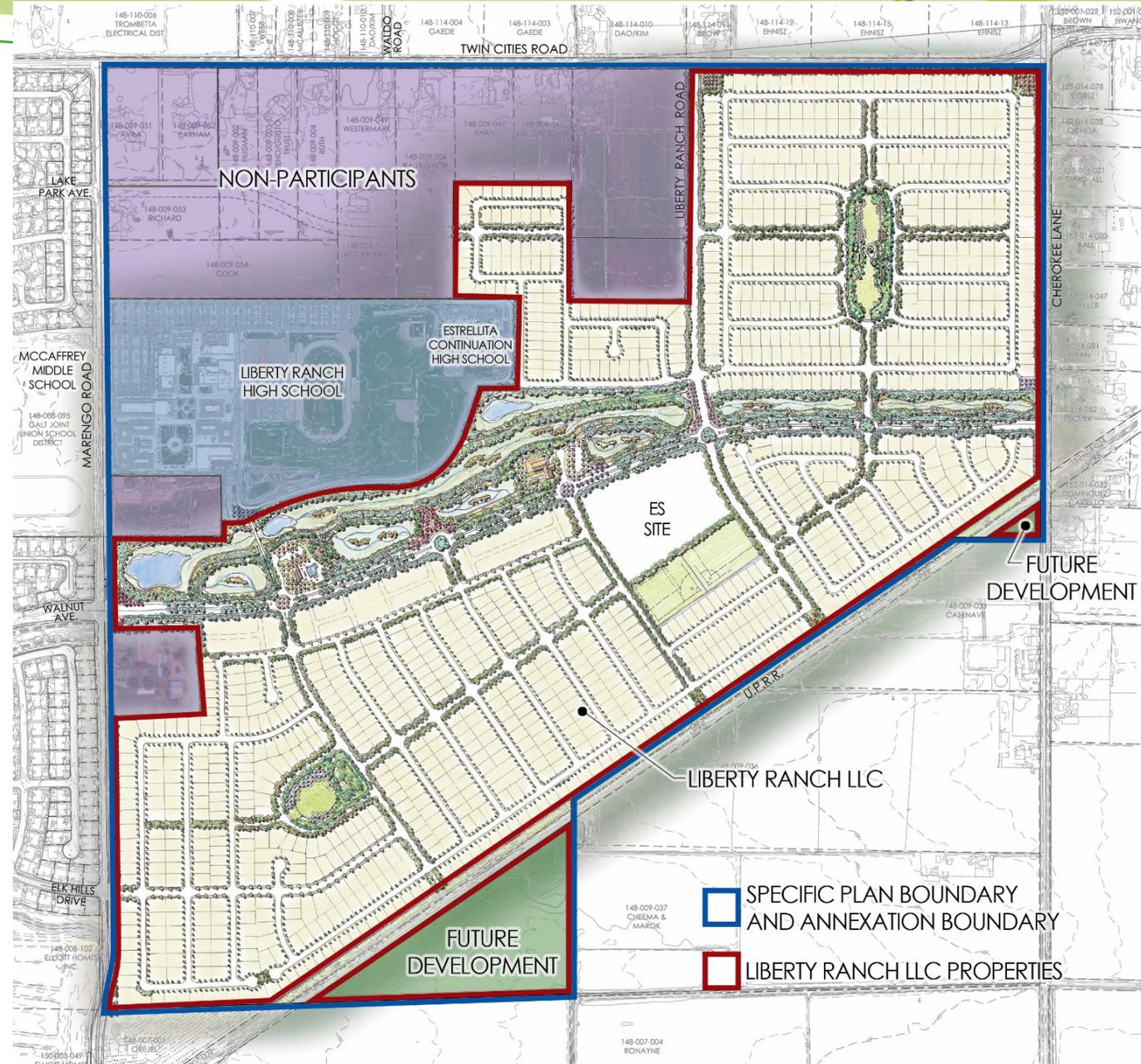


Project Discussion

The overall project is the 504-acre Eastview Specific Plan & Annexation.

3 Components:

- Liberty Ranch (338.6 acres, owned by Liberty Ranch, LLC, the applicant)
- Non-participating properties (148 acres, includes high schools)
- Future growth area (17.4 acres owned by Liberty Ranch, LLC and UPRR)



Public Outreach

<u>Date</u>	<u>Event</u>
June 25, 2014	City released the project's Notice of Preparation (NOP) for public review
July 10, 2014	City held a public scoping meeting on the NOP to gather items to address in the project's Draft EIR (Less than a dozen attendees from general public)
April 21, 2015	City mailed invitations to an open house for the non-participating property owners about the annexation of their property
May 7, 2015	City and applicant held that open house (about 20 people attended – nearly all ended up supportive)
July 8, 2015	Project Draft EIR released for 45-day public review period. City received one letter from the general public
July 16, 2015	<u>Joint Planning Commission/City Council public workshop</u> . Applicant presented project and staff/applicant answered questions. No concerns/opposition raised (including from 2 Council Members you met with yesterday). Project design hasn't changed since then
January 14, 2016	Planning Commission public hearing on project. No members of general public or non-participating property owners present
February 11, 2016	Planning Commission continued public hearing on project
February 25, 2016	Planning Commission continued public hearing on project – majority voted to recommend approval to City Council with modifications
March 9, 2016	Availability of March 23, 2016 City Council workshop advertised in "About Town" and Public Notices sections of Galt Herald
March 16, 2016	April 5 City Council hearing on project will be advertised in Galt Herald
March 23, 2016	City Council workshop on the project
April 5, 2016	City Council hearings on project expected to begin

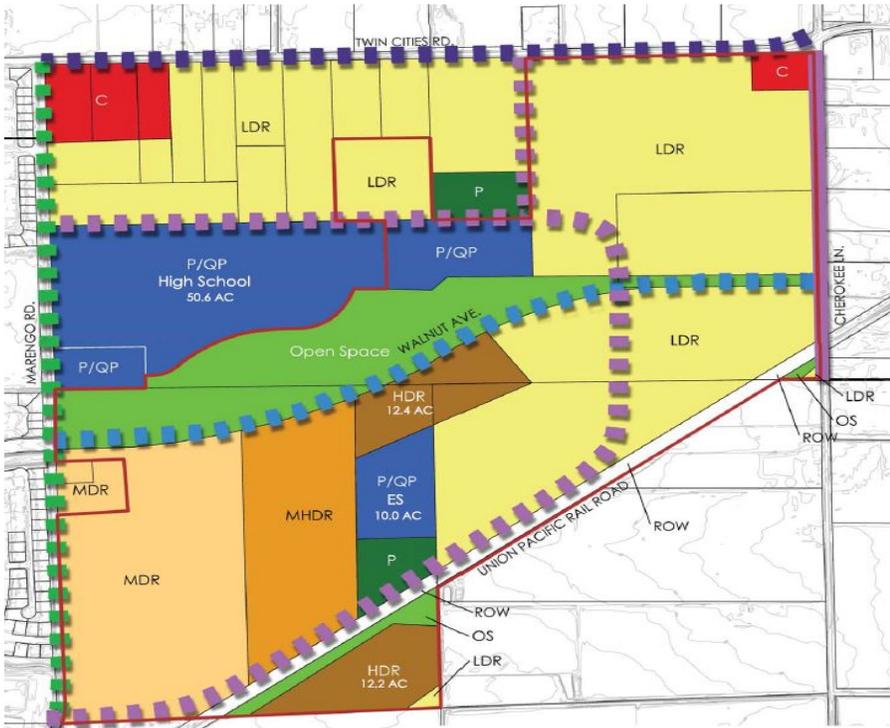
Proposed Entitlements

- Annexation – *Eastview*
- General Plan Amendment – *Eastview*
- Specific Plan – *Eastview*
- Pre-Zoning – *Eastview*
- Vesting Subdivision Maps – *Liberty Ranch only*
- Development Agreement – *Liberty Ranch only*

Annexation

- The project area is currently located within Sacramento County, but within the City's Sphere of Influence (future growth area).
- Project must be annexed into City of Galt.
- City Council must approve a resolution authorizing annexation.
- City will file an application with Sacramento County LAFCo (Local Agency Formation Commission) to process annexation.
- Once annexed, non-participating properties may continue their uses; however, expansion or change of use will require bringing properties up to City of Galt codes.

General Plan Amendment



EXISTING:

- 1,842 dwelling units allocated to the Eastview Plan Area (carrying capacity)
- MHDR & MDR allowed 702 units of higher density product.
- Two 5-acre Parks designated.



PROPOSED:

- 1,744 dwelling units proposed (98 fewer).
- MHDR & MDR replaced with LDR-A (0-6 du/ac) and average density of 4.6 du/ac.
- Kept two 5-acre Parks, plus two more.
- Shifted School site northeast.

General Plan Amendment

Land Use Designation	Existing General Plan Land Use	Proposed General Plan Land Use	Change
Low Density Residential (0-6 du/acre)	224.2 acres 673 units	332.1 acres 1,411 units	+107.9 acres +739 units
Medium Density Residential (5-8 du/acre)	51.7 acres 336 units	5.1 acres 33 units	-46.6 acres -303 units
Medium-High Density Residential (8-14 du/acre)	33.3 acres 366 units	0 acres 0 units	-33.3 acres -366 units
High Density Residential (14-24 du/acre)	24.6 acres 467 units	10.4 acres 250 units	-14.2 acres -217 units
Commercial (0.25 FAR)	14.9 acres 162,000 square feet	12.6 acres 125,000 square feet	-2.3 acres -37,000 square feet
Public/Quasi-Public	72.9 acres	56.7 acres	-16.2 acres
Parks	11.4 acres	17.0 acres	+5.6 acres
Open Space	55.7 acres	44.4 acres	-11.3 acres
Right-of-Way (including <u>U.P.R.R.</u>)	11.7 acres	16.7 acres	+5.0 acres
TOTALS:	500.4 acres 1,842 units	503.9 acres 1,744 units ²	+3.5 acres ¹ -98 units

Notes:

¹The proposed plan would add 3.5 acres to the Eastview Specific Plan area as a result of more accurate GIS information.

²48 dwelling units are allocated to the proposed elementary school site and 2 units are allocated to the well site. In the event the Galt Joint Union Elementary School district or the City of Galt elect to build elsewhere, then the elementary school site and/or well site would be allowed to develop as low-density residential.

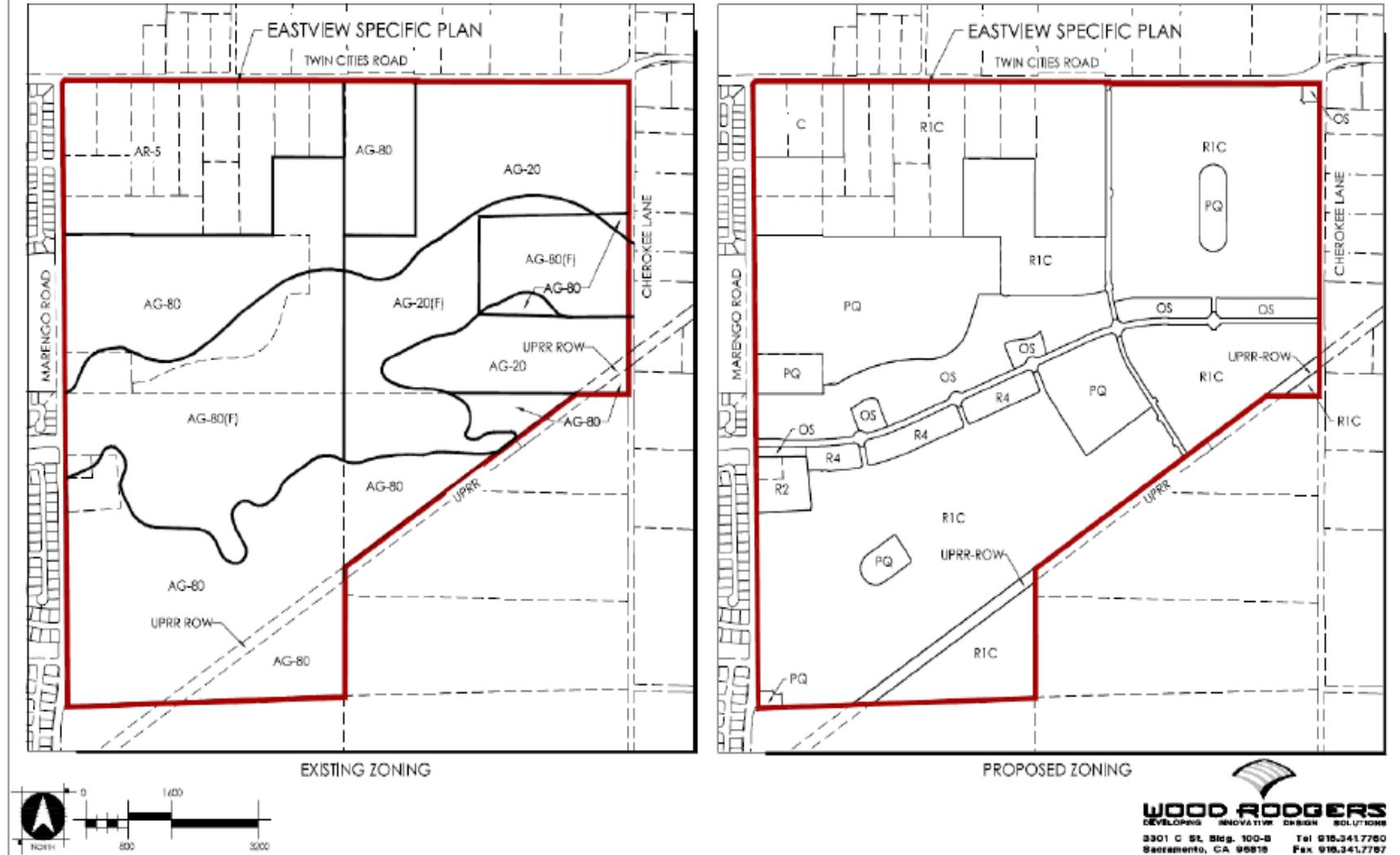
Pre-Zoning

EXISTING & PROPOSED ZONING EXHIBIT

EASTVIEW

CITY OF GALT, CALIFORNIA
DECEMBER 18, 2015

Illustrative Only



Vesting Tentative Subdivision Maps

The applicant is proposing three vesting tentative subdivision maps applicable to the Liberty Ranch area only. Future development of non-participating properties and the future growth area will require their own subdivision maps.

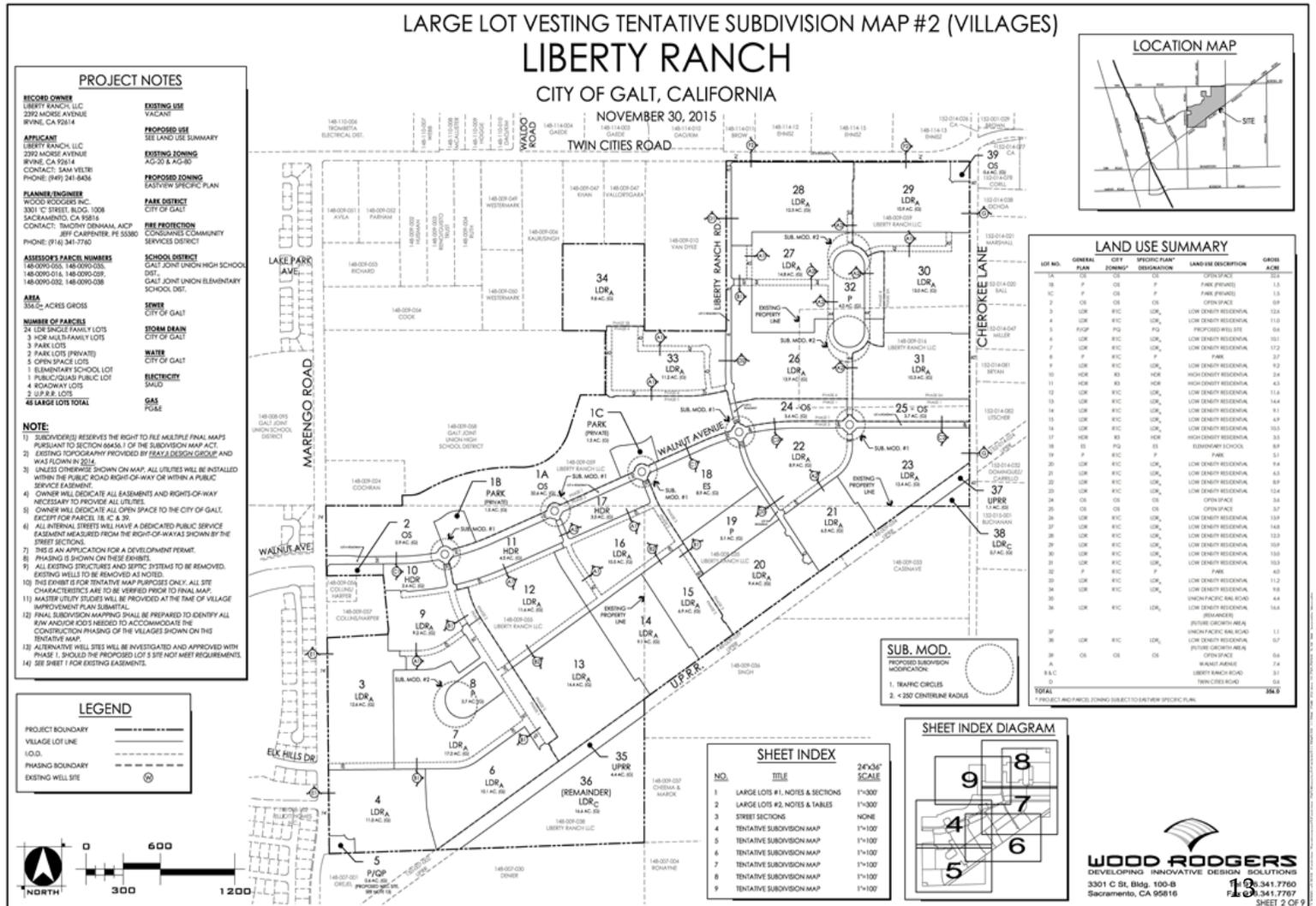
The three proposed subdivision maps are:

Vesting Tentative Subdivision Maps

Large Lot (Villages) Map

Creates parcels or villages for sale to merchant builders.

41 large lots comprised of: 24 low-density single-family lots, 3 high-density residential lots, 3 park lots, 5 open space lots, 1 school lot, 1 public/quasi-public lot, 4 roadway lots



Specific Plan

- Eastview Specific Plan encompasses 504+/- acres, 1,744 dwelling units, 125,000 sf of commercial, 20.0 acres of park (including 3.0 acres of private recreation sites) and 41.4 acres of open space.
- Non-participating properties are left as designated in the General Plan and uses are grandfathered, but properties will be pre-zoned consistent with City of Galt zoning.
- Liberty Ranch LDR zoning/development standards are tailored with the Specific Plan to achieve density allocation but with conventional single-family detached lots.
- Design Guidelines set a high level of quality for project open space, landscape and architecture.

Specific Plan

Liberty Ranch Design Features:

- Phasing and project build-out
- General Plan land use allocation/housing diversity
- Circulation system
- Parks program
- Open space program
- Comprehensive infrastructure planning
- Cherokee Lane enhanced landscape edge
- Twin Cities Road gateway statement
- Landscape and architectural guidelines

Specific Plan

Chapter 3 – Land Use & Zoning

Sets forth develop-
ment standards

Exhibit 3-4: Development Standards Matrix

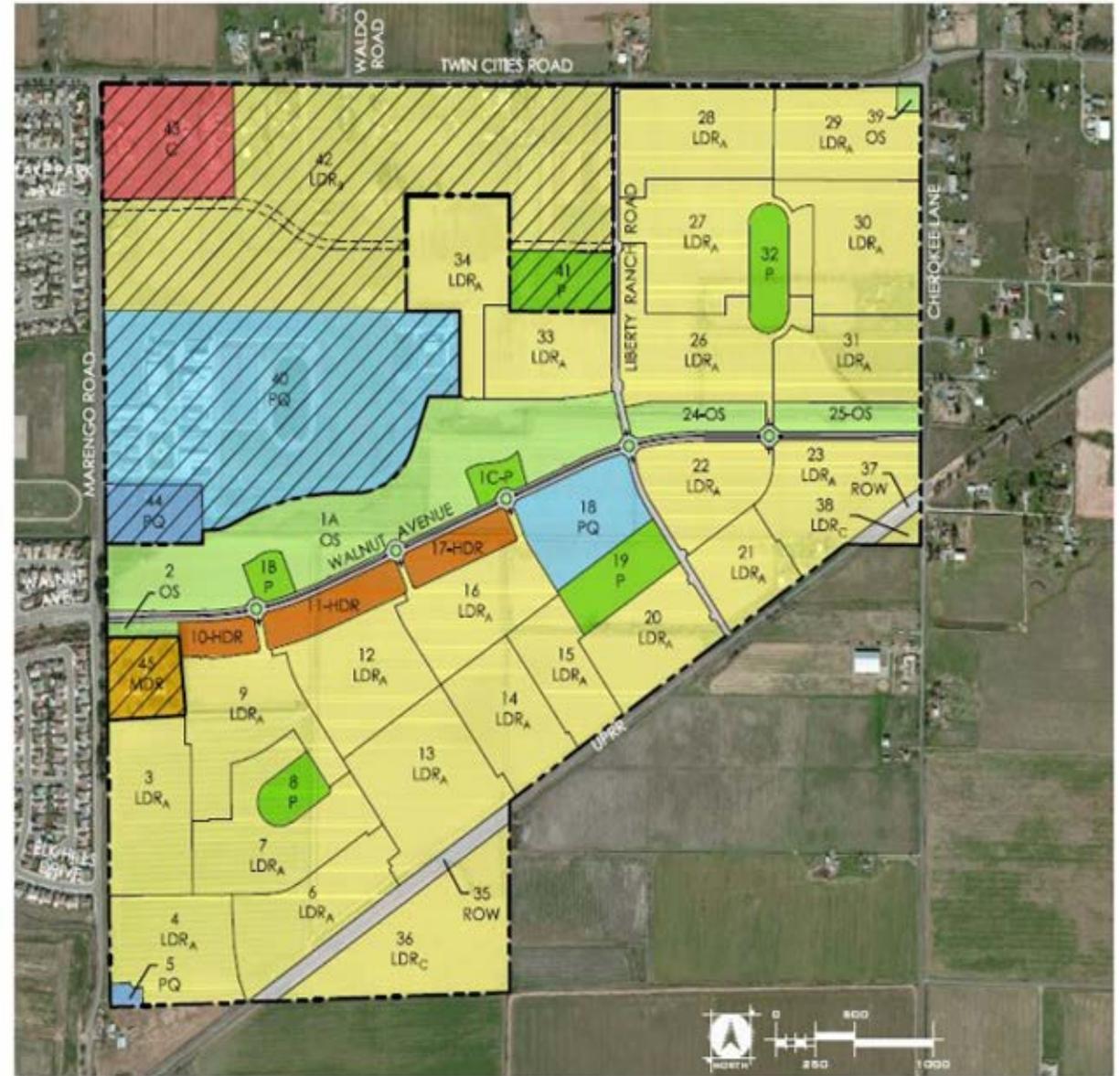
EVSP Land Use Designation	Comparable City of Galt Zone	Unit Type	Max. Lot Coverage or FAR	Min. Lot Size ¹ / Min. Net Lot Area/Unit	Min. Street Frontage/ Min. Lot Width ²	Required Yard Setbacks ³				Max. Bldg. Height	
						Min. Front Yard Setback		Min. Side Yard Setback	Min. Street Side Yard Setback ⁴		Min. Rear Yard Setback
						Living	Garage				
LDR _A	R1C	Single-family	.60	5,000 sf.	30 ft./50 ft.	12.5 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	32 ft.
LDR _B	RA	Single-family	.10	5 acres	30 ft./65 ft.	20 ft.	20 ft.	10 ft.	12.5 ft.	10 ft.	50 ft.
LDR _C	R1C	Single-family	.50	6,500 sf.	30 ft./65 ft.	20 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	30 ft.
MDR	R2	Single-family	.50	5,500 sf.	30 ft./55 ft.	20 ft.	20 ft.	5 ft.	12.5 ft.	10 ft.	30 ft.
		Duplex		6,500 sf. 4,000 sf. for each add'l dwelling unit	70 ft.						
HDR	R3	Multi-Family	.60	6,500 sf.	65 ft.	15 ft.	20 ft.	5 ft. for 1 story 10 ft. for 2 or 3 story	12.5 ft.	10 ft.	50 ft.
		Row-Home or Town Home	.90	800 sf.	15 ft./20 ft.	10 ft.		Zero/ 10 ft.	10.0 ft.	4 ft.	45 ft.
C	C ⁶	Commercial	n/a ⁷	n/a	n/a	n/a		n/a	n/a	n/a	50 ft.
OS	OS ⁷	Open Space	.10/.02	n/a	n/a	n/a		n/a	n/a	n/a	24 ft.
PQ	PQ	Public/ Quasi-Public	.50	n/a	n/a	n/a		n/a	n/a	n/a	50 ft.

- 1) Minimum Lot Size as measured from right-of-way on minor residential and primary residential streets.
- 2) Minimum street frontage is at PL or right-of-way at back of curb. Minimum Lot width may be measured from the front yard setback or midpoint of the side lot lines.
- 3) Setbacks measured from the back of sidewalk at the front, and from the property line at the side or rear. In the case of zero lot line row-homes or townhomes, side yard setback is zero on common walls, 10 ft. between buildings, and rear setback is measured from alley or rear property line.
- 4) At side yards where separate landscape lots are created, the wall or fence may be placed at 7 feet from back of walk.
- 5) Secondary/accessory units are subject to Section 18.20.060 and Table 18.20-2 of the City of Galt Zoning Ordinance.
- 6) The Maximum Coverage or Density for Commercial is not defined. A target density of 0.23 FAR and is used in various Summary Tables herein that calculate building square footage, employees, etc.
- 7) The Maximum Coverage for Open Space is assumed to be 0.10 FAR for private recreation parcels to allow for clubhouse buildings, and 0.02 for regular open space, which could allow maintenance or utility buildings or restroom buildings.
- 8) Turf areas shall not exceed 50% of usable yard areas for LDR, MDR, HDR, or C designations.
- 9) All residential roofs shall be designed as "solar-ready", as defined by the California Building Code.
- 10) Accessory structures shall be designed in accordance with the City of Galt Municipal Code.

Specific Plan

Chapter 3 – Land Use & Zoning

- Non-participants are identified with cross-hatching, but have same land use designation as existing General Plan and will be rezoned.
- Future growth areas south of UPRR will develop at a later date with a subsequent master plan for the south area.
- Large lots will be created to allow phasing and sale to individual merchant builders.



Specific Plan

Chapter 4 - Circulation

This chapter provides discussion of proposed street and other circulation systems within the EVSP.

Roadway Master Plan:

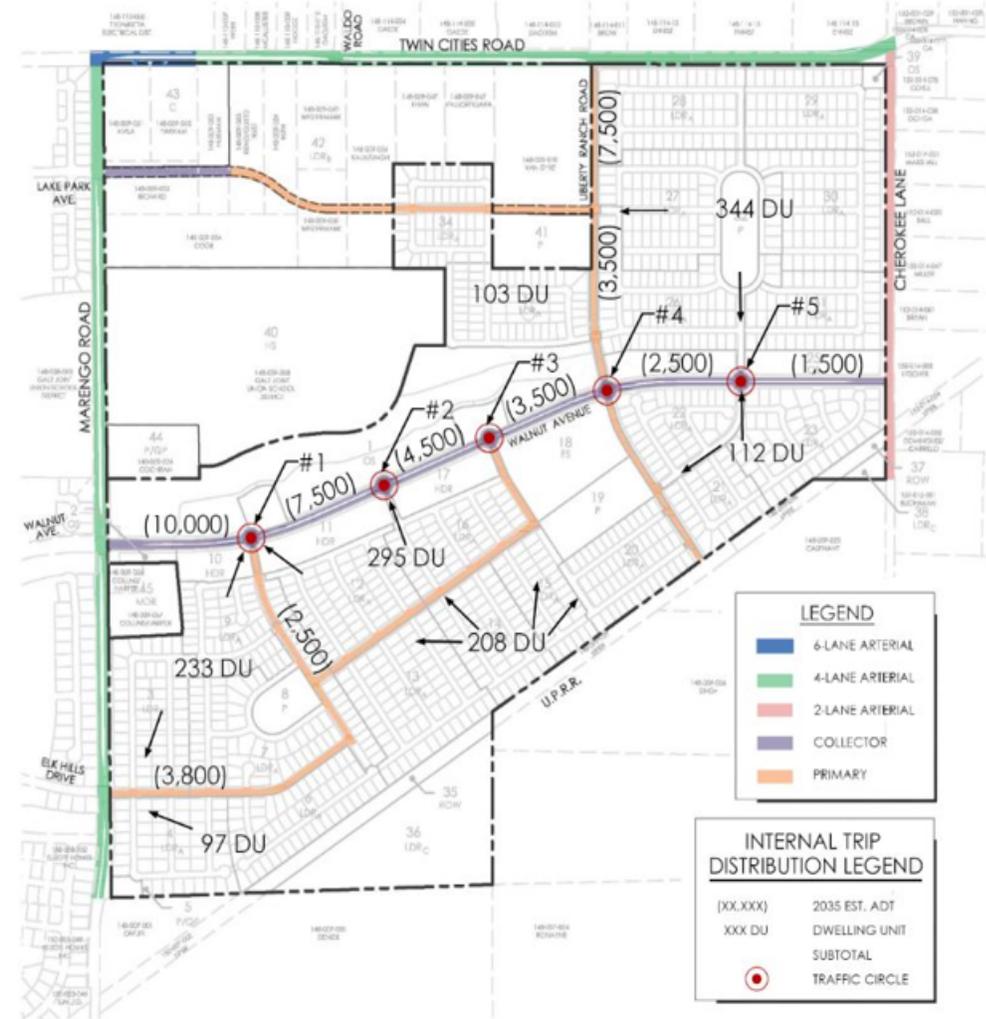
- Modified grid street pattern
- Connects to existing adjacent streets
- Walnut Avenue is extended through middle of project area, but is narrowed to one lane in each direction, with series of 5 roundabouts located at project's main intersections.
- Major on-site roads designed to direct traffic to arterials and discourage through traffic within neighborhoods.

Specific Plan

Chapter 4 - Circulation

Roadway Master Plan

- A modified “grid-pattern” of streets allows for excellent connectivity and distribution of traffic.
- Walnut Avenue was reduced by the City to a Collector Street. The east end of Walnut Avenue will function like a Primary Residential Street.
- Five Traffic Circles (80’ dia.) are proposed to provide traffic calming and a unique design feature/marketing statement.
- Estimated Average Daily Trips (ADTs) for internal traffic are shown on the exhibit.



Specific Plan

Chapter 4 - Circulation

Bike and Pedestrian Master Plan

Deadman Gulch and Cherokee Lane provide off-street bike trails.

Central Residential Spine Street provides a safe route for children to walk or bike to the School/Park site.

Exhibit 4-16: Bike & Pedestrian Master Plan



Specific Plan

Chapter 6 – Parks and Open Space

This chapter discusses proposed parks and open space within project area.

- 3 Liberty Ranch parks are 2.7, 4.0 and 5.1 acres in size.
- 2 1.5-acre HOA-maintained rec facilities in Deadman Gulch open space corridor.
- 1 5.2-acre park area called out in non-participating area (per General Plan).

Exhibit 6-1: Calculation of Parkland and Open Space Requirement

LAND USE DESIGNATION	AVERAGE DWELLING UNITS	PERSONS PER HOUSEHOLD	ESTIMATED POPULATION	DEDICATION REQUIREMENT (ACRES PER 1,000 POPULATION) *			
				PARKS PER 1,000 POP.	OS PER 1,000 POP.	TRAILS ¼ MILE PER 1,000 POP.	CONVERTED TO LINEAR FT
<i>Liberty Ranch (North of UPRR):</i>							
LDR _A (1)	1,142	3.24	3,700	18.50	18.50	0.93	4,910
HDR	250	3.24	810	4.05	4.05	0.20	1,069
Subtotal	1,383		4,510	22.55	22.55	1.13 MI	5,979 LF
<i>Non-participating properties:</i>							
LDR _B	217	3.24	703	3.52	3.52	0.18	950
MDR	33	3.24	107	0.53	0.53	0.03	158
Subtotal	250		810	4.05	4.05	0.21 MI	1,108 LF
<i>Not included (2):</i>							
LDR _C	52						
ES (School)	48						
PQ (Well Site)	2						
Subtotal	102	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
TOTAL	1,744		5,320	26.60 AC	26.60 AC	1.34 MI	7,087 LF
PROVIDED				20.04 AC	41.40 AC	1.54 MI	8,106 LF
CREDIT (3)				18.50 (3)	31.40 AC (4)		
REQUIRED				26.60 AC	26.60 AC	1.34 MI	7,087 LF
DIFFERENCE				(8.10 AC) (3)	4.80 AC	0.20 MI	1,019 LF

- Note:
- (1) The proposed ES School Site (48 units) and PQ Well Site (2 units) are not included in the calculation of required facilities.
 - (2) The LDR_C area is located south of the UPRR tracks, is proposed as a future growth area, and will participate in that future planning effort. The Elementary School Site and Well Site were allocated units, but are not included to avoid over counting.
 - (3) The two 1.5 acre private recreation areas will receive only 50% credit, therefore the on-site shortfall is 8.10 acres. Which will be applied toward a larger off-site park facility.
 - (4) The Deadman Gulch Open Space is reduced by 10 acres of re-created wetlands that would have no public access.

Specific Plan

Chapter 7 – Community Design

Landscape Design Guidelines ensure landscaping will be drought-tolerant and will create a unique sense of place for Eastview that is compatible with surrounding rural and agricultural uses.



Exhibit 7-2:
Illustrative Conceptual
Master Plan
N.T.S.



Specific Plan

Chapter 7 – Community Design

Dead Man Gulch Open Space Corridor

DESIGN: Multi-function Open Space Corridor

- Main channel provides wetland & habitat restoration area.
- Unifies community with high visible landscaped amenity.
- No curbside parking on north side of Walnut Ave. to maximize visibility.
- Bike/Ped. bridge provides an off-street connection to High School.
- Highlights and integrates the two private recreation facilities.
- Provides 100-yr. flood protection & storage.
- Provides water quality basins for stormwater run-off.
- Landscaping will buffer future residents from High School football field.
- Extension of city-wide trail corridor located downstream to the west.



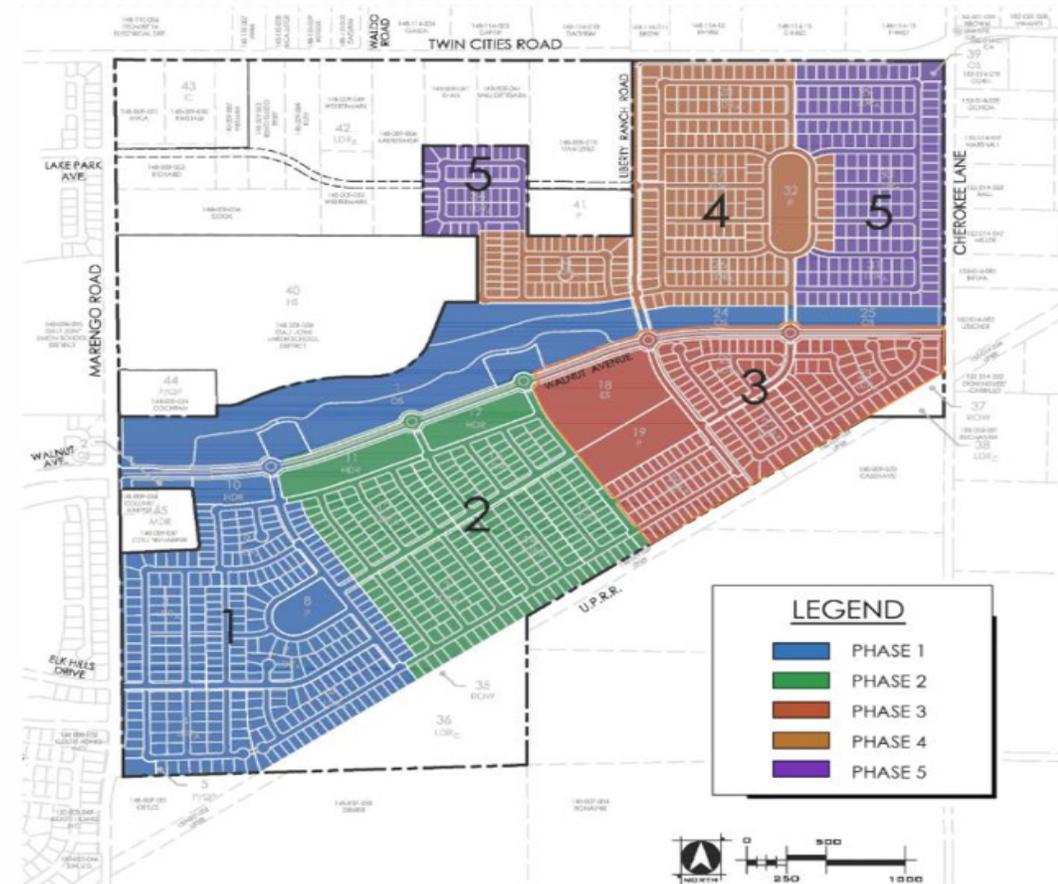
Specific Plan

Chapter 8 – Implementation

Chapter outlines methods for implementing Specific Plan and discusses administration, phasing of development, project financing, etc.

DESIGN: Project Phasing

- Liberty Ranch project is anticipated to build out in 5 phases, over 15-20 years.
- Developer will mass grade entire site to achieve an earthwork balance and install Phase 1 backbone infrastructure, which includes off-sites.
- Home construction will start at Marengo Road and proceed east with a series of looping roadways.
- Merchant builders will buy large lot parcels and install in-tract improvements.



Specific Plan

Chapter 8 – Implementation

Administration –

- Mitigation measures will take precedence over Specific Plan
- Minor revisions to the Specific Plan per Section 8.5.5 may be approved by staff
- Transfer of dwelling units (+/- 10% or less) within parcel may be approved by staff
- Specific Plan Amendments exceeding above thresholds must be vetted through Planning Commission/City Council

CEQA

- EIR prepared for project
- Held EIR scoping meeting on July 10, 2014, to identify issues for EIR
- Draft EIR (DEIR) prepared and released for 45-day public review period from July 8 to August 21, 2015
- 9 comment letters received during review period
- Final EIR (FEIR) prepared in response to comment letters. EIR established mitigation measures for project's significant impacts on environment. Mitigation Measure and Monitoring Program (MMRP) prepared to ensure measures are complied with. Conditions of Approval reference MMRP
- 10 impacts deemed significant and unavoidable (cannot be mitigated)



Topics Discussed by Planning Commission

- Development Standards (lot sizes, setbacks)
- Street rights-of-way widths and on-street parking
- Water infrastructure/well
- Wastewater Infrastructure/WWTP
- Parks/consistency with Parks Master Plan
- Elementary school site



Topic: Development Standards

Specific Plan

Chapter 3 – Land Use & Zoning

Sets forth develop-
ment standards

Exhibit 3-4: Development Standards Matrix

EVSP Land Use Designation	Comparable City of Galt Zone	Unit Type	Max. Lot Coverage or FAR	Min. Lot Size ¹ / Min. Net Lot Area/Unit	Min. Street Frontage/ Min. Lot Width ²	Required Yard Setbacks ³				Max. Bldg. Height	
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C	C ⁶	Commercial	n/a ⁷	n/a	n/a	n/a		n/a	n/a	n/a	50 ft.
OS	OS ⁷	Open Space	.10/.02	n/a	n/a	n/a		n/a	n/a	n/a	24 ft.
PQ	PQ	Public/ Quasi-Public	.50	n/a	n/a	n/a		n/a	n/a	n/a	50 ft.

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Res. Lot Size Comparisons – Eastview vs. City Regs.

Eastview			City G.P			City Zoning		
Lot Type	Density	Min Lot Size	Lot Type	Density	Min Lot Size	Lot Type	Density	Min Lot Size
LDR _A	0-6 du/ac	5,000 sf (50' x 100')	LDR	0-6 du/ac	N/A	R1C	0-6 du/ac	6,500 sf (65' x 100')
LDR _B	0-6 du/ac	5 acres (65' min)	Rural Res	0-0.05	2 ac.	RA	0-0.05	5 ac. (100')
LDR _C	0-6 du/ac	6,500 sf (65' x 100')	LDR	0-6 du/ac	N/A	R1C	0-6 du/ac	6,500 sf (65' x 100')
MDR sfd	5-8 du/ac	5,500 sf (55' x 100')	MDR	5-8 du/ac	N/A	R2 - sfd	5-8 du/ac	5,500 sf (55' x 100')
MDR dplx	5-8 du/ac	6,500 sf (70')				R2 - dplx	5-8 du/ac	7,000 sf (65' x 100')
HDR	14-24 du/ac	6,500 sf (65')	HDR	14-24 du/ac	N/A	R3	8-14 du/ac	5,000 sf (65')
Average		6,874 (LR)						

Lots under 6,500 sq. ft.

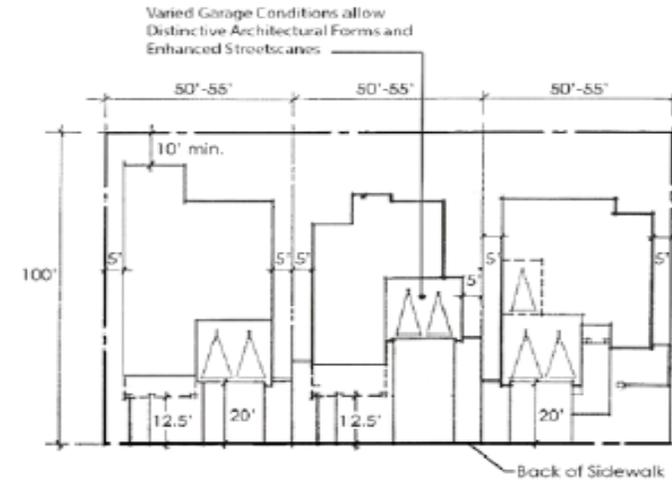
Eastview/Liberty Ranch Lot Size Breakdown

Lot Size Category	Lot Count (Liberty Ranch)	% of Total- Liberty Ranch	% of Total – Eastview
Under 5,500 sf	22	1.9%	1.3%
5,500 - 5,600 sf	61	5.3%	3.5%
5,600 - 5,800 sf	103	9.0%	5.9%
5,800 - 6000 sf	67	5.9%	3.8%
Subtotal (under 6,000 sf)	253	22.2%	14.5%
6,000 – 6,200 sf	82	7.2%	4.7%
6,200 – 6,400 sf	68	6.0%	3.9%
6,400 – 6,500 sf	45	3.9%	2.6%
Subtotal (6,000-6,499 sf)	195	17.1%	11.2%
TOTAL under 6,500 sf	448	39.2%	25.7%
TOTAL over 6,500 sf	694 (Liberty Ranch only)	60.8%	74.3% (1,296 units)
<i>TOTAL</i>	<i>1,142</i>	<i>1,142</i>	<i>1,744</i>

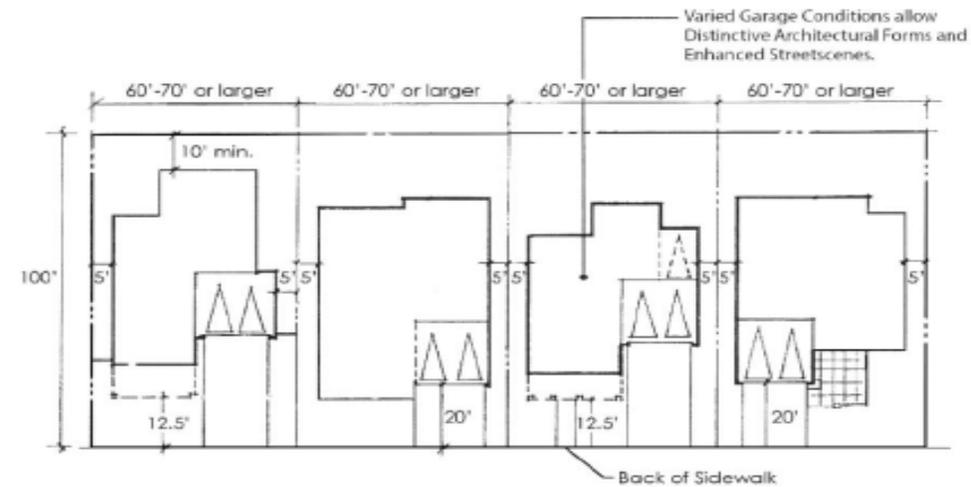
(Note: Villages 3, 4, 23, 28, 29, 30, 31 and non-participating properties designated LDR contain no lots under 6,500 sf)

Specific Plan

Chapter 3 – Land Use & Zoning



**Exhibit 3-5: Potential Lot and Floor Plan;
Typical for 50' and 55'x100' Lot Programs**



**Exhibit 3-6: Potential Lot and Floor Plan;
Typical for 60', 65', 70' and 75'x100' Lot**



Topic: Rights-of-Way/on-street parking

Minimum Street R-O-W Comparison (Curb-to-Curb)

Street Type	Eastview	NEASP (pp 114,115)	City Gen Plan
Major Arterial	96' (T.C @ 6 lanes)	72' (Carillion)	96-118'
	74' (4 lanes)	66' (Walnut)	
Minor Arterial	60' (Cherokee)		72'
Collector	56' (Walnut – west of Liberty Ranch Rd)	42'	48-62'
	48' (Walnut – east)		
	48' (Lake Park)		
Primary	34-42' (Liberty Ranch Rd)		
Local	32-38'	36'	32-42'

Specific Plan

Chapter 4 - Circulation

Roadway Master Plan

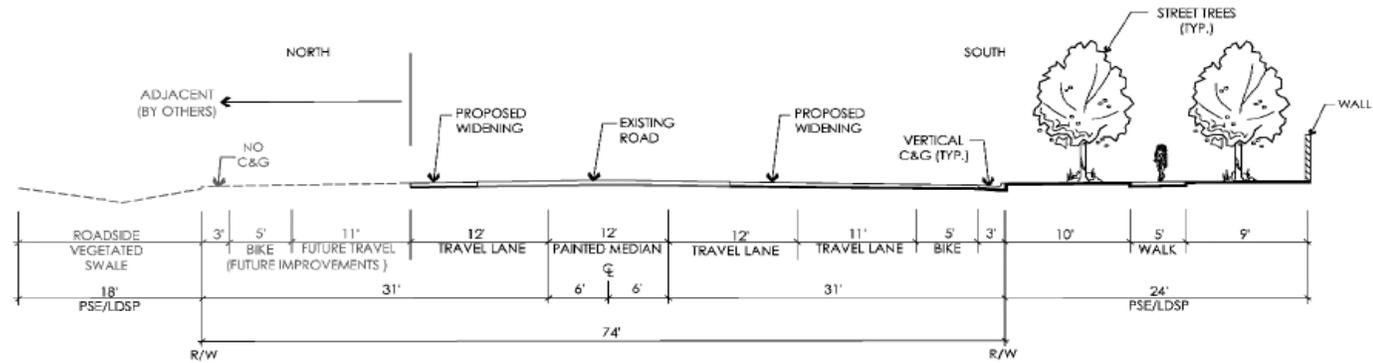


Exhibit 4-4: Twin Cities - 4 Lane Arterial

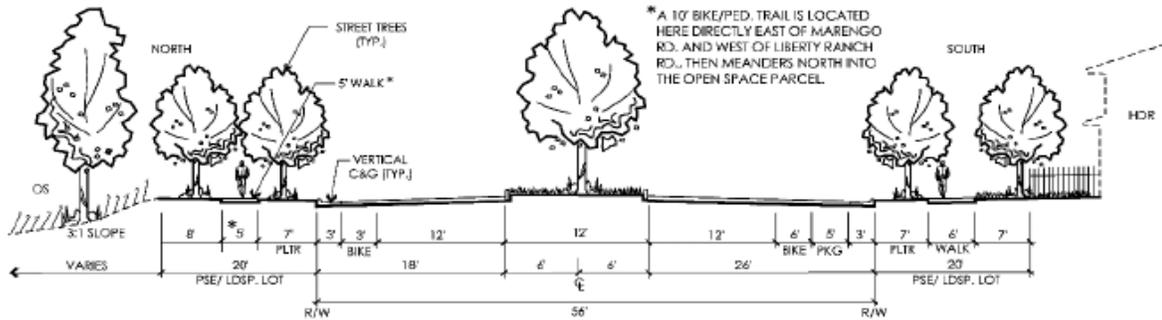


Exhibit 4-6: Walnut Avenue - 2 Lanes West of Liberty Ranch Road

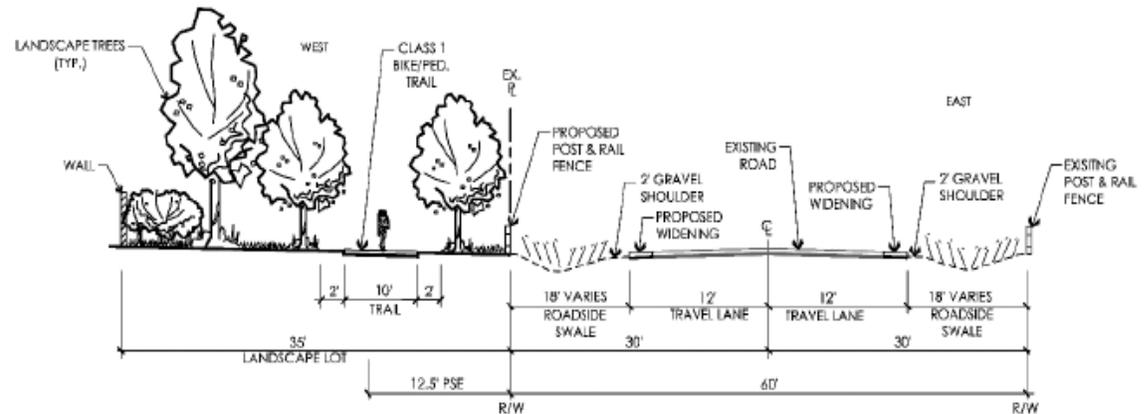


Exhibit 4-8: Cherokee Lane 2-Lane Arterial

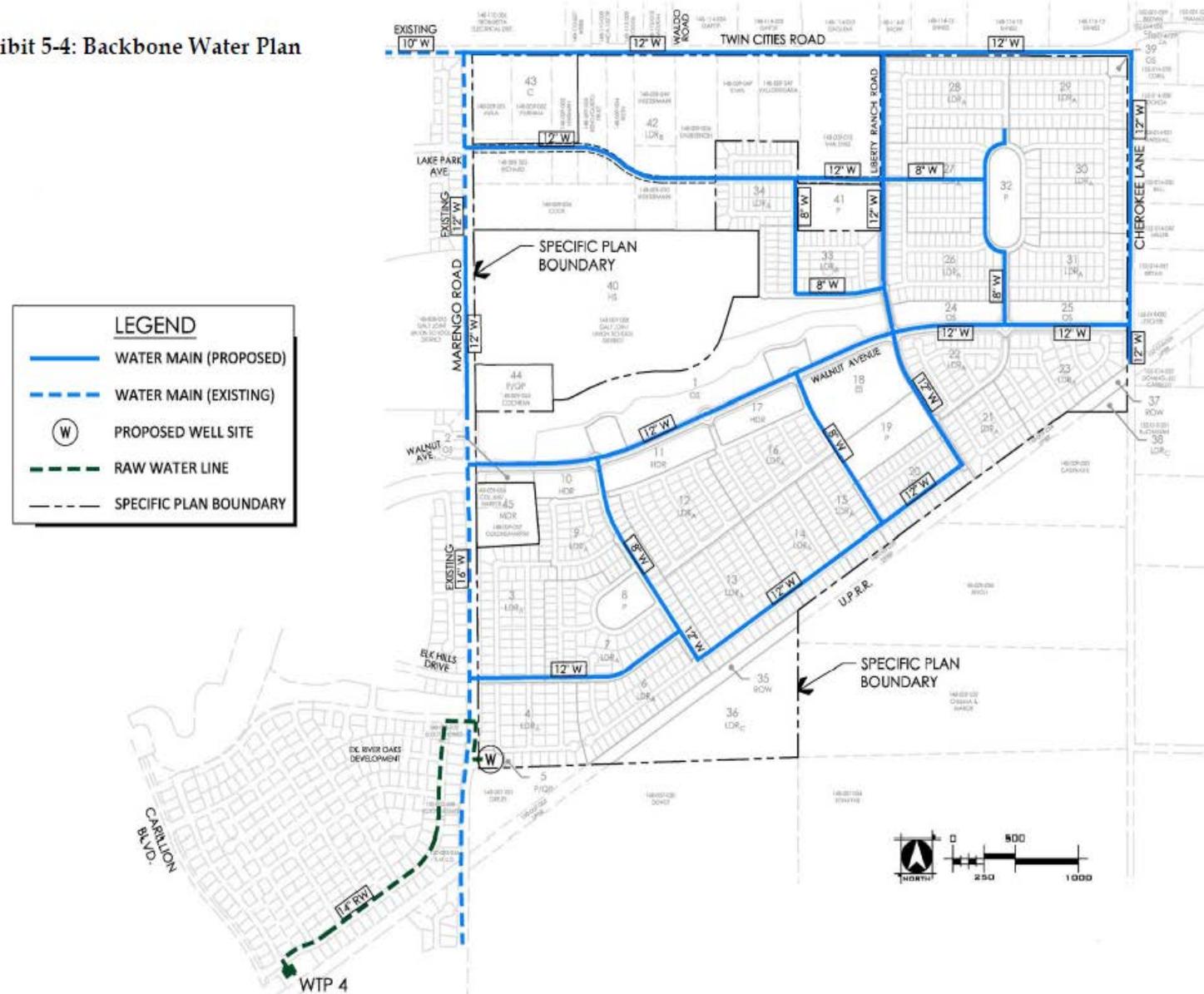


Topic: Infrastructure – Water/Wastewater

Water Supply

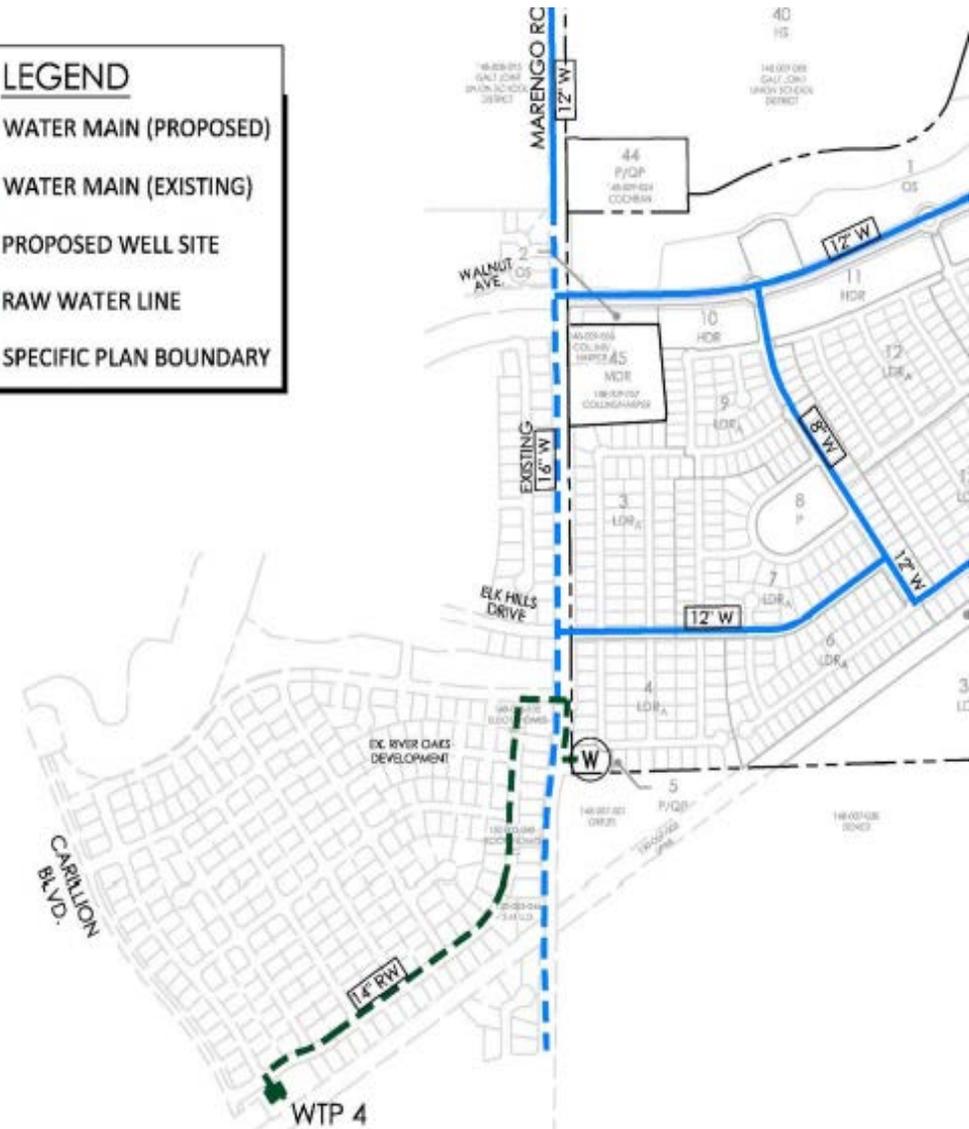
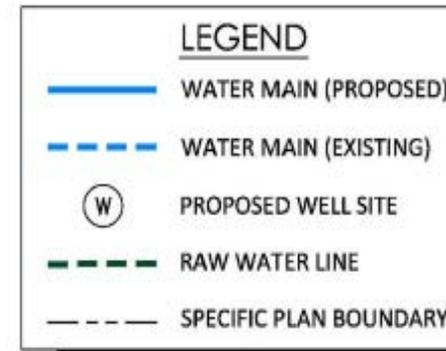
- Series of 8" and 12" mains will be looped to serve development, and will be constructed within roadways, starting at Marengo and heading east.
- A 14" raw water main will be constructed and will tie to Carillion Water Treatment plant in River Oaks to the west.
- A municipal well site (.6 acres) is proposed at EVSP's southwest corner.

Exhibit 5-4: Backbone Water Plan



Water Supply

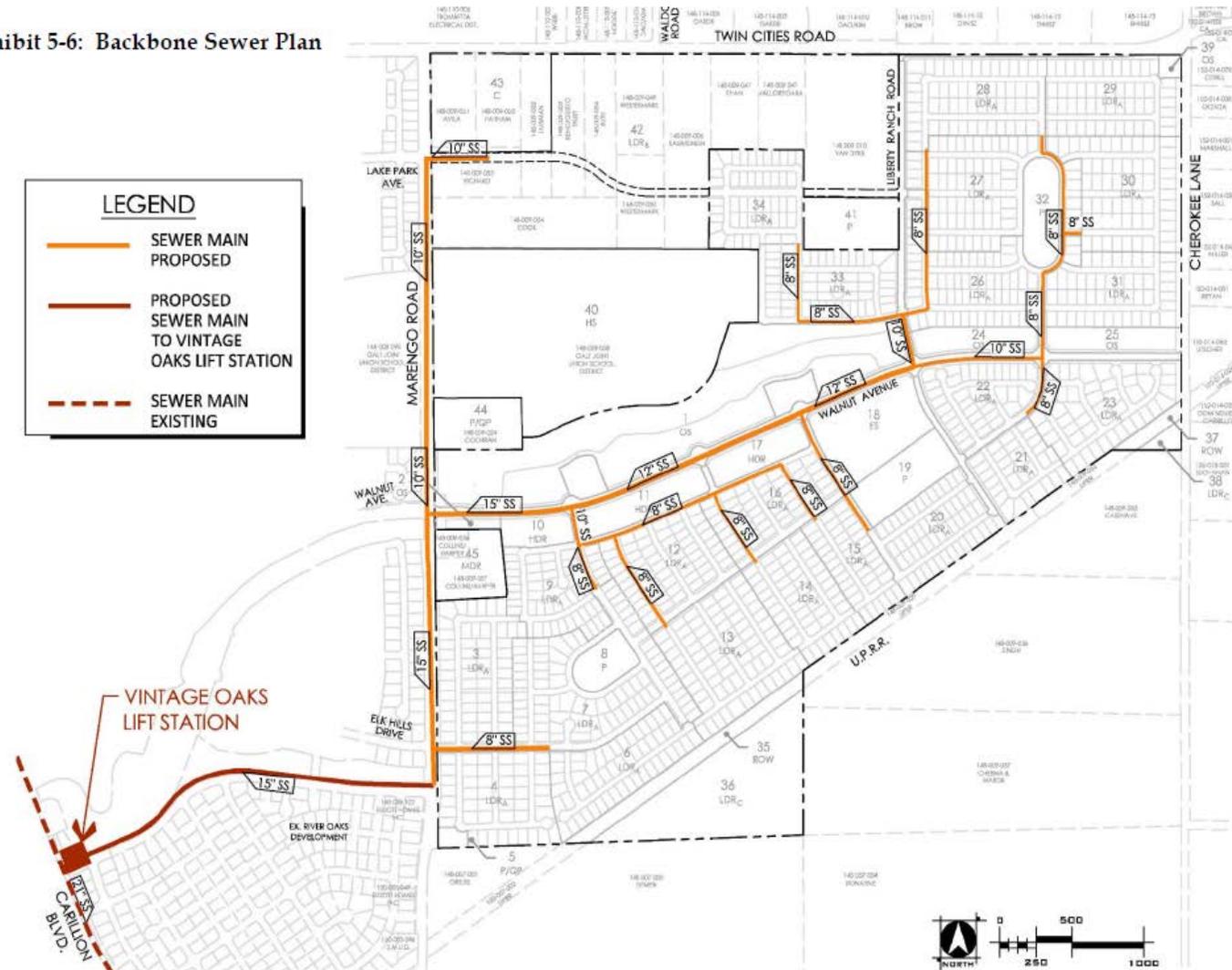
- Capacity exists for early Phases of Eastview Development
- Connection Fees will provide flexibility in siting next new well
- Dedicated well site and raw water line will facilitate meeting buildout demand



Sewer Capacity

Discharge will flow via gravity from upper portion of project along Cherokee to 15" main in River Oaks subdivision, with extension of main north along Marengo to Walnut, where it will transition to 12". Will need to increase capacity of Vintage Oak lift Station and install 15" main extension with first phase of development.

Exhibit 5-6: Backbone Sewer Plan



Sewer Capacity

- Lift Station Upgrades will address new flows
- Treatment Plant Capacity is sufficient for early Phases (~75%)
- Capacity is 1st come, 1st served with payment of connection fees





Topic: Elementary School

Specific Plan

Chapter 5 – Public Services and Facilities

Schools - The estimated student generation by the project:

Exhibit 5-2: Estimated Student Generation

LAND USE CATEGORY	DWELLING UNITS	ELEMENTARY SCHOOL (K-6)		MIDDLE SCHOOL (7-8)		HIGH SCHOOL (9-12)		TOTAL STUDENTS
		FACTOR ³	STUDENTS	FACTOR	STUDENTS	FACTOR ⁽³⁾	STUDENTS	
LDR _A	1,142	0.404	461	0.134	153	0.274	313	927
LDR _B	217	0.404	88	0.134	29	0.274	59	176
LDR _C	52 ⁽¹⁾	0.404	n.a.	0.134	n.a.	0.274	n.a.	
LDR/ES SITE	50 ⁽²⁾	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
MDR	33	0.404	13	0.134	4	0.274	9	26
HDR	250	0.226	57	0.064	16	0.103	26	99
TOTAL	1,744		619		202		407	1,228
Assumed School Capacities			650		1,200		2,200	
Demand			0.95		0.17		0.19	

- Notes: (1) The LDR_C area is a future growth area with a unit allocation, but will be developed when the area south of the UPRR corridor develops. Therefore these units are not included.
- (2) The LDR/ES Site is allocated approximately 48 units and the Well Site is allocated 2 units, however these units are not included to avoid over counting.
- (3) Student Factors based on information from Galt Joint Union High School District per telephone contact with November 2014, and Galt Joint Union Elementary School District per email from SCI June 2015.

Specific Plan

Chapter 5 – Public Services and Facilities

Elementary School

An elementary school is proposed within Liberty Ranch. Galt General Plan depicts a 10-acre elementary school in project area. Applicant is proposing 8.9-acre site to northeast of location shown in General Plan, to move it farther away from UPRR line and to be more centrally located (within ½ mile walk of 85% of Eastview residential units). Project proposes to share park facilities/ballfields in park proposed to the immediate south of the campus.

Specific Plan

Chapter 5 – Public Services and Facilities

Elementary School

Exhibit 5-3: Proposed School Site

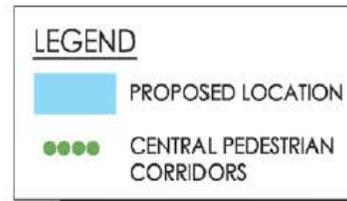


Exhibit 5-3a: Alternative School Site Lotting





Topic: Parks

Specific Plan

Chapter 6 – Parks and Open Space

This chapter discusses proposed parks and open space within project area.

- 3 Liberty Ranch parks are 2.7, 4.0 and 5.1 acres in size.
- 2 1.5-acre HOA-maintained rec facilities in Deadman Gulch open space corridor.
- 1 5.2-acre park area called out in non-participating area (per General Plan).

Exhibit 6-1: Calculation of Parkland and Open Space Requirement

LAND USE DESIGNATION	AVERAGE DWELLING UNITS	PERSONS PER HOUSEHOLD	ESTIMATED POPULATION	DEDICATION REQUIREMENT (ACRES PER 1,000 POPULATION) *			
				PARKS PER 1,000 POP.	OS PER 1,000 POP.	TRAILS ¼ MILE PER 1,000 POP.	CONVERTED TO LINEAR FT
<i>Liberty Ranch (North of UPRR):</i>							
LDR _A (1)	1,142	3.24	3,700	18.50	18.50	0.93	4,910
HDR	250	3.24	810	4.05	4.05	0.20	1,069
Subtotal	1,383		4,510	22.55	22.55	1.13 MI	5,979 LF
<i>Non-participating properties:</i>							
LDR _B	217	3.24	703	3.52	3.52	0.18	950
MDR	33	3.24	107	0.53	0.53	0.03	158
Subtotal	250		810	4.05	4.05	0.21 MI	1,108 LF
<i>Not included (2):</i>							
LDR _C	52						
ES (School)	48						
PQ (Well Site)	2						
Subtotal	102	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
TOTAL	1,744		5,320	26.60 AC	26.60 AC	1.34 MI	7,087 LF
PROVIDED				20.04 AC	41.40 AC	1.54 MI	8,106 LF
CREDIT (3)				18.50 (3)	31.40 AC (4)		
REQUIRED				26.60 AC	26.60 AC	1.34 MI	7,087 LF
DIFFERENCE				(8.10 AC) (3)	4.80 AC	0.20 MI	1,019 LF

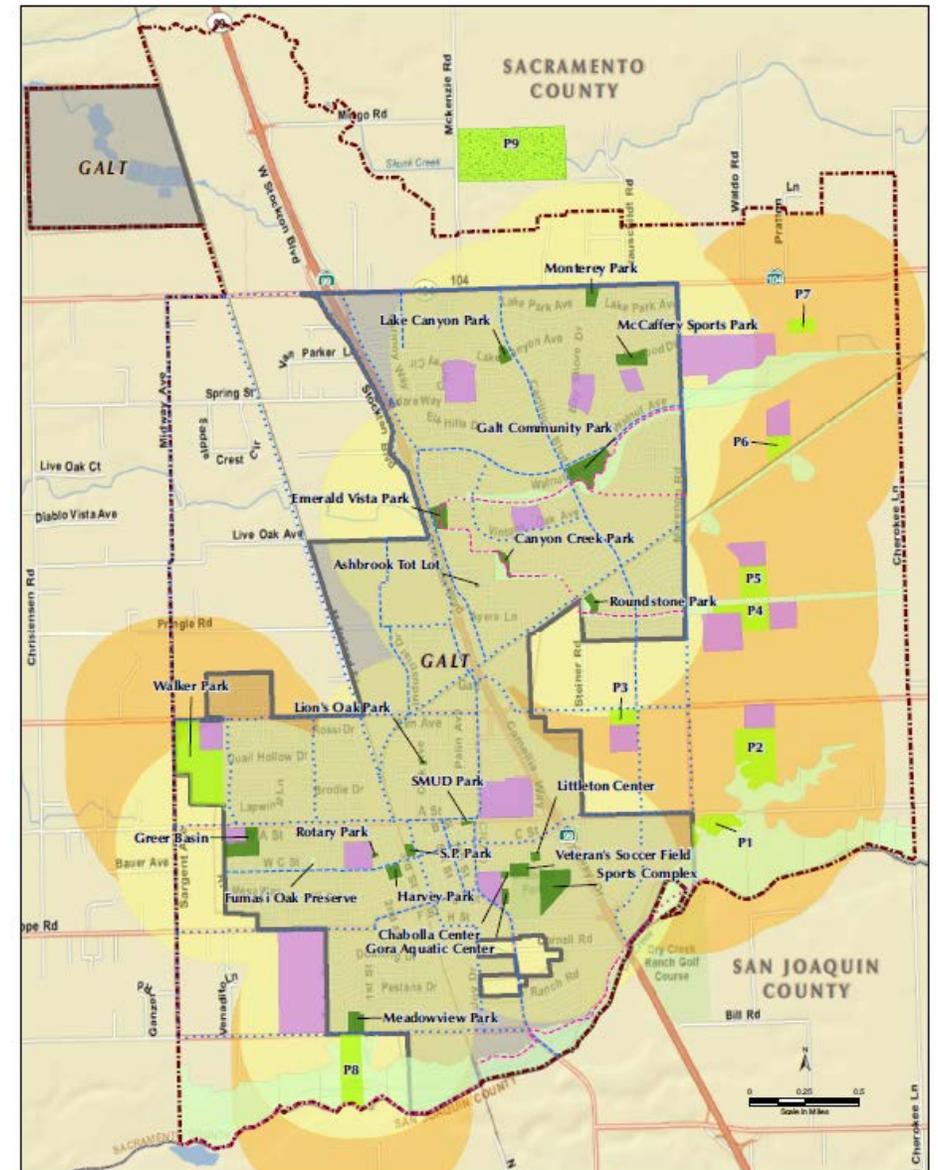
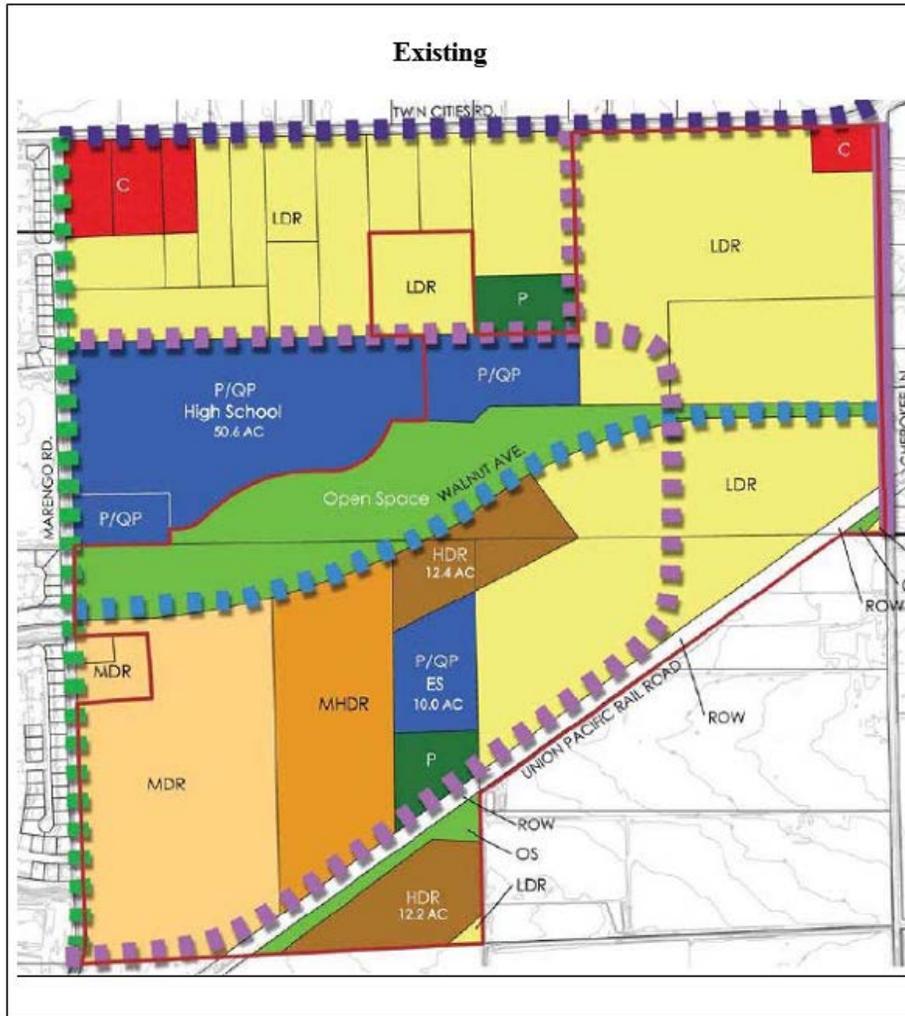
- Note:
- (1) The proposed ES School Site (48 units) and PQ Well Site (2 units) are not included in the calculation of required facilities.
 - (2) The LDR_C area is located south of the UPRR tracks, is proposed as a future growth area, and will participate in that future planning effort. The Elementary School Site and Well Site were allocated units, but are not included to avoid over counting.
 - (3) The two 1.5 acre private recreation areas will receive only 50% credit, therefore the on-site shortfall is 8.10 acres. Which will be applied toward a larger off-site park facility.
 - (4) The Deadman Gulch Open Space is reduced by 10 acres of re-created wetlands that would have no public access.

Specific Plan

Chapter 6 – Parks and Open Space



Parks Master Plan vs. General Plan



GALT

PARKS PROPOSED PARK SITES

- Parks Inside City Limits
- Parks Outside City Limits
- Open Space

PARK SERVICE AREAS

- 1/2 Mile of Existing Parks
- 1/2 Mile of Proposed Parks

BIKE LANES

- Class I
- Class I Proposed
- Class II
- Class II Proposed

OTHER FEATURES

- 2009 City Limits
- General Plan Area
- Schools/Proposed School Sites
- Future Park Outside of General Plan Area

GALT PARKS SERVICE AREAS

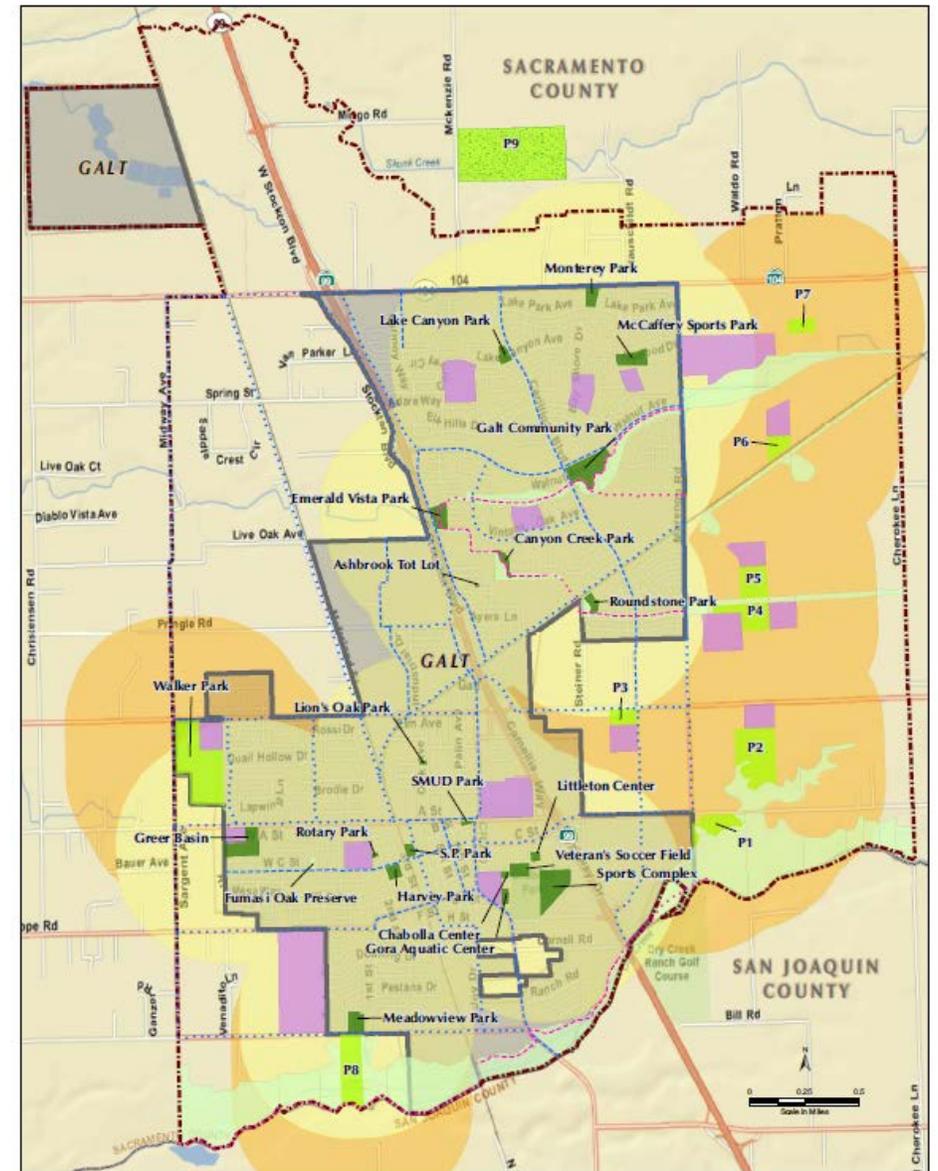
FIGURE 11

04/02/10

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

Parks Master Plan vs. EVSP





GALT

PARKS PROPOSED PARK SITES

- Parks Inside City Limits
- Parks Outside City Limits
- Open Space

PARK SERVICE AREAS

- 1/2 Mile of Existing Parks
- 1/2 Mile of Proposed Parks

BIKE LANES

- Class I
- Class I Proposed
- Class II
- Class II Proposed

OTHER FEATURES

- 2009 City Limits
- General Plan Area
- Schools/Proposed School Sites
- Future Park Outside of General Plan Area

GALT PARKS SERVICE AREAS

FIGURE 11

04/02/10

FOOTHILL ASSOCIATES

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Parks Master Plan

Per Galt Parks Service Areas Map (Fig. 11), 2 5-acre parks in EVSP area.

Per page 45, parks 4-8 acres in size are classified as Neighborhood Parks. (Community parks are defined as 8-40 acres in size.)

Per Table 17, facilities to serve population of 24,000 (page 58), no additional swimming pool needed; however, one additional pool will be needed to serve population at build-out, preferably in northeast area in a future community park (pg. 59).

New neighborhood parks are to be pedestrian/bicycle friendly to avoid vehicular trips and parking (per pg. 52).

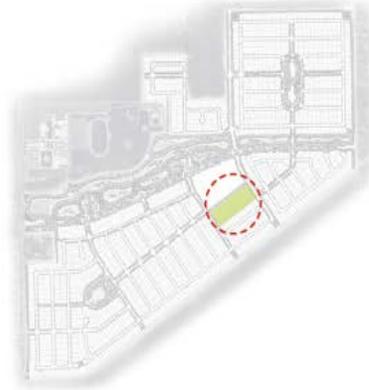
Exhibit 6-2: Parks and Open Space



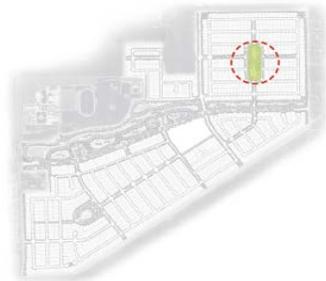
Specific Plan

Chapter 7 – Community Design

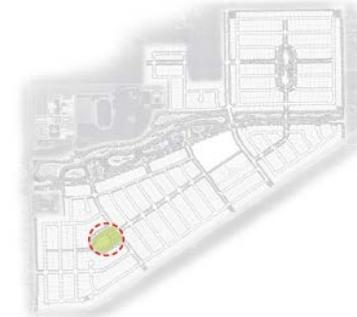
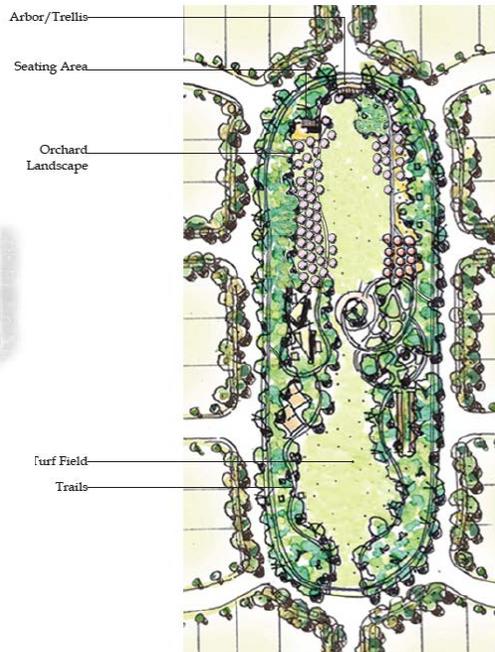
Parks – sets forth guidelines for development of three parks located within Liberty Ranch



Location Map
N.T.S.



Location Map
N.T.S.



Location Map
N.T.S.





Project Financials/ Development Agreement



Financing – A separately prepared Public Facilities Financing Plan identifies all public facilities and backbone infrastructure improvements needed to serve the project. Chapter 8 of Specific Plan provides overview of financing methods likely to be used for the project.

City impact fees

School District impact fees

Community Facilities Districts (CFD 2005-1 and/or another formed for the project)

Revenue Bonds/Certificates of Participation

Developer financing

State and federal grants and loans

Fiscal Impact Analysis (FIA)

FIA Objective:

To estimate Projects annual fiscal impacts to the City

- FIA Prepared by DPFG in conjunction with Goodwin Consulting and City Staff
- City's FY 2015-16 Budget used as baseline for revenues and costs
- Assumed property taxes split 50/50 with the County
- Assumes annexation into CFD 2005-1

Fiscal Impact Analysis (FIA), continued

- Evaluates revenues and costs associated with public services required to serve the Project
 - General Fund
 - Culture & Recreation Fund
 - Gas Tax (Road Maintenance)
 - Project Specific Maintenance

Fiscal Impact Results

Eastview Specific Plan Fiscal Impact Analysis		Liberty Ranch Fiscal Impact Analysis	
	<u>Eastview</u>		<u>Liberty Ranch</u>
Revenues		Revenues	
General Fund Revenues	\$2,785,123	General Fund Revenues	\$2,202,314
CFD 2005-1 Special Tax Revenues	646,221	CFD 2005-1 Special Tax Revenues	524,950
Other Fund Revenues	325,084	Other Fund Revenues	263,579
Total Revenues	<u>\$3,756,428</u>	Total Revenues	<u>\$2,990,843</u>
Expenditures		Expenditures	
General Fund Expenditures	\$2,489,746	General Fund Expenditures	\$2,027,803
Other Fund Expenditures	418,294	Other Fund Expenditures	322,403
Project Maintenance	293,715	Project Maintenance	241,384
Baseline Budgetary Expenditures	3,201,755	Baseline Budgetary Expenditures	2,591,590
Enhanced Service Level Expenditures (Rd. & Def. Maintenance)	414,612	Enhanced Service Level Expenditures (Rd. & Def. Maintenance)	339,706
Total Expenditures	<u>\$3,616,368</u>	Total Expenditures	<u>\$2,931,296</u>
Net Annual Surplus	<u>140,060</u>	Net Annual Surplus	<u>59,547</u>
Baseline Budget Surplus Per Unit	\$ 327	Baseline Budget Surplus Per Unit	\$ 287
Enhanced Service Level Expenditure Per Unit	\$ (245)	Enhanced Service Level Expenditure Per Unit	\$ (244)
Net Annual Surplus Per Unit	<u>\$ 83</u>	Net Annual Surplus Per Unit	<u>\$ 43</u>

Fiscal Impact Highlights

- Enhanced level of funding for road and deferred maintenance
 - Road maintenance over 4x existing funding (\$28,600 per lane mile)
 - Enhanced level of funding for general fund and culture & recreation fund deferred maintenance
 - \$245 Eastview/\$244 Liberty Ranch per unit in enhanced service level funding
- Funds project specific maintenance costs
- Net positive fiscal impact
 - Eastview - \$140K/\$83 per unit (\$327/unit before enhanced service level expenditures)
 - Liberty Ranch - \$60K/\$43 per unit (\$287/unit before enhanced service level expenditures)

Public Facilities Financing Plan (PFFP)

- PFFP Objective
 - To illustrate how backbone infrastructure, public facilities, development impact fees, and school fees will be financed
 - To show that the Liberty Ranch project and Eastview Specific Plan are considered feasible
 - To strategize how one-time backbone costs will be funded

Net One-Time Project Costs

- One-Time Project Costs
 - Backbone Infrastructure & Public Facilities
 - City & CCSD Development Impact Fees
 - School Fees
- Offsetting Revenues
 - Net bond proceeds collected from a Community Facilities District for backbone infrastructure & public facilities
 - Owner equity contribution
 - Credit/reimbursement for backbone improvements from City fee programs (amounts still to be decided, no credit/reimbursement has been assumed in the PFFP to be conservative)

Project Feasibility

- Methods of measuring feasibility
 - One-Time Cost Burden
 - Measures the residential units cost burden as a percent of sales price
 - The one-time cost burden for the residential units is within acceptable ranges considered to be between 15% and 20%
 - Tax Burden
 - Measures the burden placed on residential units from ad-valorem taxes and special taxes/assessments

PFFP Conclusions

- One-time costs for the Liberty Ranch project and the Eastview Specific Plan are fully offset through:
 - Owner equity contribution
 - Infrastructure CFD net bond proceeds
- The one-time cost burden for all residential units are within ranges considered to be feasible

Peer Review Process

- Initial drafts of reports submitted to the City in March 2015
- Four iterations of reports and/or tables submitted to the City
- Formal peer review comments prepared multiple times
- Multiple meetings to discuss comments and changes with the development team
- Final reports submitted to the City in December 2015

Fiscal Impact Analysis (FIA)

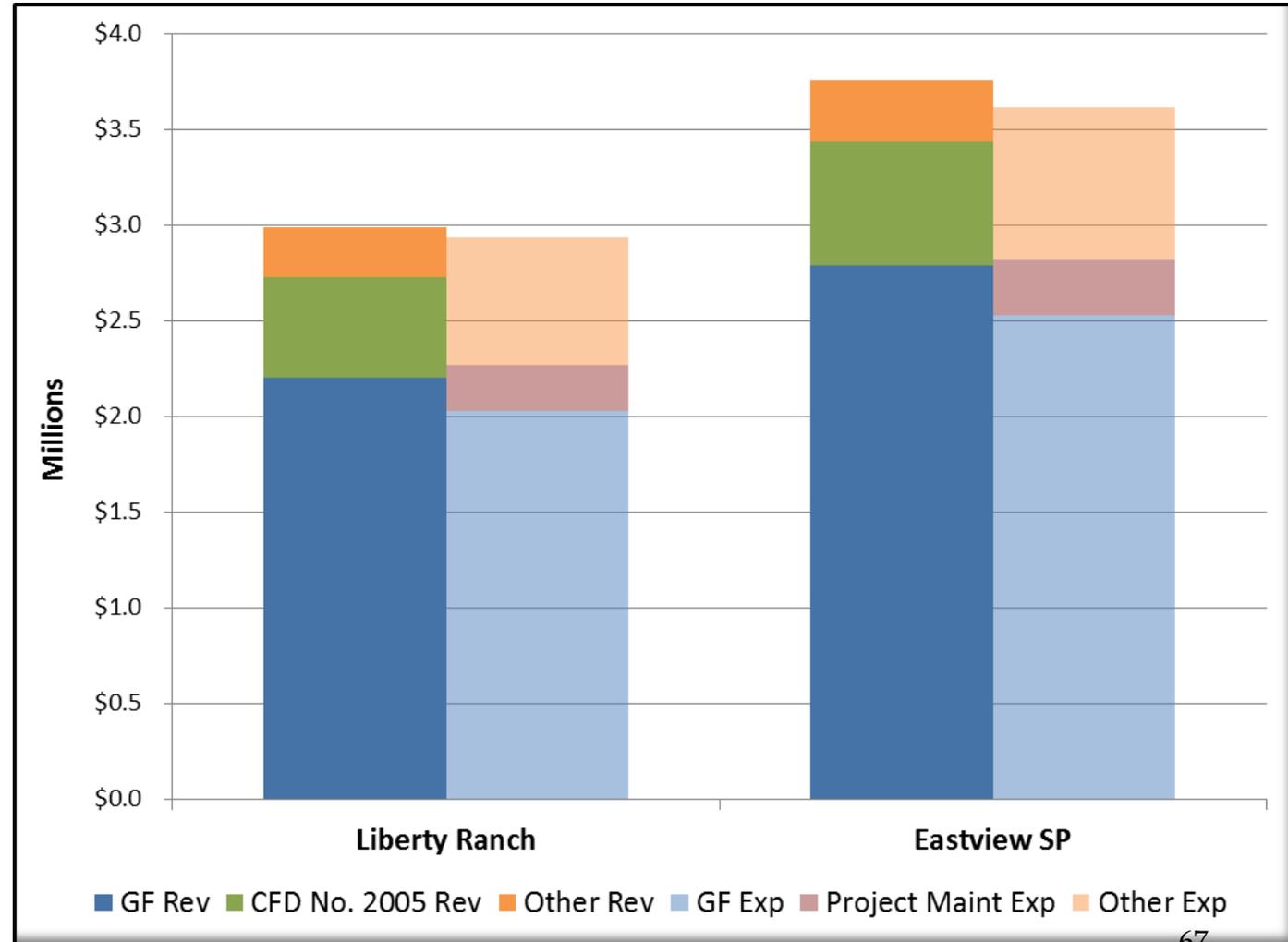
- Comparison of costs and revenues associated with public services required to serve future development
- Estimates annual recurring impacts to the City
- City's FY 2015-16 Budget used as basis for many revenues and expenses
- Presumes a 50/50 split of property taxes between the City and the County

Peer Review – FIA Changes

- Include impacts to Culture & Recreation fund
- Add deferred maintenance costs not currently reflected in the City's budget
- Incorporate higher road maintenance costs than currently budgeted (\$28,600 per mile)
- Require annexation into CFD No. 2005-1, or form similar CFD
- Limit efficiency factors to general government departments
- Reduce taxable sales capture to reflect existing City conditions

Fiscal Impact Results

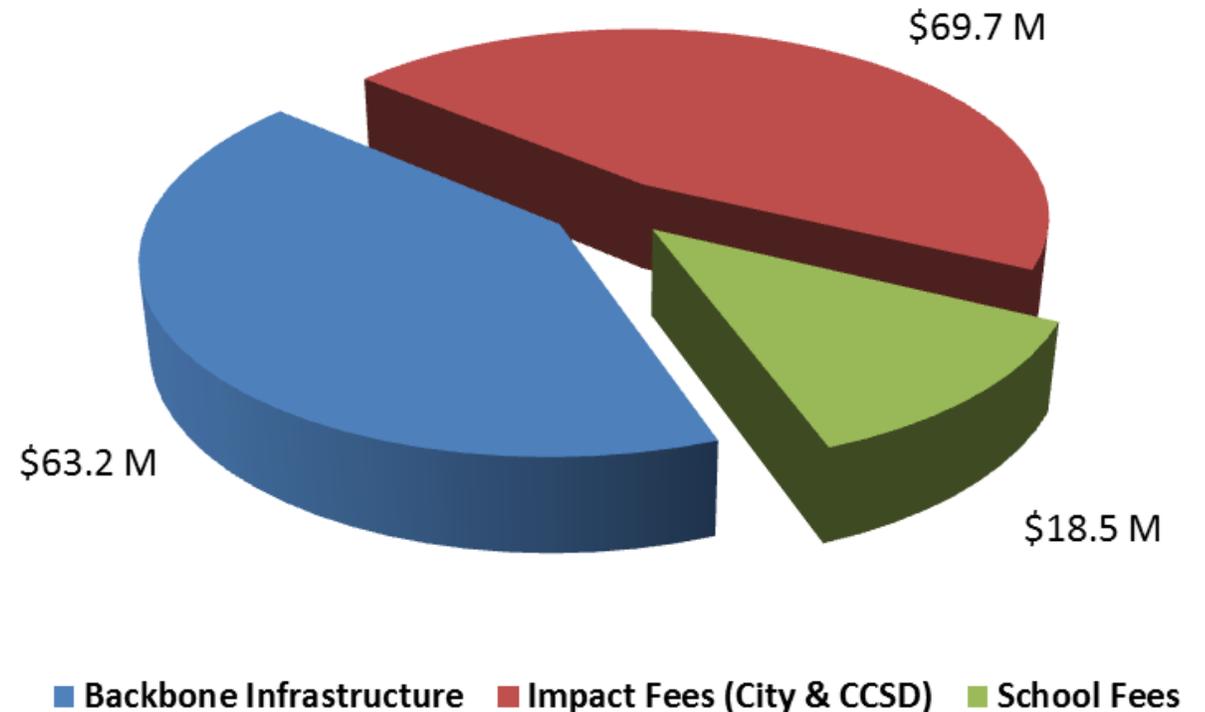
- Liberty Ranch
 - Total Revenues = \$3.0M
 - Total Expenses = \$2.9M
 - Net Annual Surplus = \$56K
 - *Approx surplus of \$43 per unit*
- Eastview Specific Plan
 - Total Revenues = \$3.8M
 - Total Expenses = \$3.6M
 - Net Annual Surplus = \$140K
 - *Approx surplus of \$83 per unit*
- Expenses approx \$380K above baseline (\$245/unit)



Public Facilities Financing Plan (PFFP)

- Strategy to fund infrastructure costs needed to serve the Eastview Specific Plan
 - Backbone Infrastructure & Public Facilities
 - City & CCSD Development Impact Fees
 - School Fees

Total Eastview SP Cost (\$151.4 M)

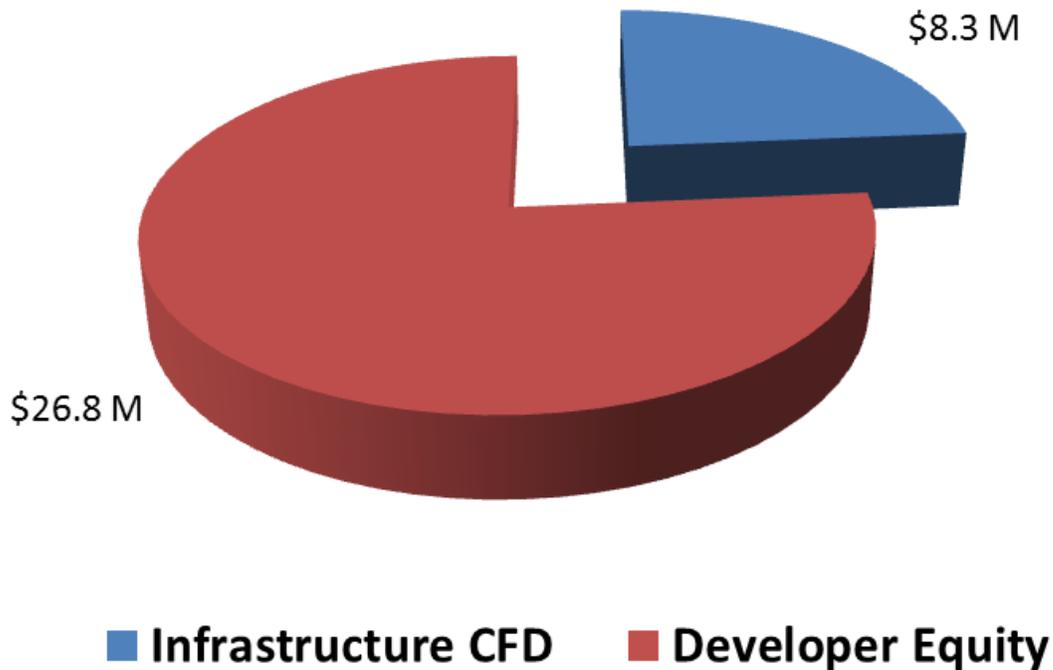


Peer Review – PFFP Changes

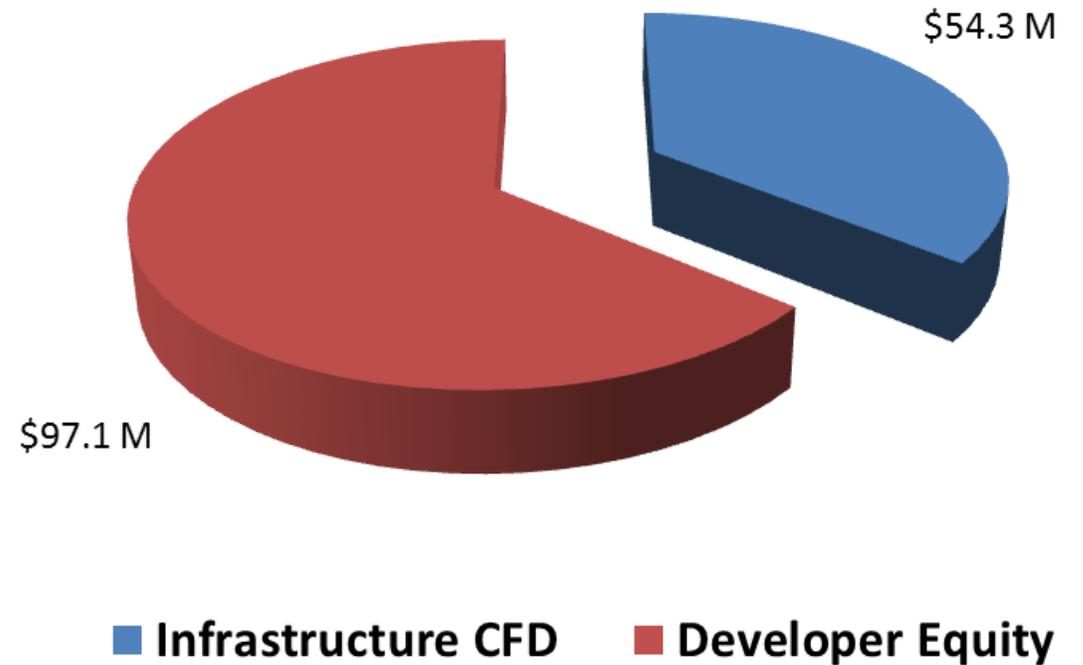
- Evaluate feasibility for Phase 1 and buildout separately
- Include a financing matrix to clearly show all funding sources
- Conservatively exclude all potential reimbursement to determine project feasibility
- Prioritize annual burden for services over infrastructure financing
 - City's share of CFD No. 2005-1 and potential CCSD CFD

Proposed PFFP Funding Strategy

Total Phase 1 Funding (\$35.1 M)



Total Eastview SP Funding (\$151.4 M)





FIA/PFFP

QUESTIONS?



CFD No. 2005-1

CFD No. 2005-1

- Formed in March 2005.
- Public Safety Services: 75% Police, 25% Fire.
- Estimated revenue this fiscal year: \$228,000.
- Revenue from:
 - 237 single family residences (\$535 per unit).
 - 170 approved lots (\$268 per lot).
 - Undeveloped property.

CFD No. 2005-1, continued

- Eastview / Liberty Ranch will be required to annex to CFD or alternate CFD with no greater tax liability.
- However, City Council may wish to explore further:
 - CFD is now over 10 years old, analytical work dates back to 2004.
 - Rate of development less than 25% of that anticipated.
 - Cosumnes CSD formed a separate CFD in 2011, which will replace 25% of CFD No. 2005-1.
 - Measure R adopted by voters in 2008, to supplement police funding.
 - New, broader purpose CFD would provide greater funding flexibility.



CFD No. 2005-1

QUESTIONS?



Development Agreement between City and Liberty Ranch

Concept of a “Vested Right”

- Vested – “fully and unconditionally guaranteed as a legal right.”
- Approval of Eastview / Liberty Ranch project, without a Development Agreement, does not create a “vested right” to develop the project.
- City would retain the right to change the General Plan, Specific Plan, Zoning, and adopt new land use rules.
- Developer would only obtain a vested right upon issuance of a building permit, and incurring substantial expense in reliance on permit.
- Vested right would be acquired on a parcel by parcel basis.

Purpose of Development Agreement

- Development cost for Liberty Ranch is approximately \$130 million.
- Provide certainty to developer that it can proceed to develop the project as approved.
- Developer obtains a “vested right” to develop the project, as approved, and subject to existing land use rules.
- Induce developer to make a long-term and substantial investment.
- Many development agreements also provide the developer with financial certainty by freezing fees. This Development Agreement does NOT freeze fees.

Outline of Key Sections

- Sections 1 to 3 – Recitals, Relationship, Effective Date / Term
- Section 4 - Use of Property
 - Sections 4.4.1 through 4.4.11 – Project Specific Terms
- Section 5 - Rules and Regulations
- Section 6 - Fees and Charges
- Sections 7 to 28 – Standardized Terms

Recitals, Relationship and Term

- Incorporation of recitals: all elements of the project including conditions of approval.
- Relationship: voluntary agreement, no agency or partnership relationship.
- Term:
 - Operative if property annexed within 5 years.
 - Term of 15 years from annexation.
 - 5 year extension after installation of \$20 M in public infrastructure.
 - Subdivision maps automatically extended.

Use of Property

- Vested right to develop in accordance with Project Approvals and Agreement.
- Permitted uses, density, design, on and off-site improvements, terms and conditions of development shall be as per Project Approvals.
- Project not subject to any future rules limiting rate or timing of development, or changing permitted uses.

Additional Obligations

- Fee credits and reimbursements:
 - To be determined in future agreements.
 - Credit against fees for construction of city facilities, limited by City fee program.
- Open space and trail credits:
 - In excess of City requirements.
 - If City adopts impact fee, developer will be reimbursed for cost of excess open space and trails.

Infrastructure Capacity

- City has capacity, or approved plans and funding to serve the Project.
- As long as developer constructs infrastructure per conditions and/or pays fees, City will make good faith efforts to provide wet utilities.
- Wastewater:
 - City has capacity; will develop expansion plans at 85% capacity.
 - Will serve letter upon payment of fees.
 - Final map, payment of fees, 30% units, 2 year reservation for up to 50 units.
- Water: pay water connection fees, dedicate well site per Map.

Parkland Dedication and Maintenance

- Parkland requirements per Attachment J.
- Dedication with recording of small lot map, improve per Specific Plan.
- Parcels 8 and 32:
 - Developer to retain and maintain as private property during marketing phase of project.
 - Public will be able to use property, subject to restrictions.
- Wetlands
 - Developer to retain and maintain until all 404 conditions met.
 - City acceptance subject to maintenance funding.

Applicable Rules and Regulations

- Project subject to rules in effect on Effective Date.
- Project subject to new rules required by State or Federal law.
- Reservation of City Authority:
 - Existing and new processing fees.
 - Existing or new construction standards and building codes.
 - New or increases in existing utility charges.

Fees and Charges

- Developer subject to all processing, inspection and plan check fees.
- Developer subject to all impact and connection fees, if:
 - Required on a City-wide basis, or
 - Applied uniformly to all properties zoned consistent with Project Approvals,
or
 - Applied uniformly to all properties similarly situated.

Community Facilities District

- Infrastructure:
 - Developer may initiate and City shall form CFD.
 - Maximum tax rate of 1.9%, with 2% maximum annual escalation.
- Services:
 - Property will be annexed to CFD 2005-1 or alternate CFD with no greater tax rate, if formed by City.
 - CFD 2005 to be reduced if Cosumnes CSD forms fire CFD.

Amendment, Cancellation and Periodic Reviews

- Modification because of conflict with State or Federal laws.
- Modification or termination by mutual consent.
- Annual review to confirm good faith compliance with Agreement.
- Termination for noncompliance.

Miscellaneous Provisions

- No right to seek monetary damages.
- City will be reimbursed for third party legal actions.
- Agreement runs with the land.
- Indemnification and insurance protection for City.



Development Agreement

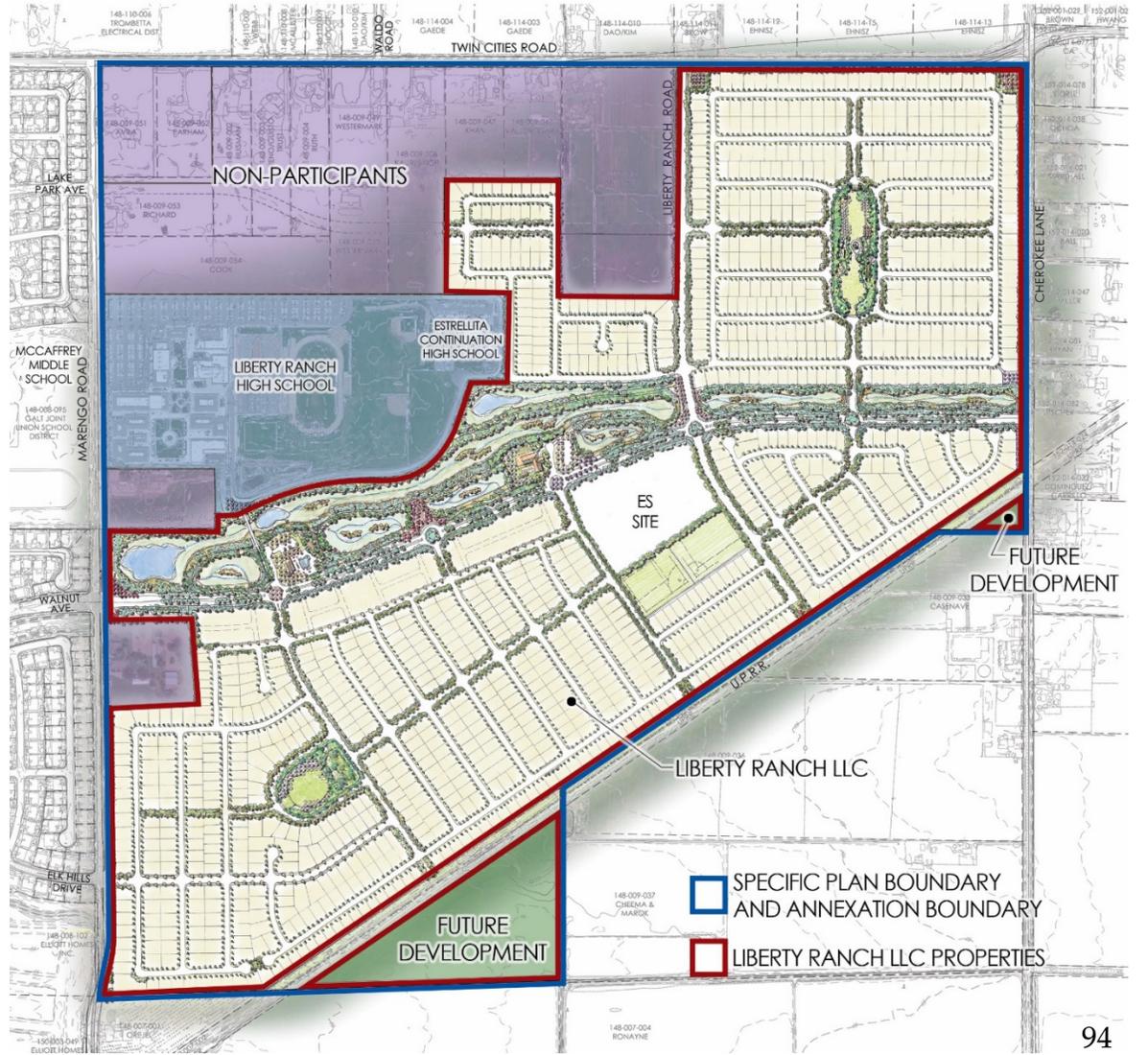
QUESTIONS?



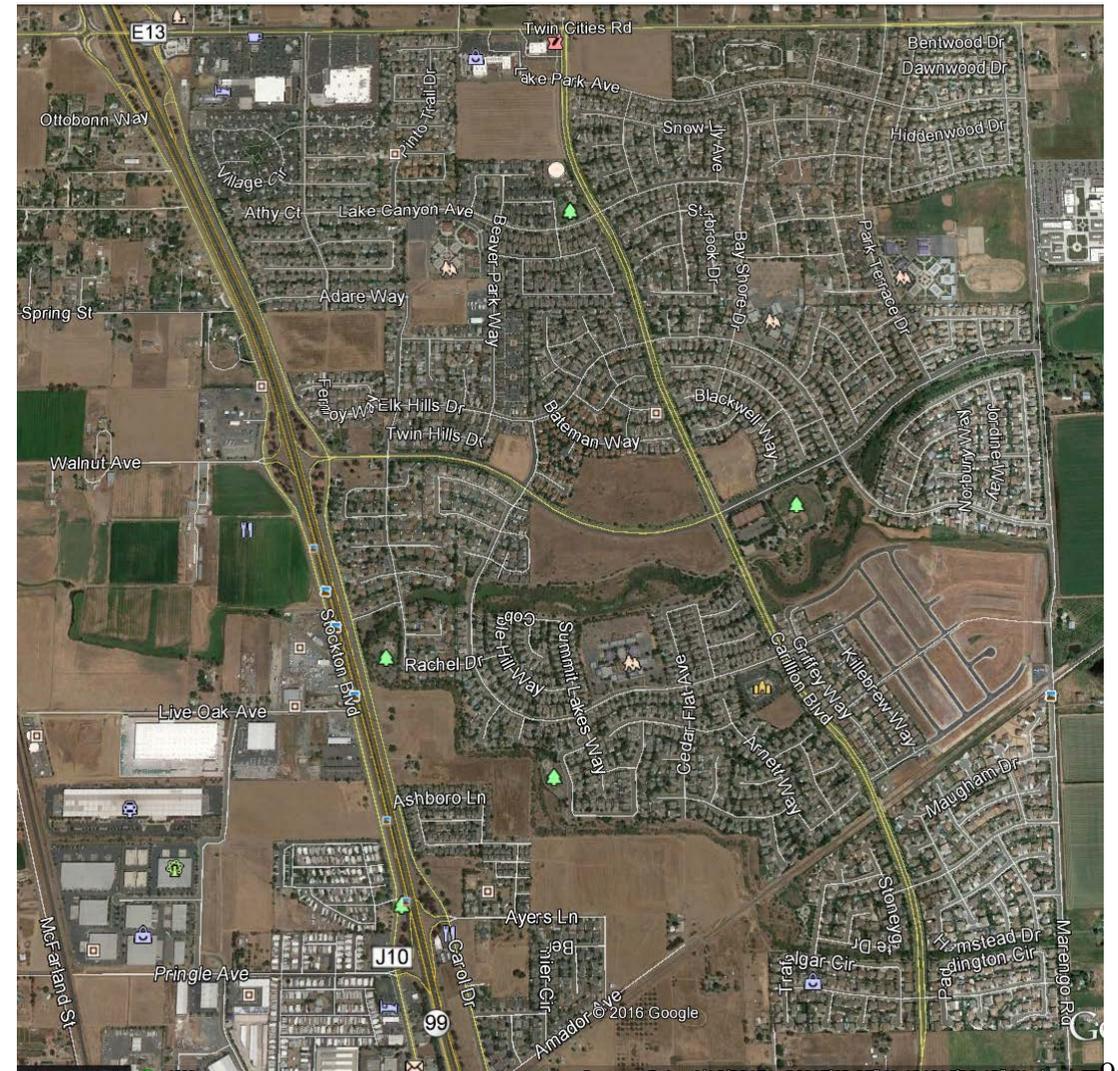
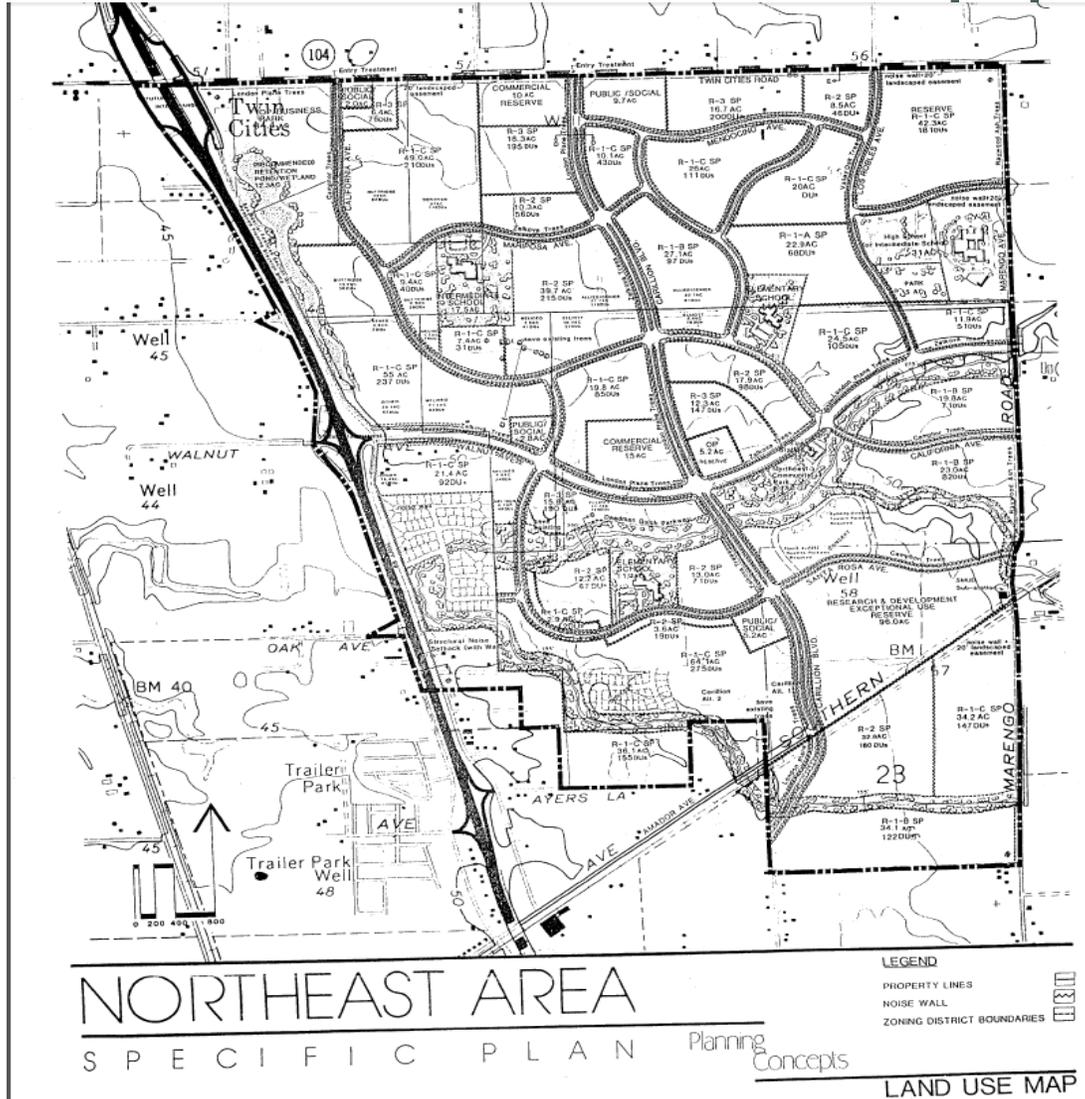


Backup Info

NEASP vs. EVSP

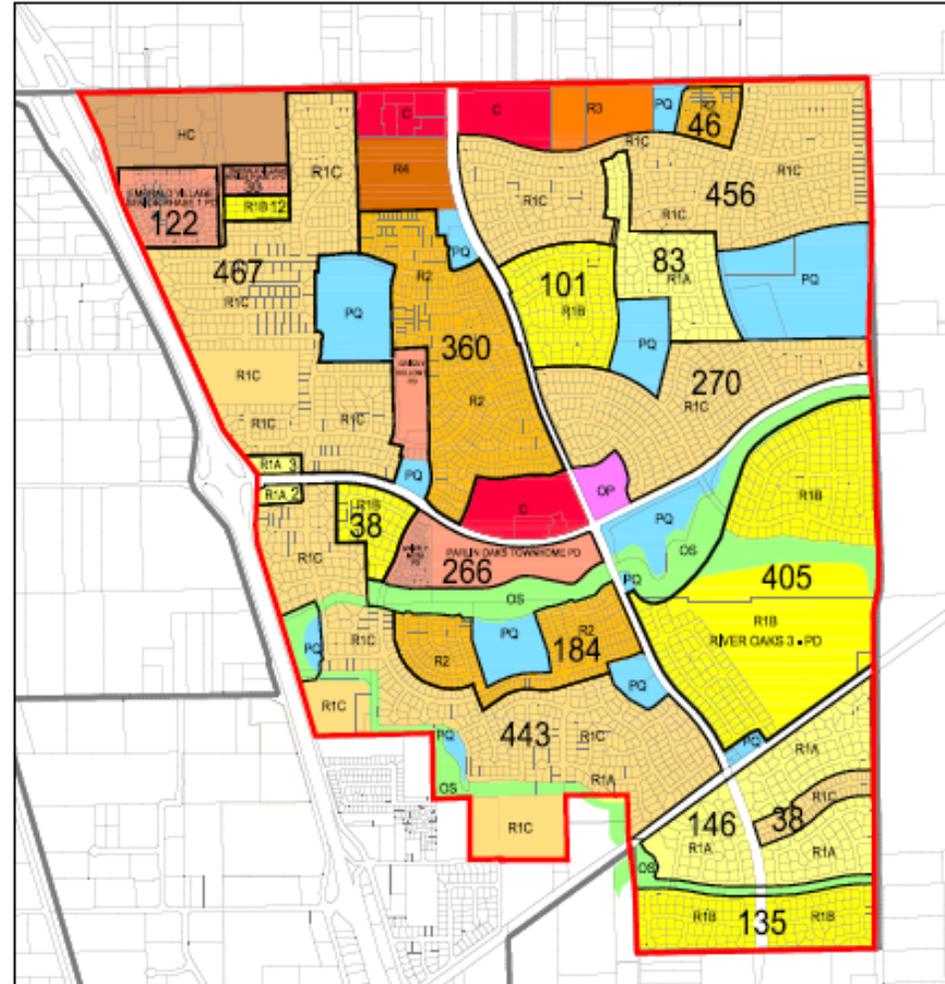


NEASP – Approved vs. Actual



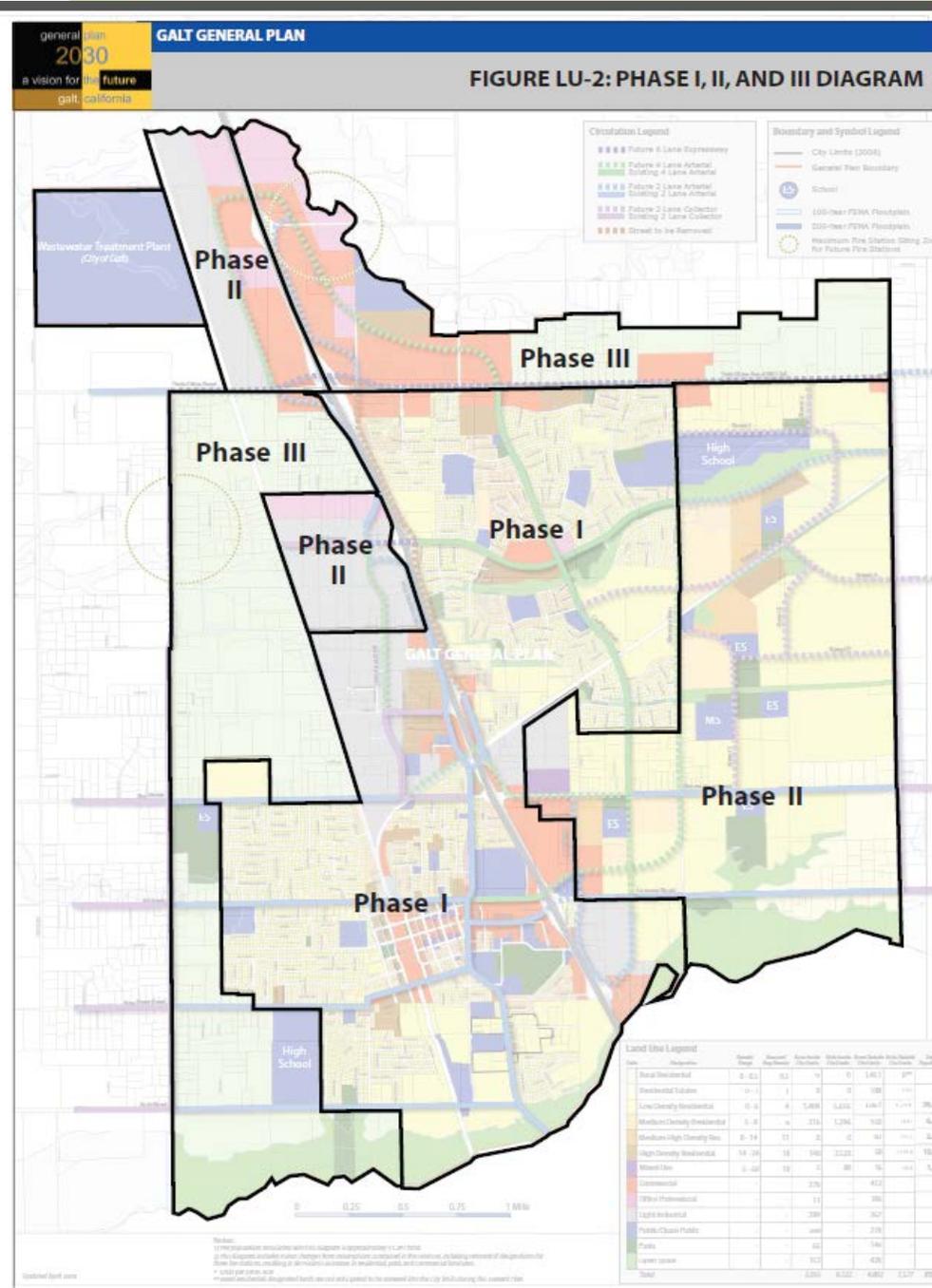
NEASP – Approved Lot Types

NORTH EAST AREA SPECIFIC PLAN SINGLE FAMILY DWELLING BY LOT SIZE



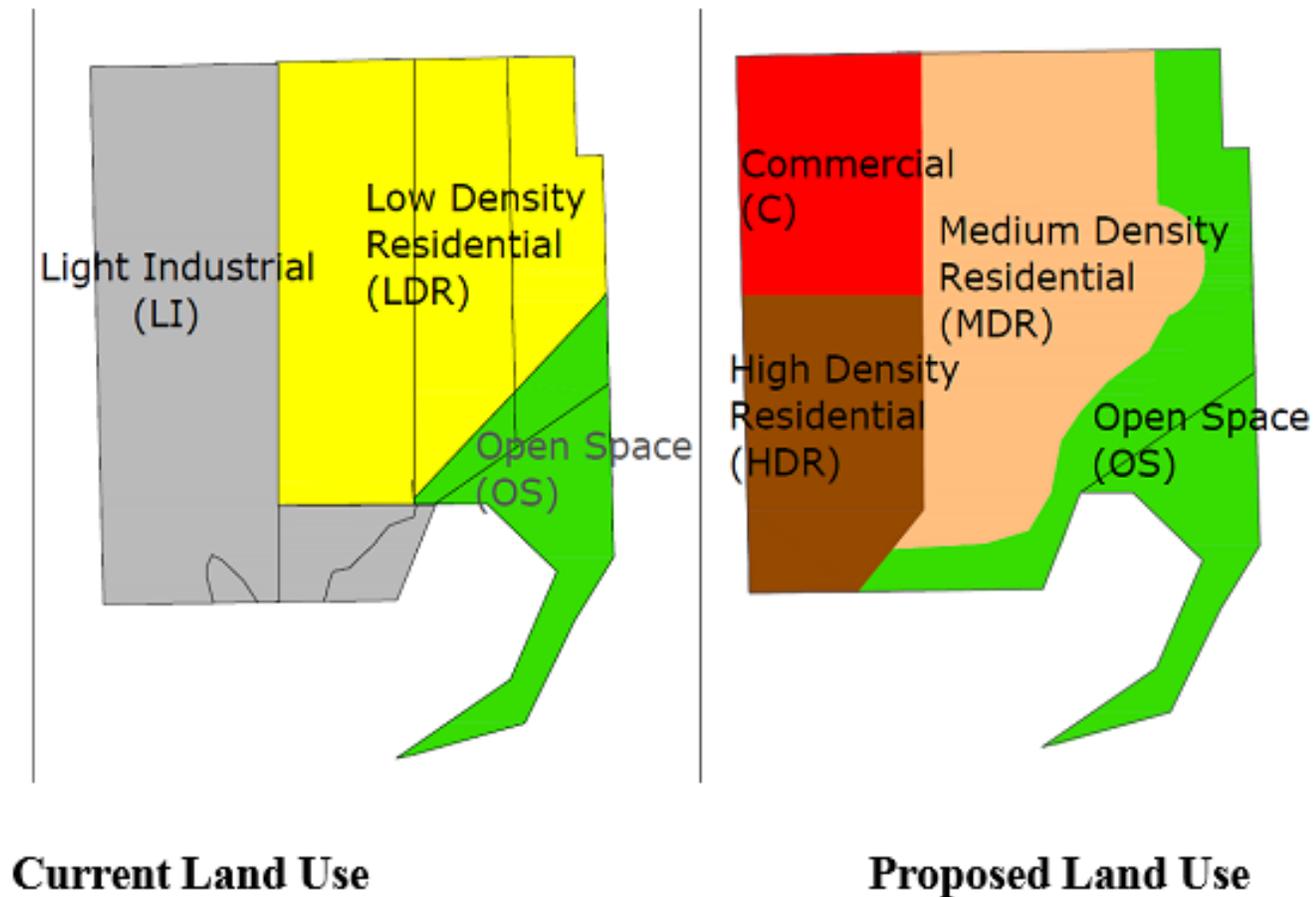
ZONING	LOT SIZE	TOTALS
 R1A	10,000 SF MINIMUM LOT SIZE	234 - 6%
 R1B	8,000 SF MINIMUM LOT SIZE	691 - 19%
 R1C	6,500 SF MINIMUM LOT SIZE	1674 - 47%
 R2	5,500 SF MINIMUM LOT SIZE	590 - 16%
 R3	UNDER 2,000 SF LOT SIZE	418 - 12%
TOTAL	SINGLE FAMILY DWELLINGS	3,607

General Plan Phasing Map



Dry Creek Oaks General Plan Amendment

Figure 1



Potential # of lots that could be administratively adjusted, per Village/Lot

Village/Lot #	# Lots In Village	# Lots that can be adjusted with 10% cap on adjustment
LDR		
3	54	5
4	46	4
6	51	5
7	72	7
9	49	4
12	56	5
13	69	6
14	48	4
15	39	3
16	47	4
20	52	5
21	30	3
22	36	3
23	46	4
26	68	6
27	68	6
28	54	5
29	51	5
30	56	5
31	47	4
33	55	5
34	48	4
HDR		
10	58	5
11	108	10
17	84	8

General Plan Amendment

Applicable to all of Eastview project area. Currently identified in City's General Plan as entirely within Sphere of Influence. Generally consistent with General Plan; however, due to following differences, a General Plan Amendment is required for project.

- Amend Land Use Map to identify project as Eastview Specific Plan Area
- Remove 2-ac commercial area from northeast corner (reduction of approx. 37,000 sf of commercial area)
- Remove HDR from future growth area and enlarge and reconfigure HDR within Liberty Ranch)
- Remove MHDR
- Remove MDR from Liberty Ranch area, but proposed LDR lots will overall in density within MDR density (5 du/acre)
- Replace 16 acres of Public/Quasi-Public east of Estrellita HS to LDR
- Overall reduction of 97 units and 37,000 square feet of commercial uses from General Plan
- Relocation of elementary school site farther away from UPRR tracks and reduction of size from 10 acres to 8.9 acres, with provision to share adjacent proposed park.
- Realignment and reconfiguration of roadways

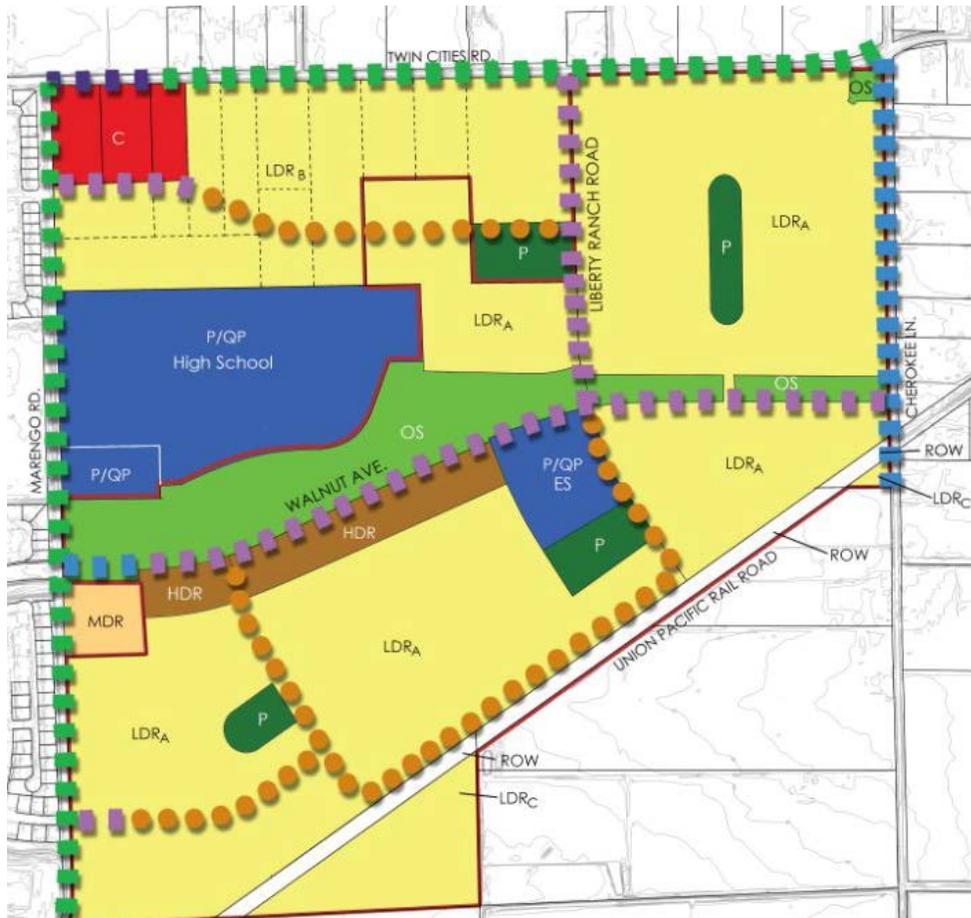
General Plan Amendment

Project is consistent with General Plan policies:

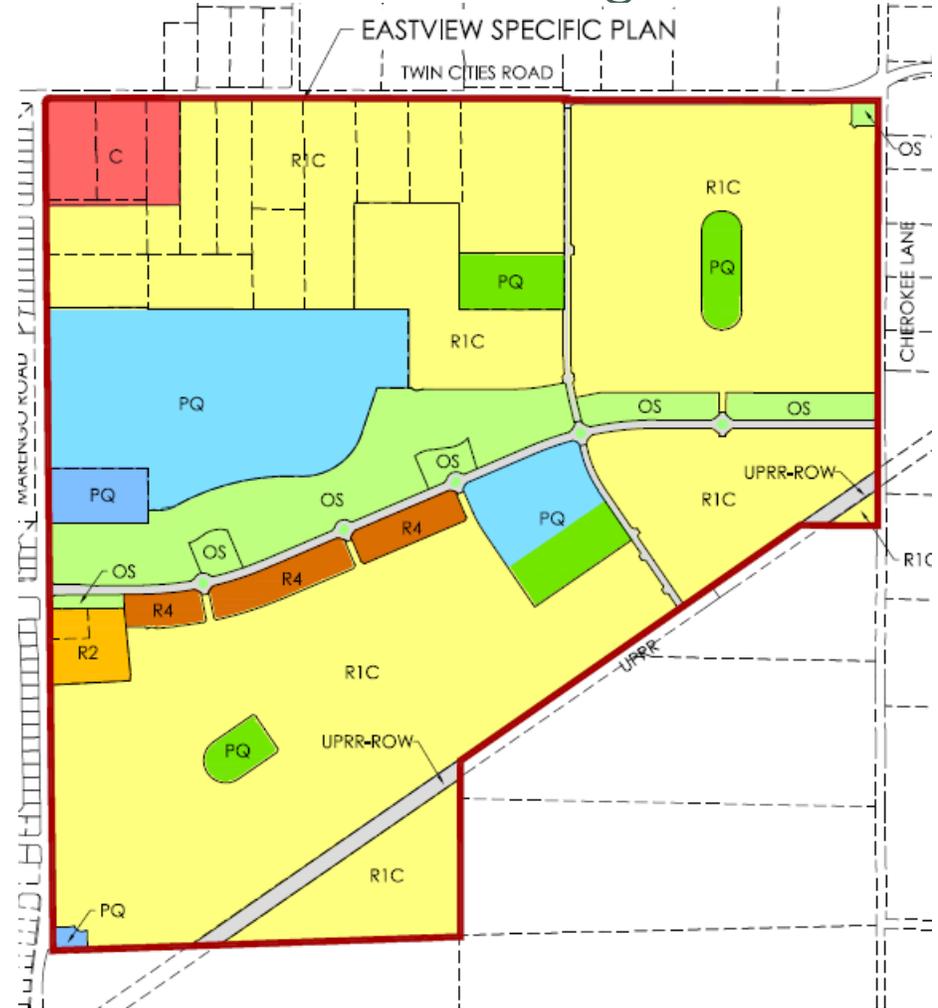
- Located within Phase II growth area
- Development will occur in orderly sequence as an extension of existing development located to immediate west
- A Specific Plan has been prepared prior to annexation
- Development will pay fair share of infrastructure costs
- Roadways are designed for connectivity, in a grid-like manner, for multi-modal use, etc.
- Project will be infill and will create a unique sense of place, provide parks and open spaces and project entries
- Deadman Gulch will be designed to convey project storm flows, ensure flood protection and act as habitat area

Proposed General Plan Land Use vs. Pre-Zoning

General Plan



Pre-Zoning



Pre-Zoning

Proposed project will generally be consistent with Galt Development Code, but will differ as follows:

- Proposed R1C will have minimum 5,000 sf lot size, 50 ft lot width, 12.5 front setback for living area, 32' max. building height (vs. Code requirements of 6,500 sf min. lot size, 65' min. lot width, 20' min. front setback, 30' max. building height)
- Proposed R4 will be same as existing R3 zone, except that minimum lot size is proposed at 6,500 sf (vs. Code required 5,000 sf) and min. side setback will be 5' (vs. 5' for 1-story and 10' for 2+ stories)
- Café, market proposed to be allowed in Open Space zone (Code allows limited retail uses, such as nurseries in Open Space zone)

Specific Plan

Chapter 3 – Land Use and Zoning

- Chapter sets forth goals and guiding principles, and design objectives for EVSP
- Discusses overview of land use plan (mix of residential uses, location of parks, Deadman Gulch corridor, non-participating properties, etc.).
- Defines Land Use designations
 - LDR (LDR_A, LDR_B, LDR_C) – single-family detached units, 0-6 du/acre
 - MDR – single-family detached/attached, 5-8 du/acre
 - HDR – multi-family dwellings, 14-24 du/acre
 - Commercial (C) – retail and commercial uses
 - Elementary School (ES-PQ)
 - High School (HS-PQ) – existing Liberty Ranch and Estrellita Continuation High Schools
 - Well Site (PQ) – located at southwest corner, for future well site, if needed
 - Parks (P) – 4 parks total (3 in Liberty Ranch, one in non-participating area, per General Plan
 - Open Space (OS) – Deadman Gulch corridor

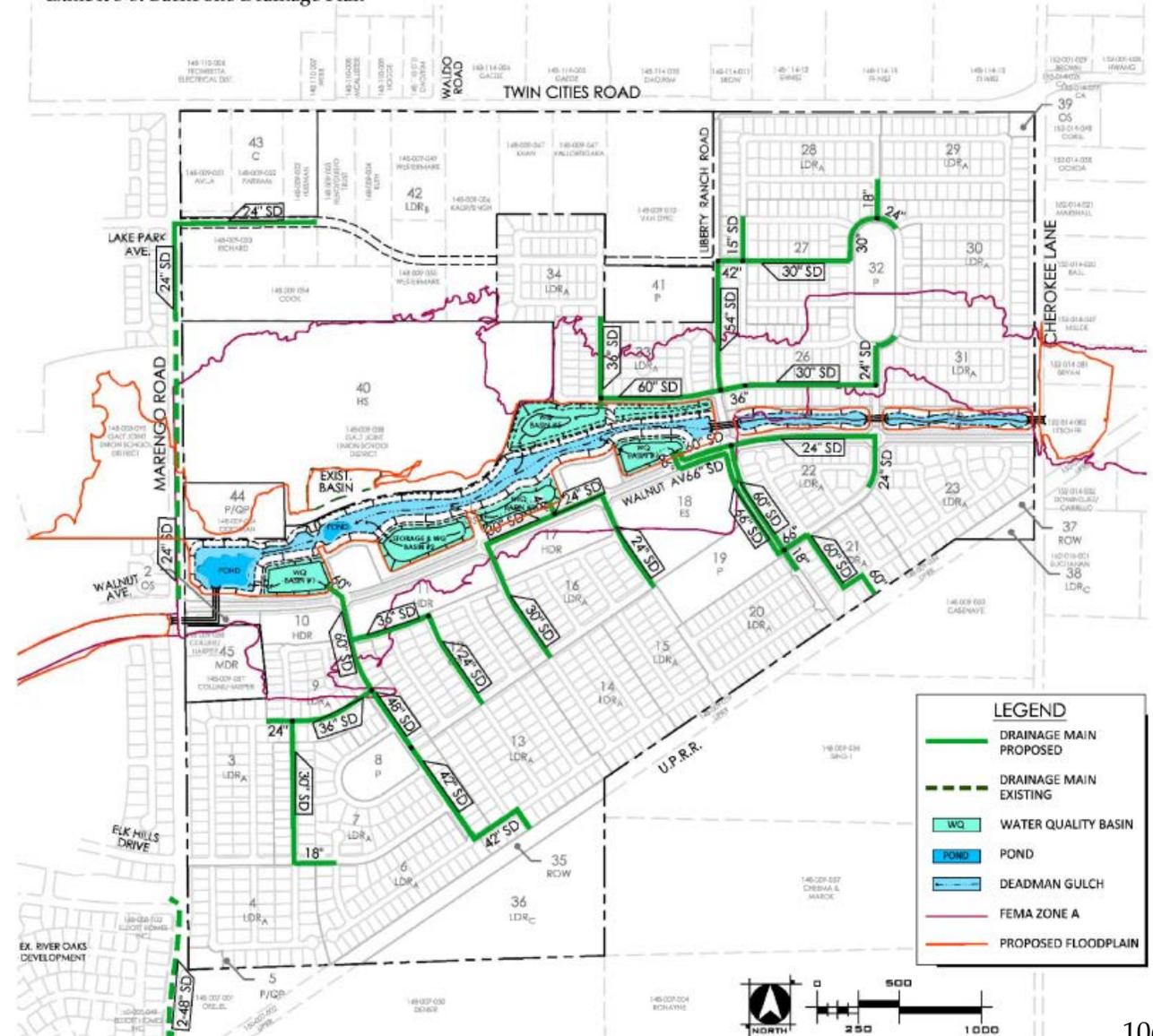
Specific Plan

Chapter 5 – Public Services and Facilities

Drainage

Stormwater will be collected from development areas and discharged into Deadman's Gulch, which will function as multi-purpose open space area and focus of the project area.

Exhibit 5-5: Backbone Drainage Plan



Specific Plan

Chapter 7 – Community Design

Chapter sets forth design standards to establish the visions and anticipated level of quality of site design, architecture and landscape design of Eastview. Ensures that future development within Eastview meets expectations of decision makers' action on project. Project components addressed herein include:

- Landscape design (including plant palette and amenities, such as walls/fencing)
- Community entries (including City of Galt entry at Twin Cities/Cherokee)
- Open space and Deadman Gulch corridor (including family and community centers)
- Park design
- Street corridors/pedestrian parkways
- Architecture for future residences

Specific Plan

Chapter 7 – Community Design

Community Entries

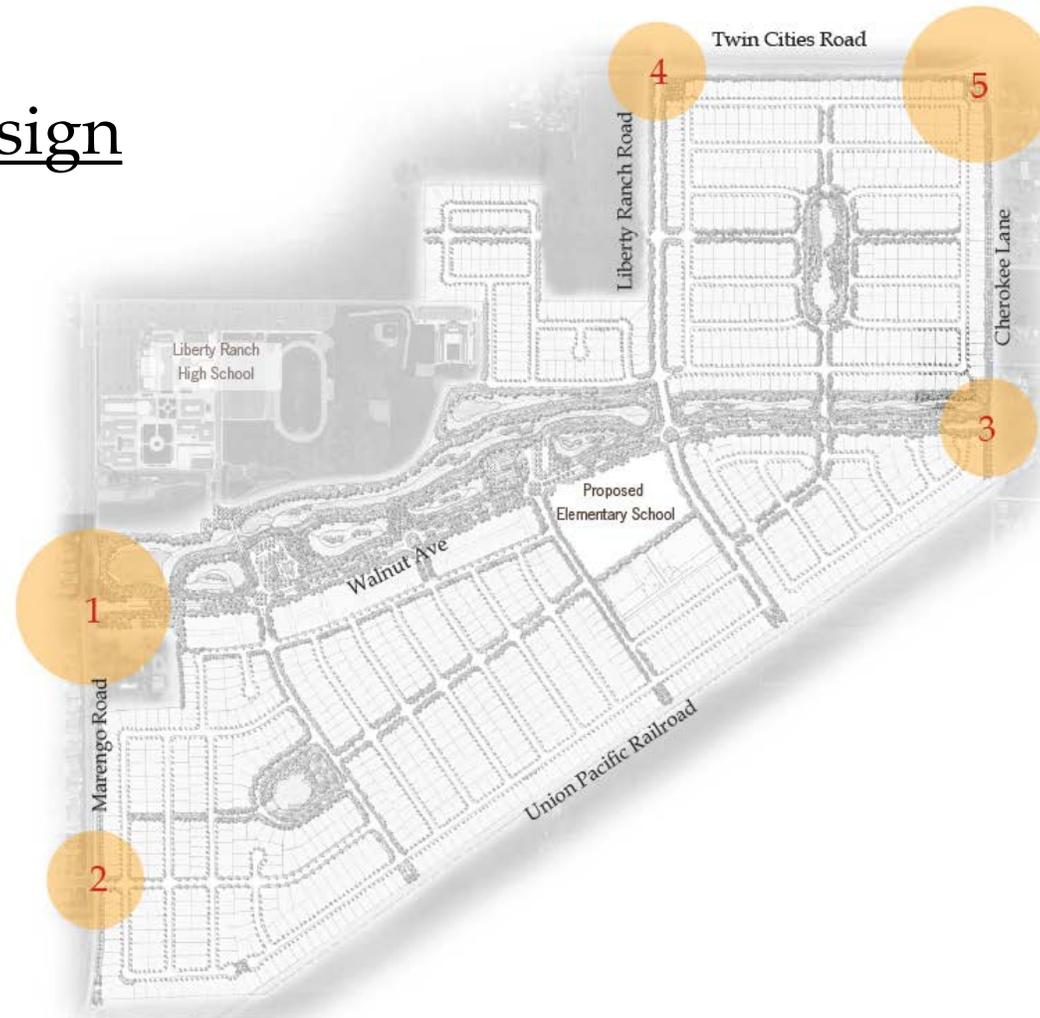


Exhibit 7-3:
Entry Feature Location Diagram
N.T.S.

Legend

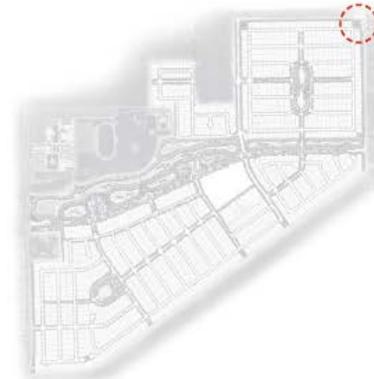
- 1 Walnut Avenue Entry
- 2 Elk Hills Drive Entry
- 3 Cherokee Lane Entry
- 4 Liberty Ranch Road Entry
- 5 City of Galt Entry



Specific Plan

Chapter 7 – Community Design

Community Entries



Location Map

N.T.S.



Note:

Conceptual designs within the EVSP include suggested elements and are not intended to portray specific requirements.

Exhibit 7-8:
City of Galt Entry
Conceptual Plan



Specific Plan

Chapter 7 – Community Design

Streets Corridors/Pedestrian Parkways

Establish guidelines for parkways, medians and walkways along project's various types of streets

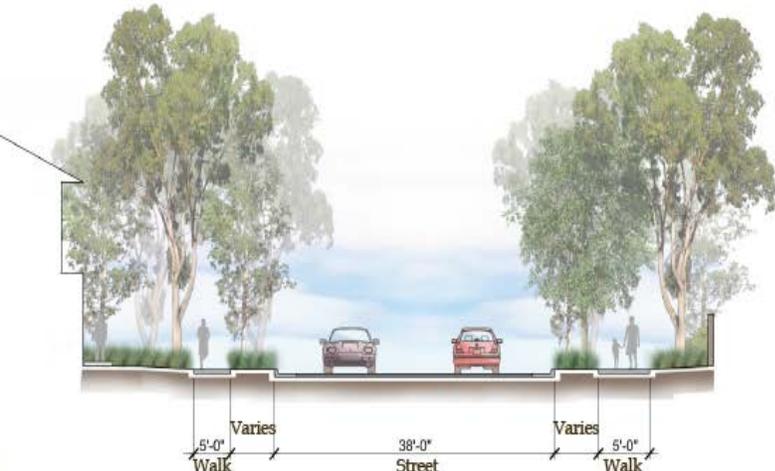
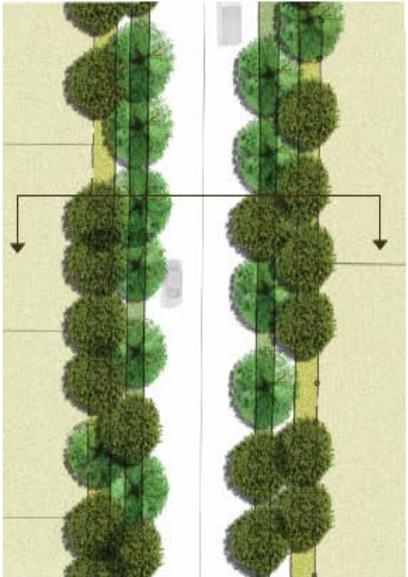


Specific Plan

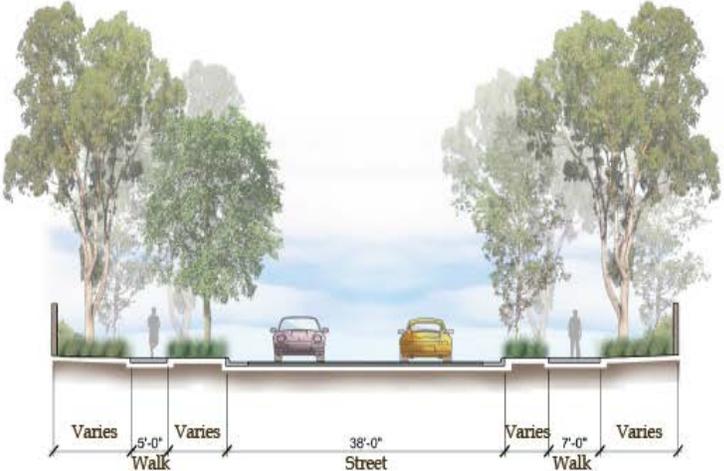
Chapter 7 – Community Design Streets Corridors/Pedestrian Parkways



Location Map
N.T.S.

Frontyard to Sideyard Condition



Sideyard to Sideyard Condition

Exhibit 7-21:
Primary Residential Streets
Conceptual Plan and Sections

Specific Plan

Chapter 7 – Community Design Architecture

7.6.3.F French Country

French Country style was developed in 18th and 19th century France and was symbolic of the charm and character of rural France. The random elements and accents of this style express this distinct and appealing architectural character. A mixture of color, textures and materials draws upon the earth tone shades of the materials. Detail embellishment is a strong feature of French Country themes such as doors and windows with impressive trim or shutters, varying pitched roof lines, textured chimneys, and balconies.

Note: Image shown is a representation of the architectural style and not intended to convey actual architectural requirements.

Design Requirements:

- Roof Pitch:



7.6.3.K California Ranch

The California Ranch style reflects the character of California's ranching history, with its rugged earthy character and simplified, but handsome form. This style is characterized by predominately one story horizontal massing, wood siding, and deep front porches and entries that project a feeling of being rooted to the earth. Modern interpretations have included stucco complemented with some wood siding. Wood railings and fencing are very common with this form of architecture. Landscape typically reflects the ranching character, with low plantations, minimal use of grass, and simple landscape form that accentuate the architecture. For Eastview, more contemporary interpretations of this style are encouraged including other elements that create social spaces adjacent to the residences.



Specific Plan

Chapter 8 – Implementation Phasing

Exhibit 8-1: Land Use Summary by Phase (Liberty Ranch portion of EVSP, excluding UPRR)

PHASE	GENERAL PLAN DESIGNATION	SPECIFIC PLAN DESIGNATION	LAND USE DESCRIPTION	GROSS ACRE±	NET ACRE±	DWELLING UNITS±
1	LDR _A	LDR _A	LOW DENSITY RESIDENTIAL - A	60.1	60.1	272
1	HDR	HDR	HIGH DENSITY RESIDENTIAL	2.4	2.4	58
1	PQ	PQ	WELL SITE	0.6	0.6	2
1	P	P	PARK	2.7	2.7	-
1	OS	OS	OPEN SPACE	43.8	43.8	-
1	LDR	LDR	RIGHT-OF-WAY	2.0	2.0	-
PHASE 1 SUBTOTAL				111.6	111.6	332
2	LDR _A	LDR _A	LOW DENSITY RESIDENTIAL - A	52.5	52.5	259
2	HDR	HDR	HIGH DENSITY RESIDENTIAL	8.0	8.0	192
2	LDR	LDR	RIGHT-OF-WAY	2.6	2.6	-
PHASE 2 SUBTOTAL				63.1	63.1	451
3	LDR _A	LDR _A	LOW DENSITY RESIDENTIAL - A	37.2	37.2	164
3	PQ	PQ	ELEMENTARY SCHOOL	8.9	8.9	48
3	P	P	PARK	5.1	5.1	-
3	LDR	LDR	RIGHT-OF-WAY	4.2	4.2	-
PHASE 3 SUBTOTAL				55.6	55.6	212
4	LDR _A	LDR _A	LOW DENSITY RESIDENTIAL - A	52.2	52.2	245
4	P	P	PARK	4.0	4.0	-
4	LDR	LDR	RIGHT-OF-WAY	2.0	2.0	-
PHASE 4 SUBTOTAL				58.2	58.2	245
5	LDR _A	LDR _A	LOW DENSITY RESIDENTIAL - A	44.0	44.0	202
5	OS	OS	OPEN SPACE	0.6	0.6	-
5	LDR	LDR	RIGHT-OF-WAY	0.3	0.3	-
PHASE 5 SUBTOTAL				44.6	44.6	202
NA	LDR _C	LDR _C	LOW DENSITY RESIDENTIAL - C	17.3	17.3	52
GRAND TOTAL				350.5	350.4	1494

CEQA

10 significant and unavoidable impacts are:

- Substantial degradation of visual character of site/surroundings
- Cumulative long-term visual changes
- Impacts from conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance
- Impacts from cumulative loss of agricultural land
- Violation of any air quality standard
- Cumulatively considerable net increase of any criteria pollutant
- Traffic noise at existing sensitive receptors
- Impacts to Year 2021 study freeway facilities
- Impacts to Year 2026 study freeway facilities
- Impacts to Cumulative (Year 2035) study freeway facilities

A Statement of Overriding Considerations was prepared, indicating that despite these effects, the City finds that the economic, social and other benefits that the project would produce would render these effects acceptable.

DESIGN: Family Center at 1st Traffic Circle

- Pedestrian bridge to High School
- Family/Children's Play Area
- Picnic Area & Passive Rec. Area
- Pedestrian Connections to Deadman Gulch City-wide Trail



DESIGN: Community Center at 3rd Traffic Circle

- Community Meeting Room
- Indoor/Outdoor Dining & Kitchen Area for small groups
- Garden (Vegetables, Herbs, etc.)
- Project Office, Security Office

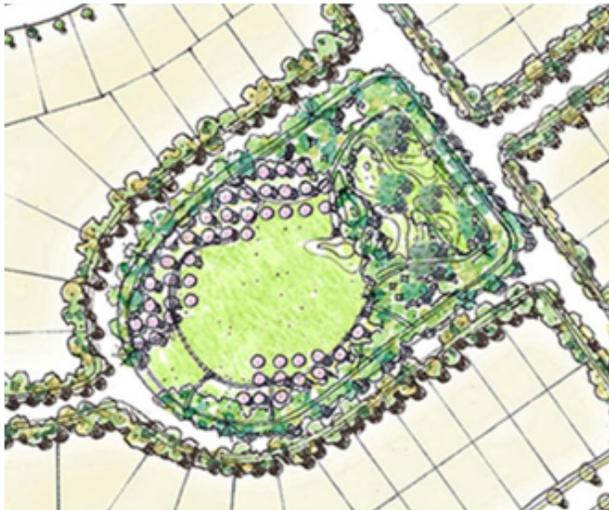


DESIGN: Liberty Ranch Public Parks

The west neighborhood park will be built with Phase 1 so future residents have a gathering space they can walk to.

It is intended for passive play and will be intensely landscaped.

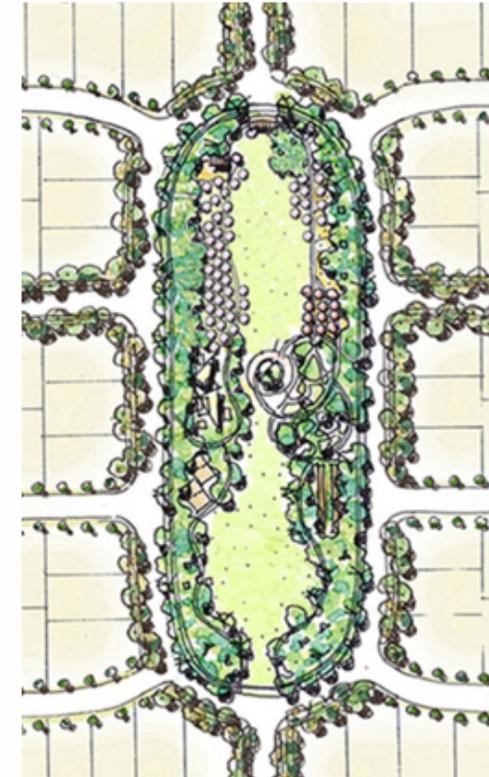
Model home complexes will be oriented around the park.



The central neighborhood park adjacent to the elementary school provides an active play area in the middle of the community that residents can walk to, and could be “shared”.



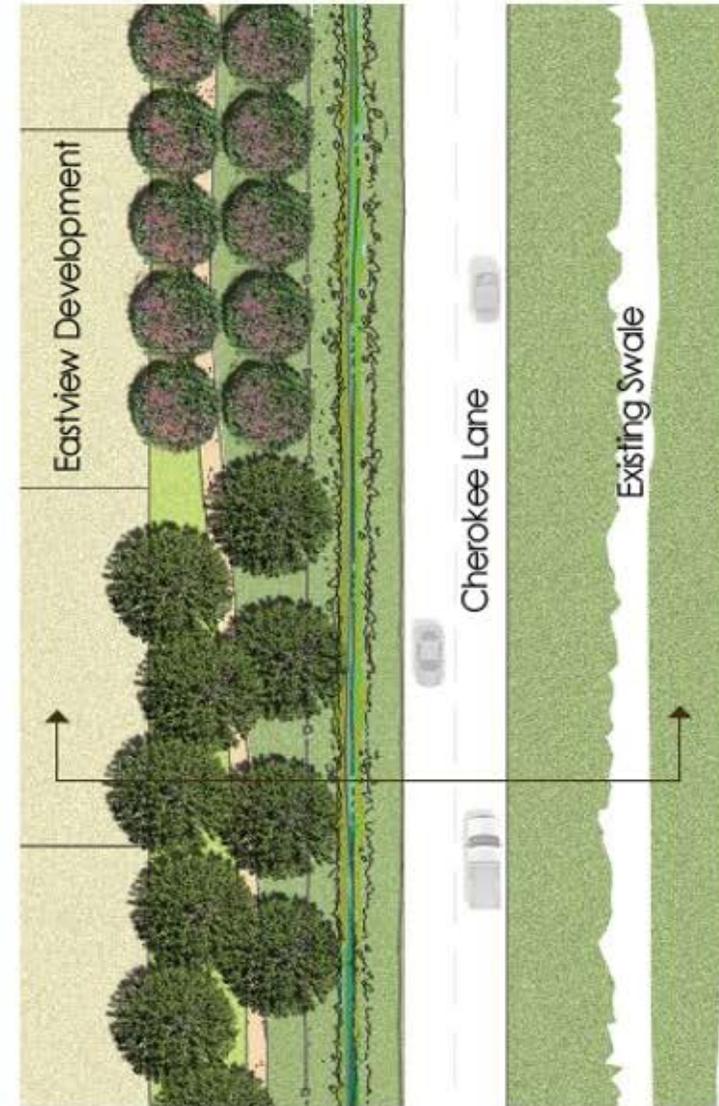
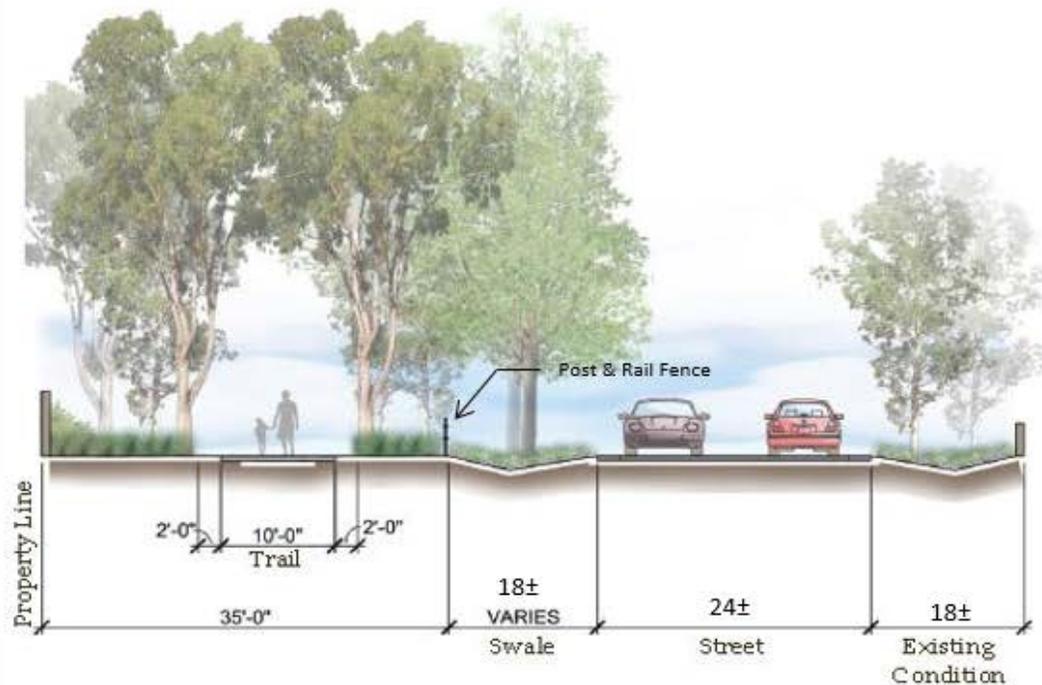
The homes are located around neighborhood parks allow visibility and encourage interaction.



The east neighborhood park provides passive play areas that neighbors can easily walk to at the northeast end of the community.

DESIGN: Enhanced Cherokee Lane Buffer

- Provides a 35' buffer with a 10' Multi-use bike/ped. trail. The width allows "layering" of plant material to screen project wall.
- Incorporates fences and trees similar to the adjacent rural residential properties on the east side of Cherokee Lane.



Specific Plan

Chapter 7 – Community Design

Community Entries



Location Map
N.T.S.



Note:
Conceptual designs within the EVSP
include suggested elements and are not
intended to portray specific requirements.

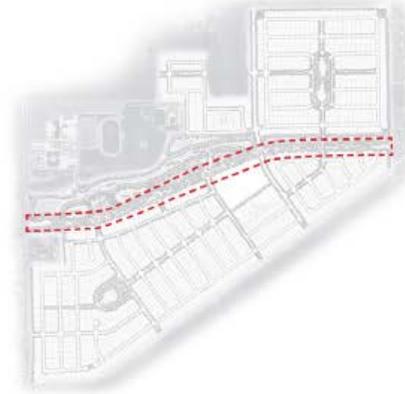
Exhibit 7-4:
Walnut Avenue Entry
Conceptual Plan



Specific Plan

Chapter 7 – Community Design

Streets Corridors/Pedestrian Parkways



Location Map
N.T.S.



Exhibit 7-17:
Walnut Avenue
Conceptual Plan and Section

Specific Plan

Chapter 7 – Community Design

Architecture – sets forth design Standards for 13 styles for future Residential development in project

- Farmhouse
- Monterey
- Craftsman
- Santa Barbara
- Traditional
- French Country
- Spanish Bungalow
- Cottage Home
- Spanish/Mediterranean
- Prairie
- California Ranch

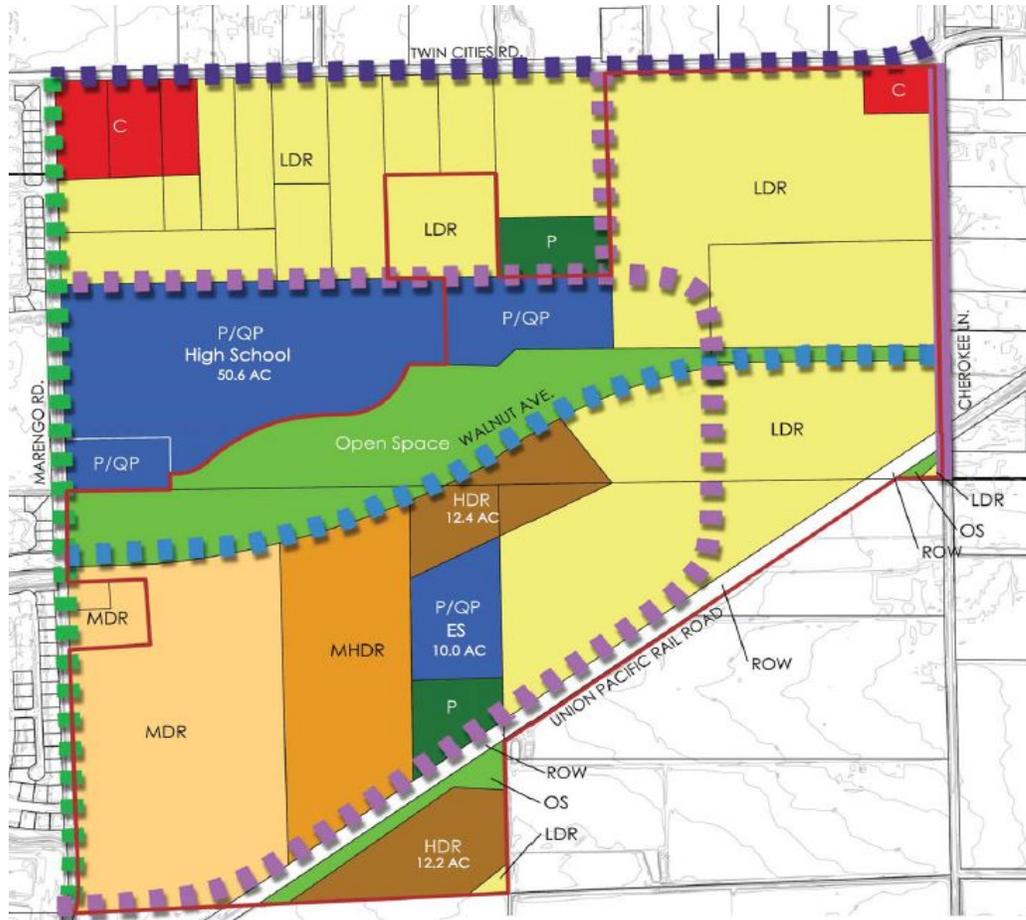
DESIGN: Architectural Design Guidelines

- Encourages a variety of architectural styles within each merchant builder parcel to avoid monotony.
- Standards and Guidelines set criteria and expectation for a high level of quality.
- Colors and materials will be consistent with the particular architectural style of the home.

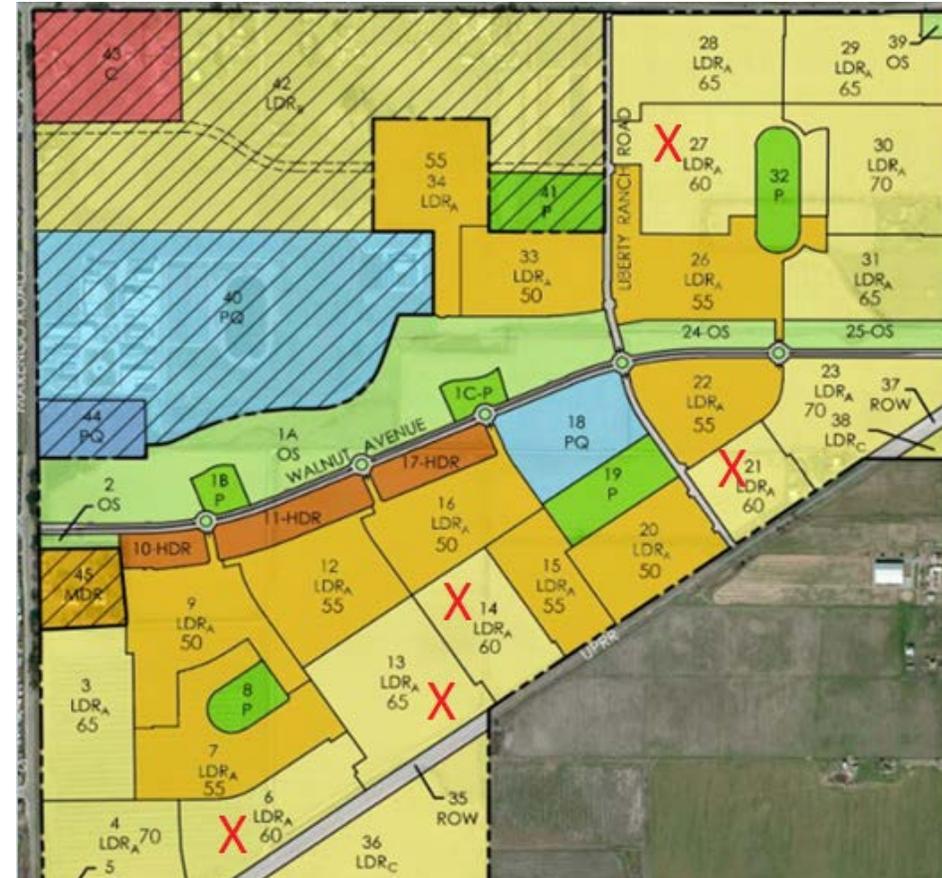


General Plan vs. EVSP w/ MDR Shown

General Plan



EVSP w/ MDR Shown

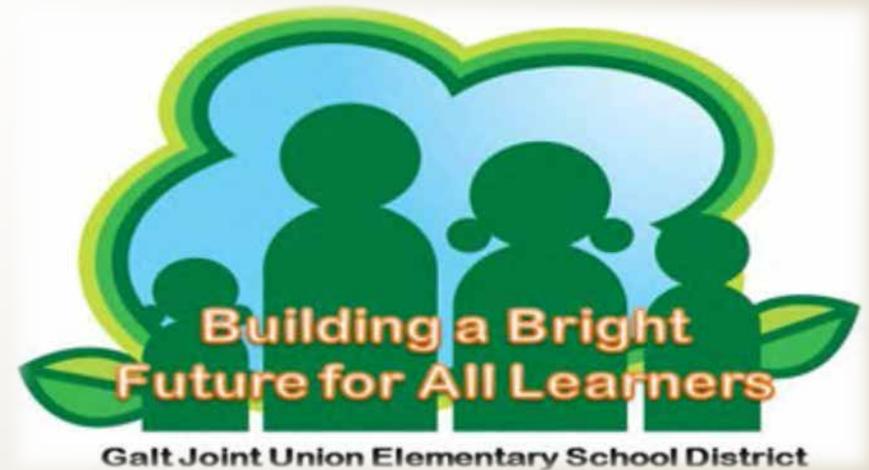


Galt Joint Union Elementary School District

K-8 School Facilities Within the
Eastview Specific Plan Area

1

City of Galt
City Council
March 23, 2016



District Objectives

- ▶ A plan for necessary funding to finance the elementary and middle schools necessary to serve the students generated by the project.
- ▶ A plan for timely funding for construction of the school facilities necessary to serve students generated by the project.
- ▶ A plan for the acquisition of a safe and adequately sized new elementary school.
- ▶ An adequate analysis of traffic impacts in and around the school.

Students Generated at Buildout

Eastview Specific Plan/Liberty Ranch

Eastview Specific Plan - Projected Enrollment at Buildout

Housing Density	# of Units	K-6 SGR	7-8 SGR	K-6	7-8	GJUESD
<i>Calc</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = a * b</i>	<i>e = a * c</i>	<i>f = d + e</i>
Low (0-6 du/acre)	1,411	0.404	0.134	570	189	759
Medium (5-8 du/acre)	33	0.404	0.134	13	4	17
Medium-High (8-14 du/acre)	0	0.267	0.088	0	0	0
High (14-24 du/acre)	241	0.226	0.064	54	16	70
Total Project	1,685			637	209	846

Liberty Ranch - Projected Enrollment at Buildout

Housing Density	# of Units	K-6 SGR	7-8 SGR	K-6	7-8	GJUESD
<i>Calc</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = a * b</i>	<i>e = a * c</i>	<i>f = d + e</i>
Low (0-6 du/acre)	1,180	0.404	0.134	477	158	635
Medium (5-8 du/acre)	0	0.404	0.134	0	0	0
Medium-High (8-14 du/acre)	0	0.267	0.088	0	0	0
High (14-24 du/acre)	203	0.226	0.064	46	13	59
Total Project	1,383			523	171	694

Liberty Ranch Elementary School -- Two Funding Models:

4

	Broken Funding Model		District Proposal	
Sources				
Liberty Ranch	\$10,357,000	K-8 Developer Fees	\$13,103,000	Enhanced K-8 Developer Fees
Other Eastview Projects	\$2,232,000	K-8 Developer Fees	\$2,825,000	Enhanced K-8 Developer Fees
Other Development Projects	\$238,000	K-8 Developer Fees	\$238,000	K-8 Developer Fees
Total Local Funding	\$12,827,000	44.6%	\$16,166,000	62.2% Note 1
Site Acquisition Grant (50%)	\$1,624,250	\$365K per acre	\$1,624,250	\$365K per acre
Site Development Grant (50%)	\$1,179,250	\$265K per acre	\$1,179,250	\$265K per acre
Per Pupil Construction Grant	\$6,893,000	650 students	\$6,893,000	650 students
Total State Funding	\$9,696,500	33.7%	\$9,696,500	37.3%
Uses				
K-6 Site Acquisition	\$3,248,500		\$1,624,250	Note 2
K-6 Site Development	\$2,358,500		\$1,179,250	Note 3
K-6 Construction	\$23,170,000		\$23,170,000	
Total K-6 Cost ⁴	\$28,777,000		\$25,973,500	
Surplus / (Shortfall)	(\$6,253,500)	21.7%	(\$111,000)	0.4%
Notes:				
¹ All or a portion of enhanced K-8 developer fees could be funded through the CFD Infrastructure Bond.				
² Site sold to District at FMV (highest and best use). Sole source of reimbursement to developer is State funding for site acquisition				
³ Site improvements to be provided by developer. Sole source of reimbursement to developer is State funding for site development.				
⁴ Assumes no contribution to 7-8 middle school facility expansion costs or interim housing costs.				

District's Prior Participation in the EIR Process

District's Written Comments	City's Responses
<p>July 19, 2014 District Letter Commenting on EIR Notice of Preparation</p>	<p>District's letter included in Appendix B to the Draft EIR with all other comment letters, but not addressed in the body of the Draft EIR.</p>
<p>August 19, 2015 District Letter Commenting on Draft EIR</p>	<p>No substantive responses on financial, traffic, or site issues. Response state in several locations that: "The comment has been noted and will be forwarded to the decision-makers for their consideration."</p>
<p>December 7, 2015 District Supplemental Comment to EIR</p>	<p>No written response to District. Memo to Planning Commission acknowledging letter and referring back to EIR. Informal City staff discussion.</p>

District's Continued Participation with the Developer and the City

- ▶ The District has continued to meet with the Developer and the City in an attempt to work through mutual concerns.
 - ▶ Meetings with the Developer:
 - ▶ 7/14, 11/2, 12/14, 1/21, 2/11
 - ▶ The District's January 29, 2016 proposal has resulted in no further meetings with the developer, nor has the District received any written responses from the developer on the proposal.
 - ▶ Meetings with the City:
 - ▶ 10/29, 11/6, 1/6, 2/25, plus other informal staff meetings and discussions
 - ▶ Planning Commission Meetings:
 - ▶ 1/14, 2/11, 2/25

The District's Unresolved Concerns

1. The **location and configuration of the school and park**, including State approval of the potential school site.
2. A **plan to address traffic** and related impacts.
3. A **plan to assure adequate funding** for the school (may include project's infrastructure CFD as a source of funds for school needs).

Location and Configuration of the School & Park

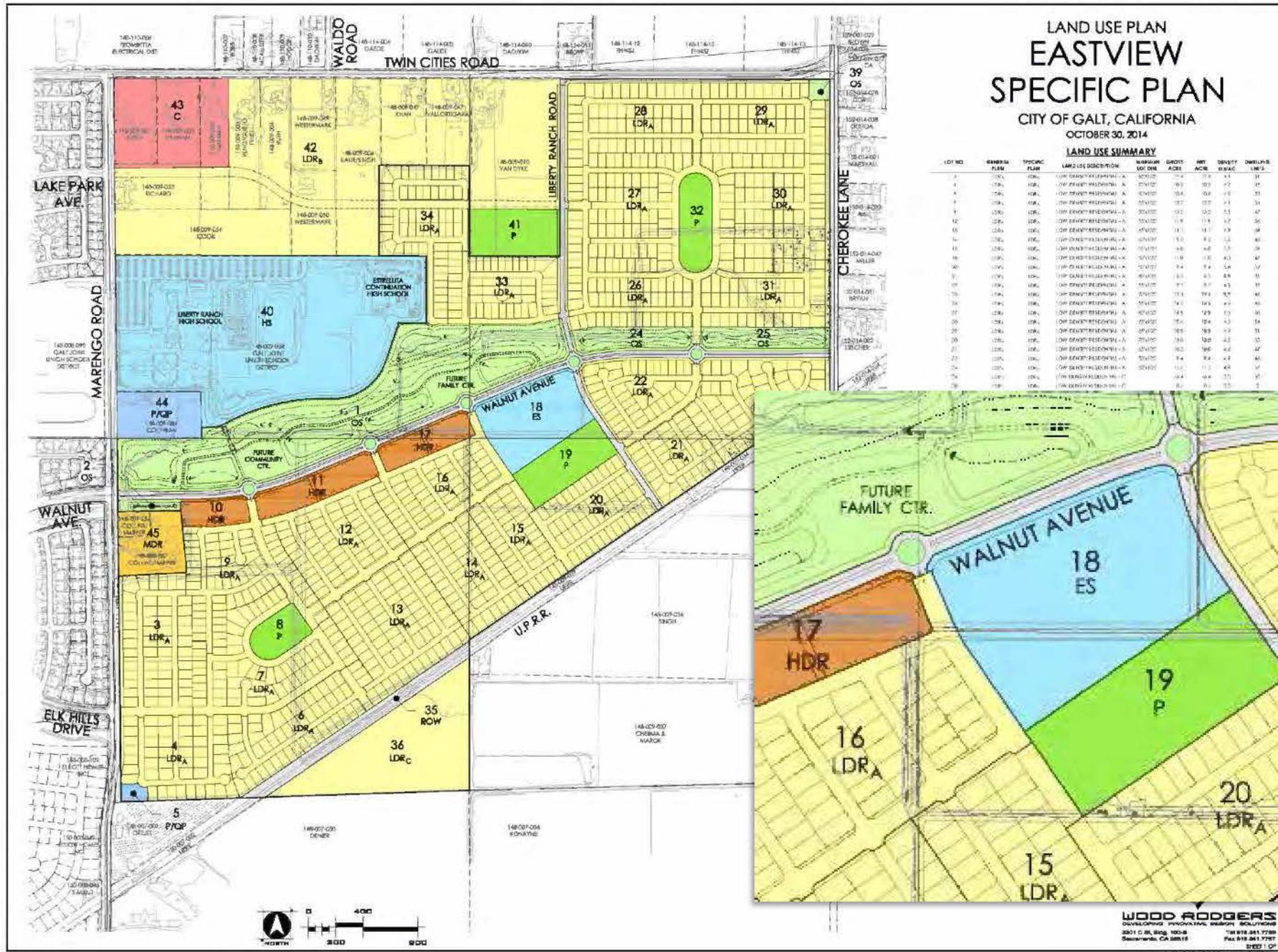
1. **Suitable joint arrangements** between District and City for park use must still be agreed upon.
 - a. Decrease from 9.9 acres to 8.9 acres is dependent on mutually agreed upon use of adjacent park for legally required physical education instruction programs and other school requirements, including joint use agreement with the City.
2. **Railroad** in the vicinity and **possible future toxics**.
3. **Associated traffic and other concerns** relating to location of the school site, park and adjacent streets.
4. **Final State approval** of site with adjacent park.

Traffic Concerns Impacting School

The 8.9 acre site with joint use of park raises traffic related issues.

1. Primary student **drop-off and pick-up** within designated area raises traffic concerns.
 - a. Developer's proposal for student drop-off/pick-up may cause significant **problem of stacking of vehicles** during peak hours.
 - b. Traffic could be better controlled with **separate pick-up and drop-off** areas, but how would this be addressed with joint school/park site?
 - c. Moving drop-off/pick-up to side street places classroom buildings on Walnut Avenue (noise, safety concerns).

2. Street having one lane in each direction with median, along with **traffic circles**, instead of lights for speed control, may compound access to school and park site problems.
 - a. Safe student pedestrian access to and from school hindered by dual lane street design.
 - b. Traffic circles hinder safe access of District special education busses to and from site. Commercial busses used for field trips may not be able to access school.
3. 8.9 acre school site may be inadequate for **parking**, causing need for parking at adjacent park and residential areas.
4. Resolving traffic issues may result in **need to relocate school site**. How does this impact adjacent park and other design issues not addressed in EIR?
5. State funds and developer fees already inadequate for school; **no funds to pay to fix Eastview Plan's traffic problems**.

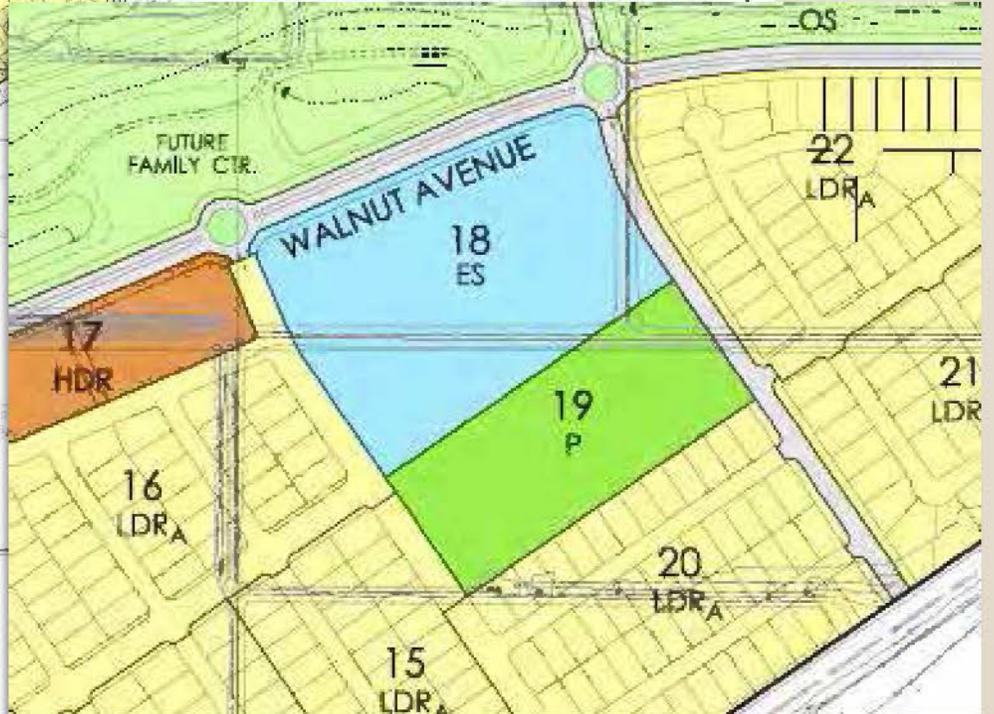


LAND USE PLAN EASTVIEW SPECIFIC PLAN

CITY OF GALT, CALIFORNIA
OCTOBER 30, 2014

LAND USE SUMMARY

LOT NO.	GENERAL PLAN	TYPICAL PLAN	LAND USE DESCRIPTION	MINIMUM LOT SIZE	MAX. ACRES	NET ACRES	DENSITY	DWELLING UNITS
1	LDR	LDR	LOW DENSITY RESIDENTIAL - A	30,000	70.2	70.2	1.1	31
2	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
3	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
4	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
5	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
6	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
7	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
8	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
9	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
10	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
11	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
12	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
13	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
14	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
15	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
16	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
17	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
18	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
19	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
20	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
21	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
22	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
23	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
24	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
25	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
26	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
27	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
28	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
29	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
30	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
31	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
32	P	P	PARK	10,000	10.0	10.0	0.1	0
33	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
34	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
35	ROW	ROW	RIGHT OF WAY	-	-	-	-	-
36	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
37	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
38	LDR	LDR	LOW DENSITY RESIDENTIAL - A	20,000	10.0	10.0	1.1	31
39	OS	OS	OFFICE	10,000	10.0	10.0	0.1	0



Other Communities Solve this Problem

- ▶ Voluntary school mitigation agreements provide funds above State fee program.
- ▶ These include supplemental fees, Mello-Roos CFD funding, and developer-built schools.
- ▶ Nearby examples include Davis JUSD, Elk Grove USD, Roseville CSD, Fairfield-Suisun USD, Loomis USD, Vallejo CUSD, San Ramon USD, Natomas USD, Rocklin USD and many others.

District Pledges & Potential Concessions

- District pledges to:
 - Pursue all available State funds.
 - Pursue all State agency approvals applicable to location, design and operation of school.
- District's Potential Concessions:
 - 8.9-acre elementary school site with joint use agreement (rather than 9.9-acres).
 - 85 building sq. ft. per student (rather than 95 sq. ft. per student as designed by District's architect).
 - No contribution from development project to future expansion of McCaffrey Middle School.
 - No contribution from development project to interim housing costs.

Recommendations

- ▶ **Timing of acquisition** of potential school site **needs to be very flexible** due to availability of funds and timing of District needs.
- ▶ **Joint use of park by school** (during school hours for PE instruction) **and City**. Additional study regarding adequacy of joint use for these purposes and potential issues of safety and parking.
- ▶ **Further traffic study:**
 - ▶ Role of school and park joint use.
 - ▶ Flow of traffic, in particular school buses.
 - ▶ Adequacy of parking, drop-off and pick-up.
- ▶ **Analysis of funding** that could be attributable to school from **Infrastructure CFD**.
 - ▶ Consider including elementary school facility costs in the Infrastructure CFD so funding is readily available when needed for the construction of the elementary school.
- ▶ Analysis of **potential additional funds** available to address **State shortfall** for costs of school construction.
- ▶ **Deny or delay certification** of the EIR and delay approval of the Development Agreement until development impacts have been resolved.

Moving Forward

- District intends to continue to work cooperatively with Developer and City to resolve these concerns.
- District seeks a solution that meets the needs of all three parties.
- District requests closer coordination at all three levels to identify solutions to problems described above.
- District recognizes State imposed limits on local funding but needs Developer, City and overall community to acknowledge that the lack of funds may result in an inadequate school for the project, or in worst case, no new school.
- District's goal continues to be a new school to serve the community that will be valued as an important addition and a neighborhood treasure.