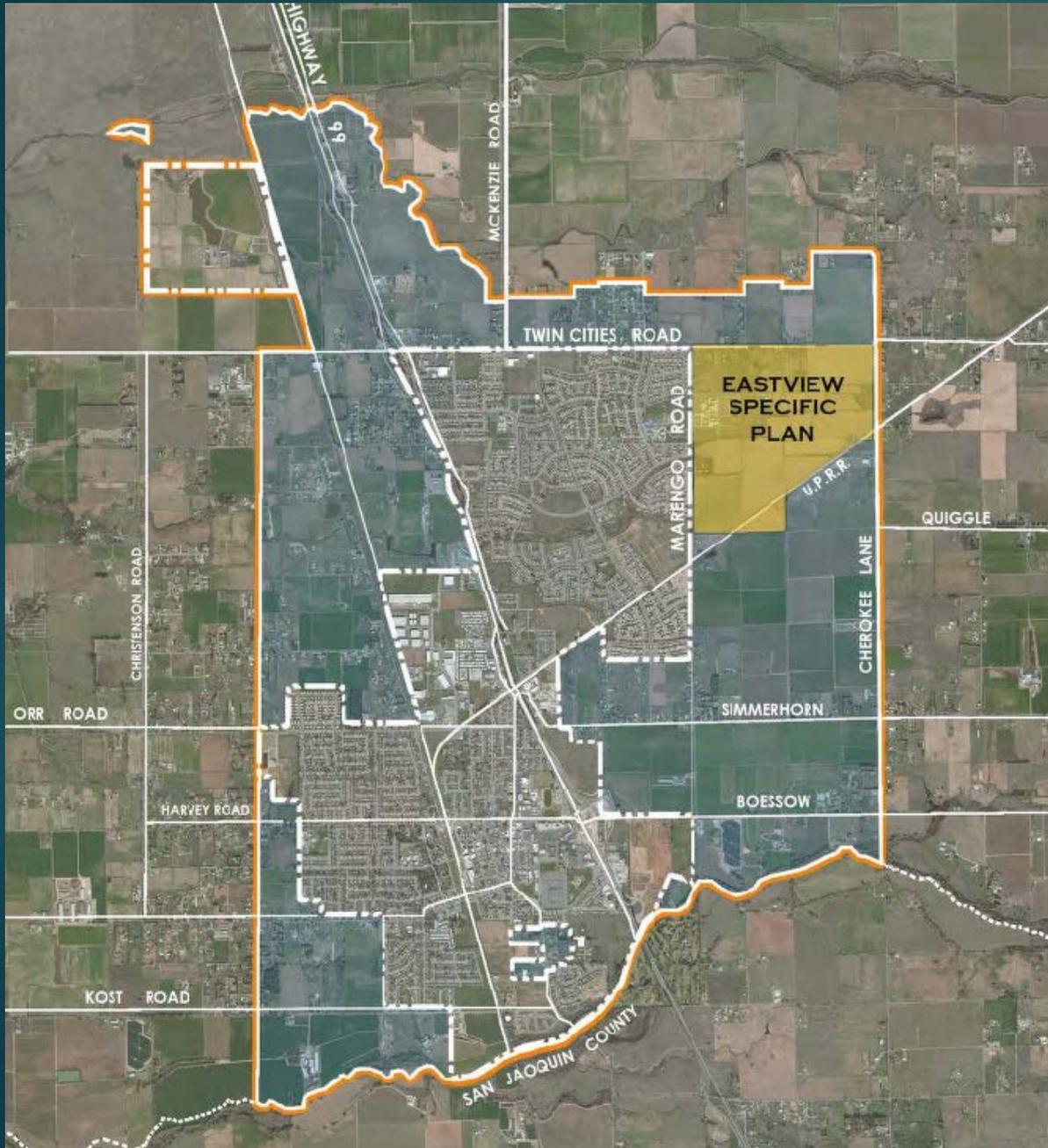


Eastview/Liberty Ranch

CITY COUNCIL HEARING

APRIL 5, 2016

Project Location

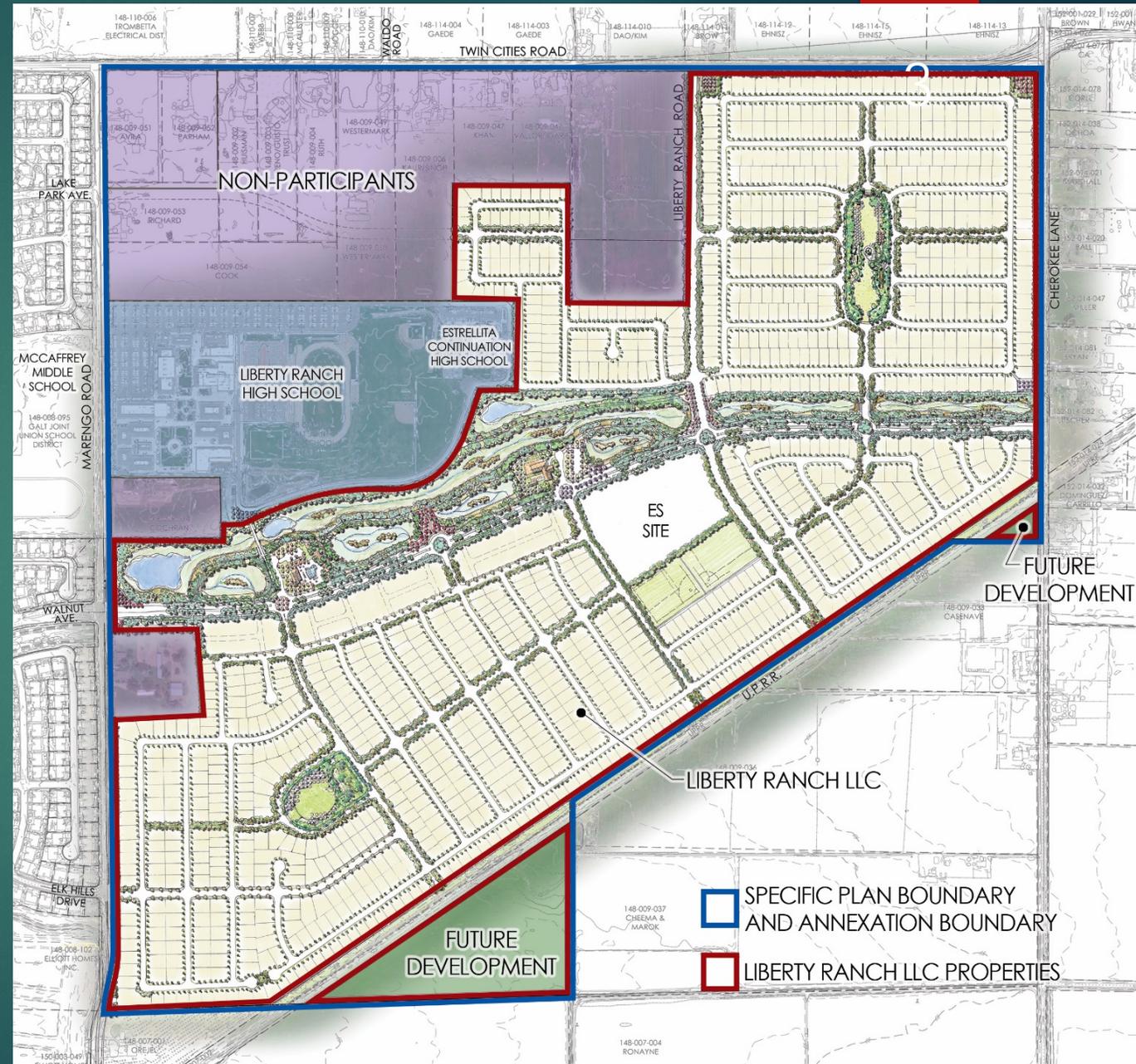


Project Discussion

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)



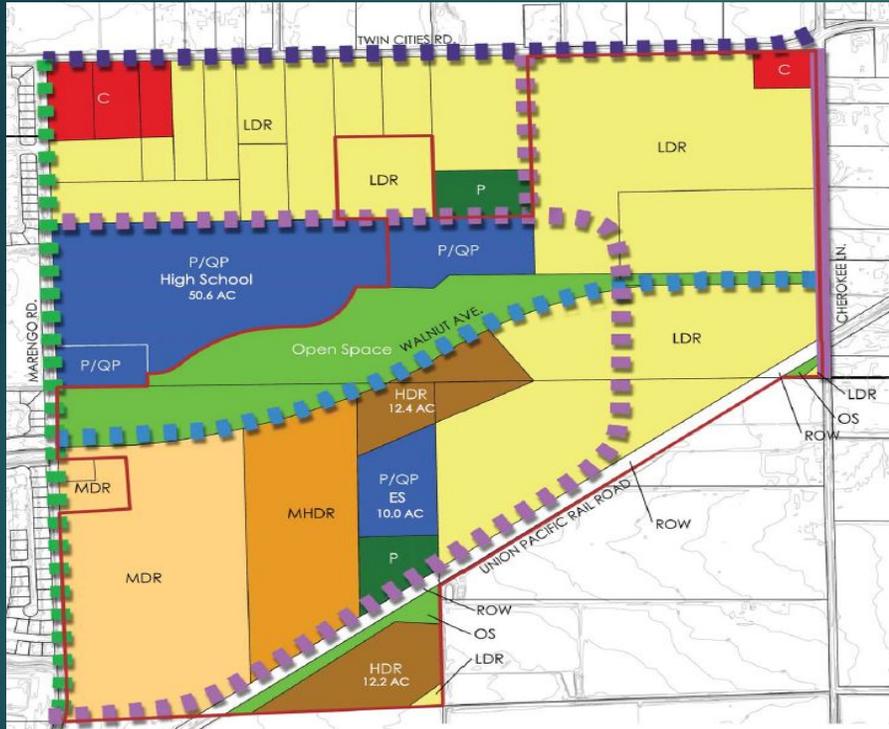
CEQA

- ▶ 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)

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 removed and MDR expanded.
- 2-ac commercial in northeast replaced with LDRA
- Kept two 5-acre Parks, plus two more.
- Shifted School site northeast.

General Plan Amendment

Project is consistent with General Plan policies:

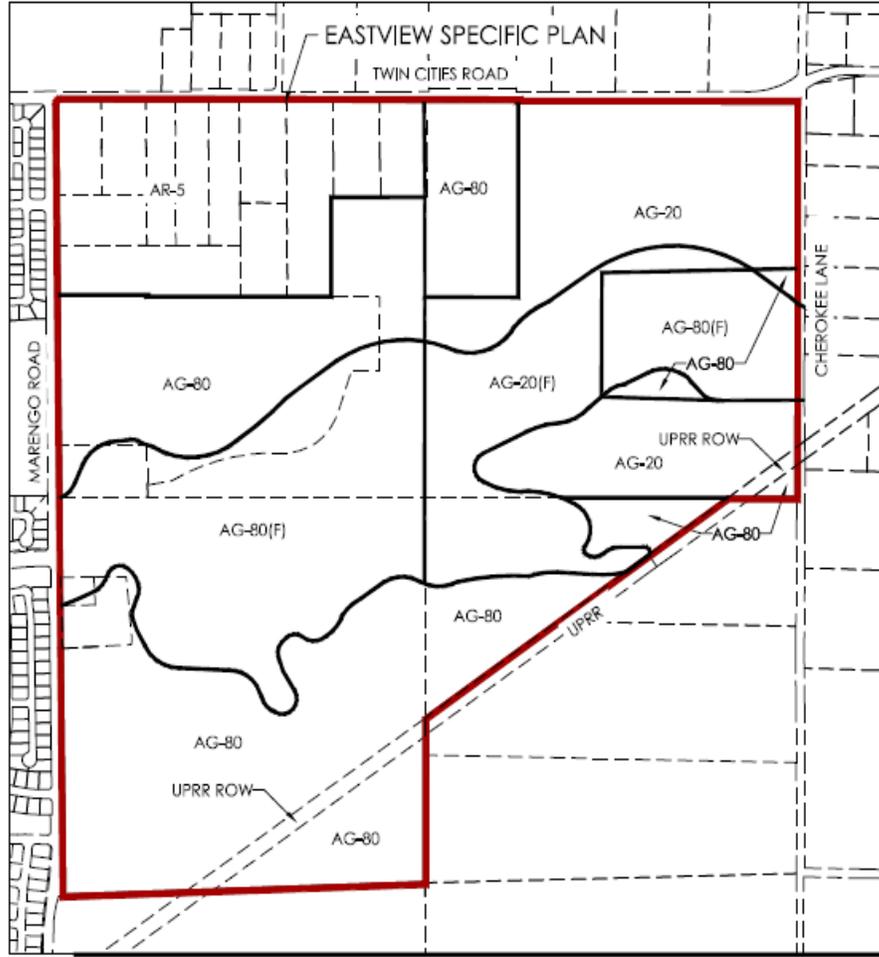
- ▶ Located within Phase II growth area
- ▶ Development will occur in orderly sequence as an extension of existing development located to immediate west
- ▶ A Specific Plan has been prepared prior to annexation
- ▶ Development will pay fair share of infrastructure costs
- ▶ Roadways are designed for 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

EXISTING & PROPOSED ZONING EXHIBIT

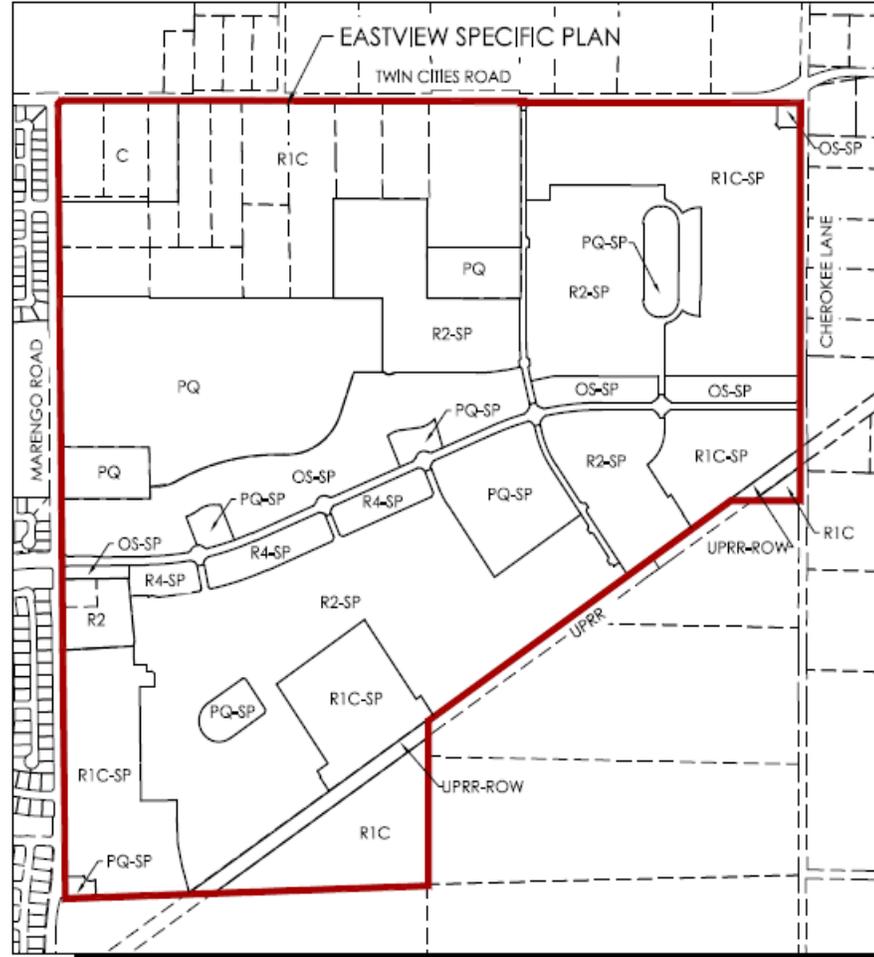
EASTVIEW

CITY OF GALT, CALIFORNIA
MARCH 28, 2016

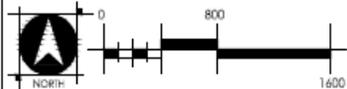
ILLUSTRATIVE ONLY



EXISTING ZONING



PROPOSED ZONING



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 G ST, BLDG. 100•B TEL 916.341.7760
 SACRAMENTO, CA 95816 FAX 916.341.7767

Pre-Zoning

Vesting Tentative Subdivision Maps

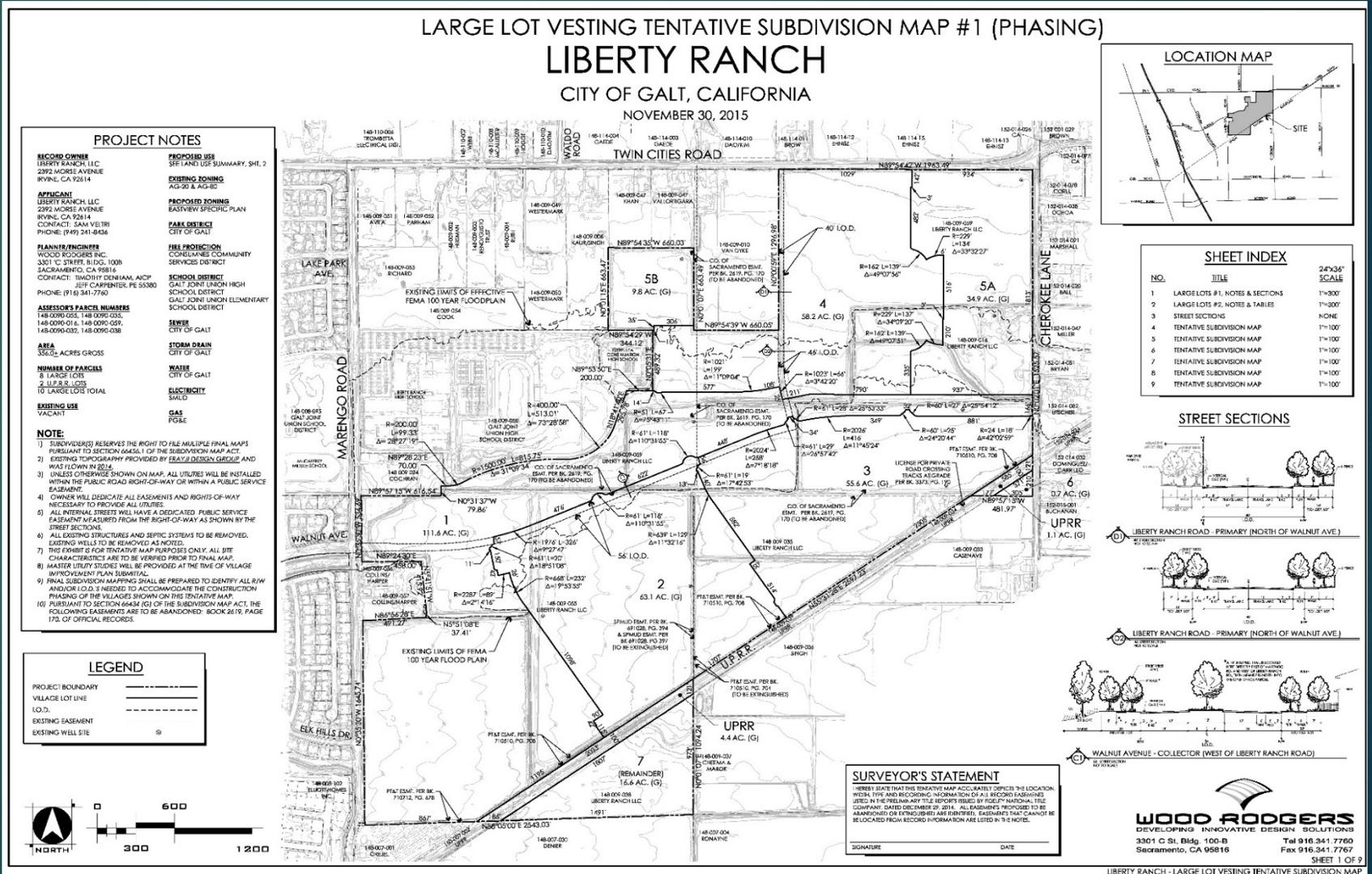
The applicant is proposing three vesting tentative subdivision maps applicable to the Liberty Ranch area only. Future development of non-participating properties and the future growth area will require their own subdivision maps.

The three proposed subdivision maps are:

Vesting Tentative Subdivision Maps

Large Lot (Phasing) Map

Creates large lots consisting of development phases that could be financed to finance site and infrastructure improvements



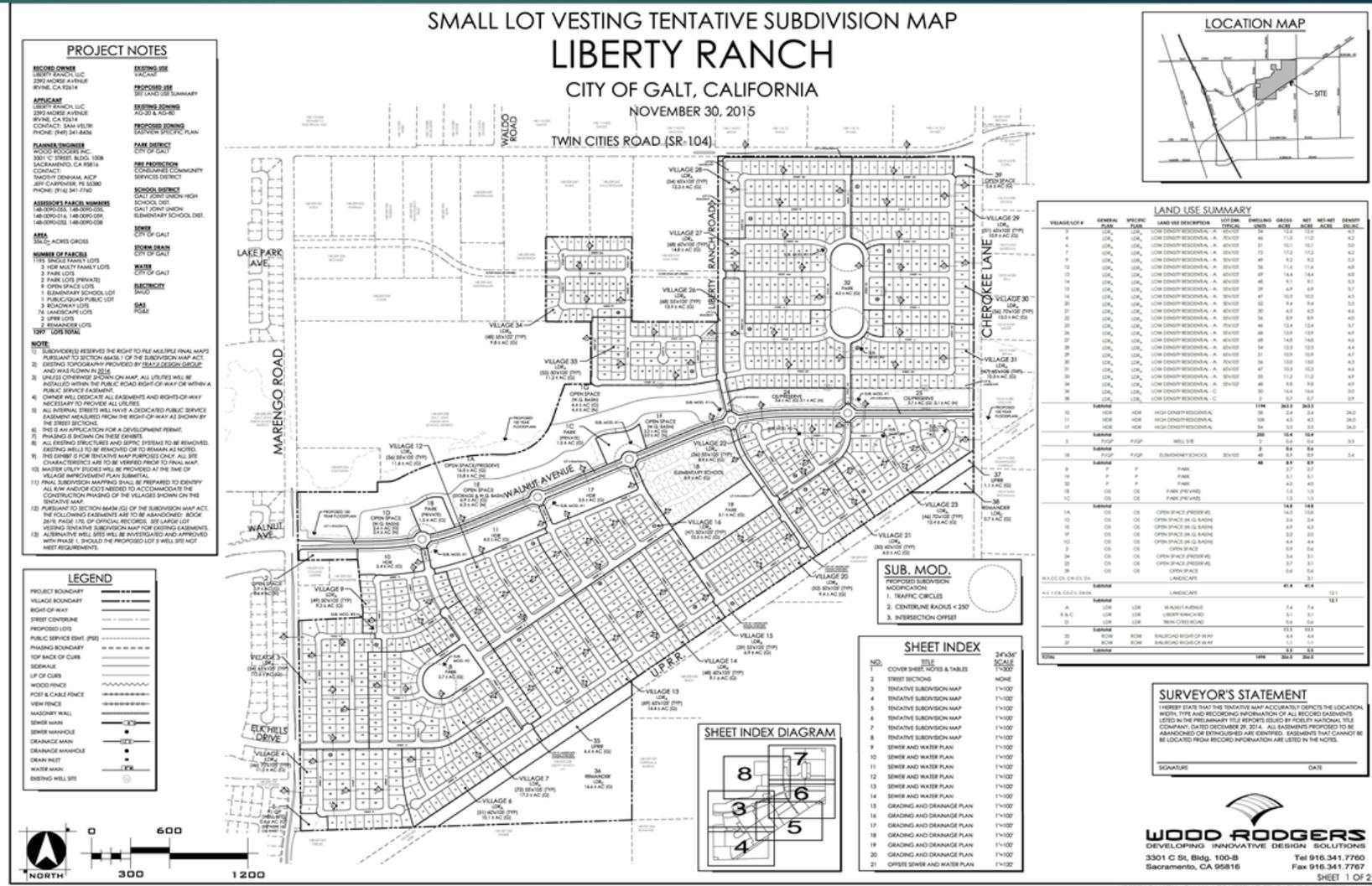
Vesting Tentative Subdivision Maps

12

Small Lot Map

Creates individual residential lots for home construction and sale, defines rights-of-way for streets and infrastructure and identifies common open space lots.

Provides greater level of detail than Large Lot Maps



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.
- ▶ Design Guidelines set a high level of quality for project open space, landscape and architecture.

Specific Plan

Chapter 1 – Introduction

Chapter provides discussion of:

- ▶ Specific Plan authority and requirements
- ▶ Document organization
- ▶ Regional, local and historical context
- ▶ Relationship to other planning documents (Galt General Plan, Development Code and Parks Master Plan, project EIR, SACOG MTP/SCS, South Sacramento Habitat Conservation Plan, Sacramento County LAFCo municipal services review)

Chapter 2 – Existing Conditions

Chapter provides discussion of existing on-site conditions (past ag uses, topography, geology, biology, etc.)

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.

Note: Condition proposed for VTSMs: "The developer shall coordinate with the City Engineer on the design of the traffic circles to ensure automobiles, buses and fire trucks can safely maneuver through the intersections."

Specific Plan

Chapter 5 - Circulation

This chapter provides discussion of the public facilities and utilities/services needed to service the Project, including:

- ▶ Water
- ▶ Drainage
- ▶ Sewer
- ▶ Schools

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 recreation facilities will be located adjacent to Deadman Gulch open space corridor.
- ▶ 1, 5.2-acre park called out in non-participating area (consistent with General Plan)
- ▶ Per Galt Development Code, 26.6 acres of parkland required. 13.3 acres provided by Liberty Ranch. Fees will be required to make up difference (non-participating area's parkland requirements exceed Code requirements).
- ▶ Total of 26.6 acres of open space required. 31.4 acres will be provided (excludes 10 acres of detention area).
- ▶ Total of 1.34 miles of trails required. 1.54 miles will be provided.

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

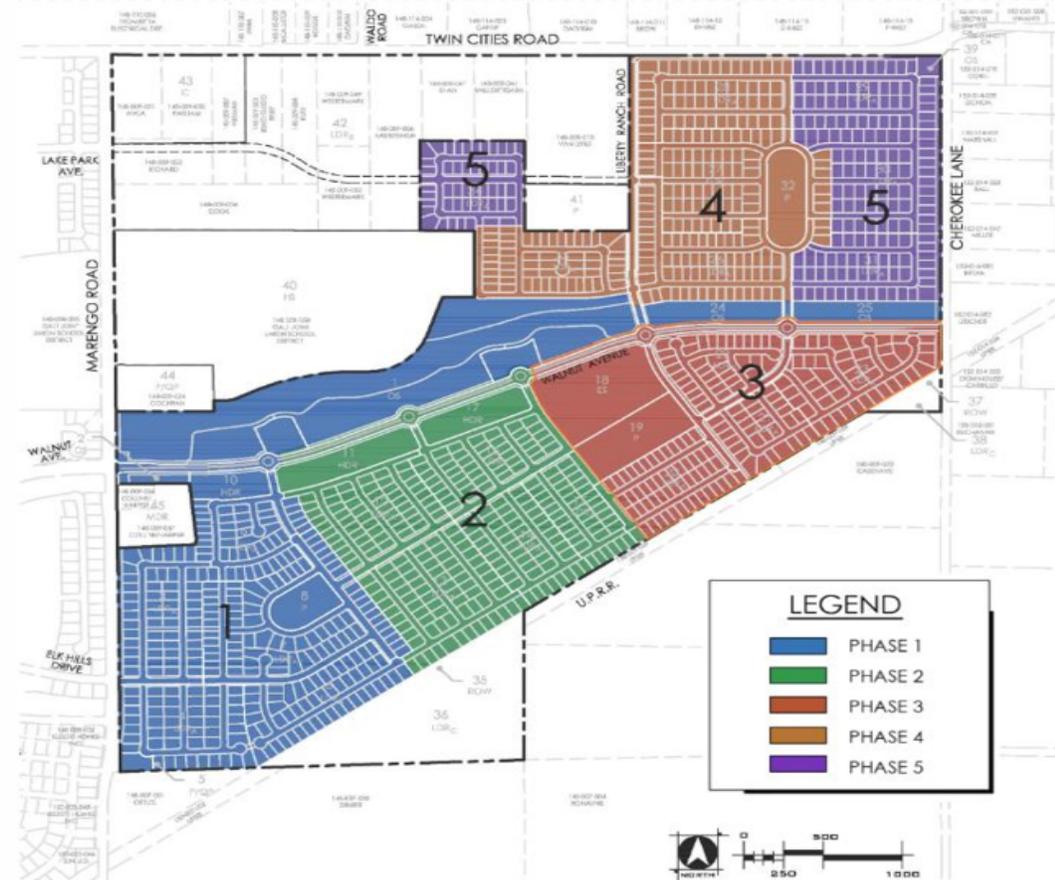
Specific Plan

Chapter 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

Development Agreement

Recommendation

Meeting #1 (April 5, 2016)

- ▶ Adopt Resolution 2016___ certifying the EIR, adopting the Findings of Fact and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program for the Eastview Specific Plan Project;
- ▶ Adopt Resolution 2016___ approving the annexation of 504 acres;
- ▶ Introduce Ordinance 2016___ approving the proposed Pre-zoning for the Eastview Specific Plan Project, waive full reading, and continue to the next regular meeting for adoption; and
- ▶ Introduce Ordinance 2016___ approving the Development Agreement for the Liberty Ranch portion of the Eastview Specific Plan project, waive full reading, and continue to the next regular meeting for adoption.

Meeting #2 (April 19, 2016)

- ▶ Adopt Resolution 2016___ approving the proposed amendment to the General Plan Land Use Map and the Vesting Tentative Maps for the Liberty Ranch component of the Eastview Specific Plan Project, and approving the Eastview Specific Plan;
- ▶ Adopt Ordinance 2016___ approving the proposed Pre-zoning for the Eastview Specific Plan Project; and
- ▶ Adopt Ordinance 2016___ approving the Development Agreement for the Liberty Ranch portion of the Eastview Specific Plan project.

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

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.

General Plan Amendment

27

Govt. Code Section 65350: "Cities and counties shall prepare, adopt, and amend general plans and elements of those general plans in the manner provided in this article."

Govt. Code Section 65358: (a) "If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan."

(b) Mandatory elements may be amended up to 4 times/calendar year.

Galt Development Code Section 18.68.160 sets forth standards and procedures for amending the General Plan, subject to the following findings:

1. The proposed amendment is internally consistent with the General Plan; and
2. The public necessity, convenience, and general welfare require or clearly permit the adoption of the proposed amendment.

The City's base fee to process a General Plan Amendment is \$5,716.

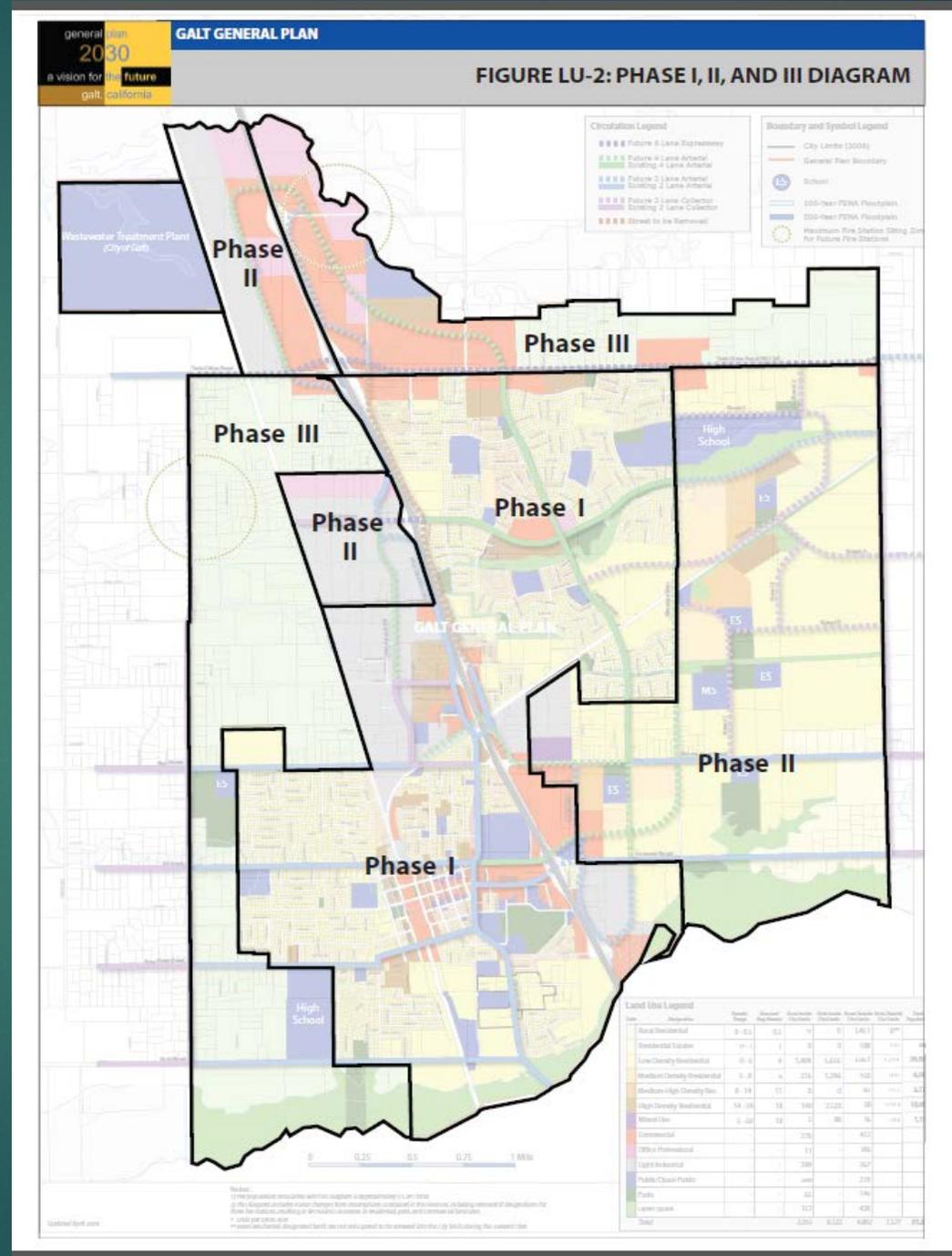
General Plan Amendment

28

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
- ▶ 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

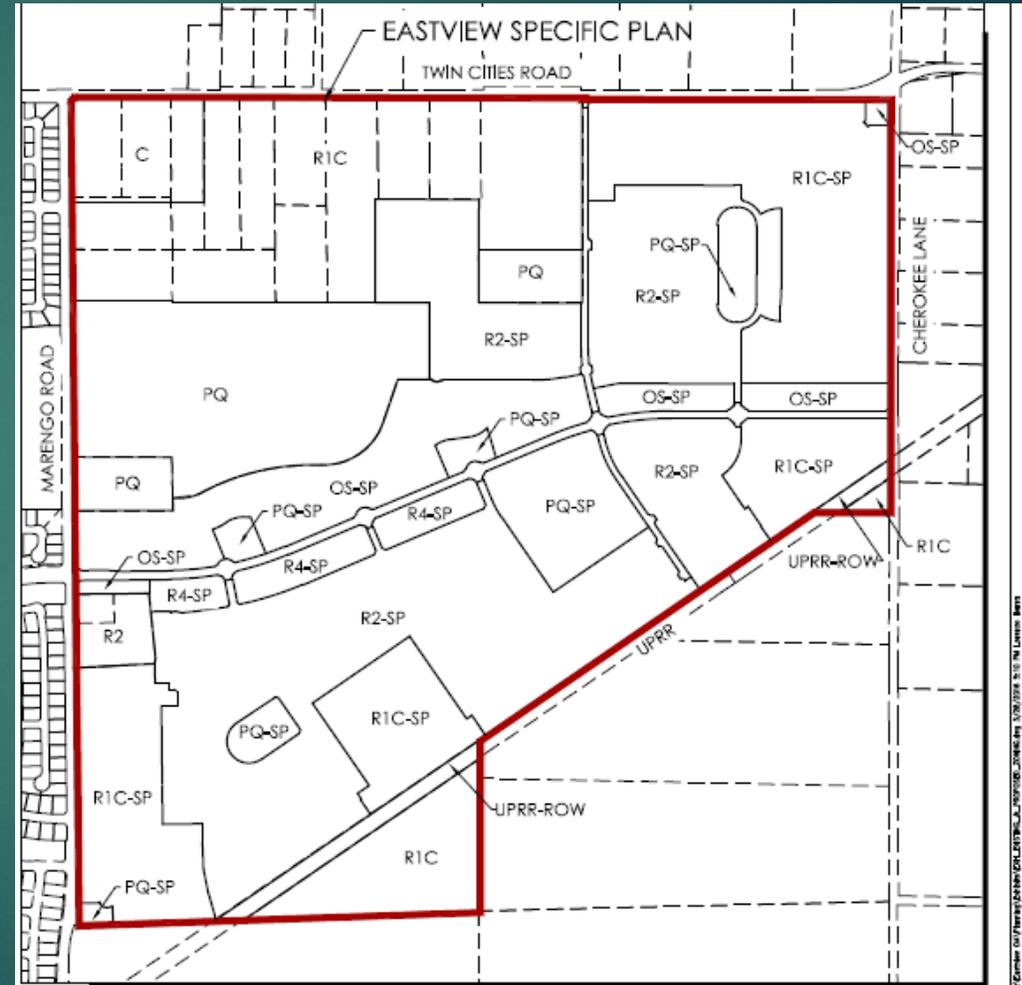
General Plan Phasing Map



Proposed General Plan Land Use vs. Pre-Zoning

Land Use

Zoning



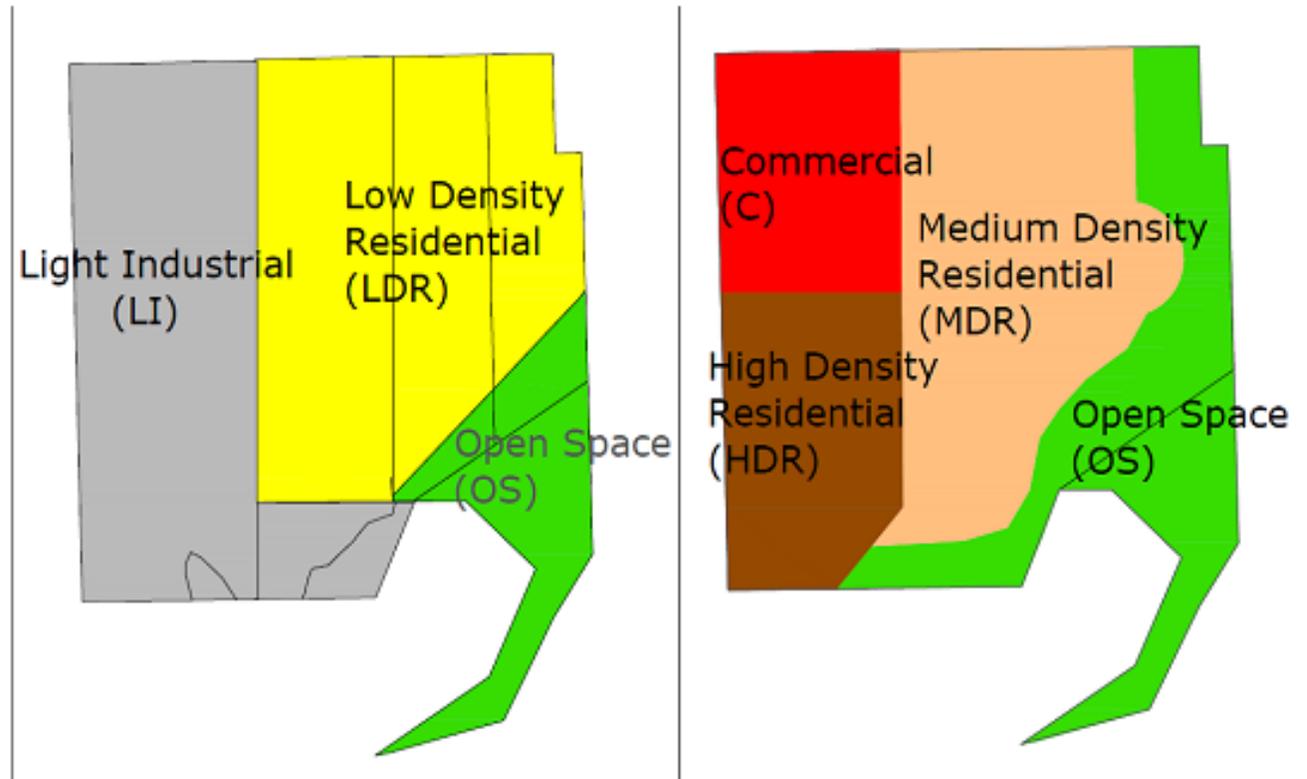
PROPOSED ZONING

Dry Creek Oaks General Plan Amendment

Nearly entire 89-acre site
re-zoned/had land uses
revised (approx. 85%)

MDR at min. 4,500 sf
lot sizes through PD
request

Figure 1



Current Land Use

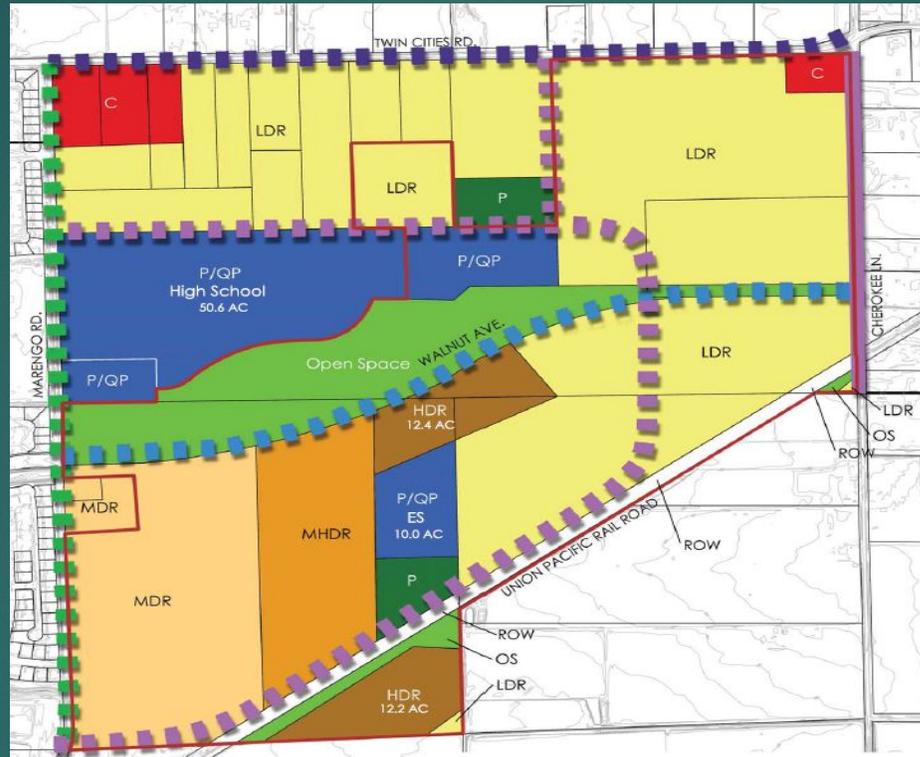
Proposed Land Use

Vs. EVSP General Plan Amendment

32

Eastview overall:
Approx. 290 acres
(57.5% of 504 acres) left
as-is
214 acres amended

Liberty Ranch:
Approx. 136 acres (40%
of 338.6 acres) left as-is
202.6 acres amended



Pre-Zoning

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

- ▶ Proposed R2-SP 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 5,500 sf min. lot size, 55' 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)

Specific Plan

Govt. Code Section 65450: "After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan."

Govt. Code Section 65451 sets forth minimum requirements and review procedures for specific plans.

Per OPR: "A Specific Plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area." "The specific plan represents a good tool for developing a community "sense of place". A creative and innovative specific plan may bridge the gap between monotonous urban development and a livable neighborhood."

Galt General Plan Land Use Element LU-1.1 requires preparation of a specific plan prior to annexation.

The City's base fee to process a Specific Plan is an agreed upon deposit, while base fee to process a Specific Plan Amendment is \$5,716.

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	6,500 sf (65' 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	6,500 sf (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')
<u>MDR_A</u>	5-8 du/ac	5,150 sf (50' min width)	<u>MDR</u>	5-8 du/ac	N/A	R2	5-8 du/ac	5,500 sf (55' x 100')
<u>HDR</u>	14-24 du/ac	N/A	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.

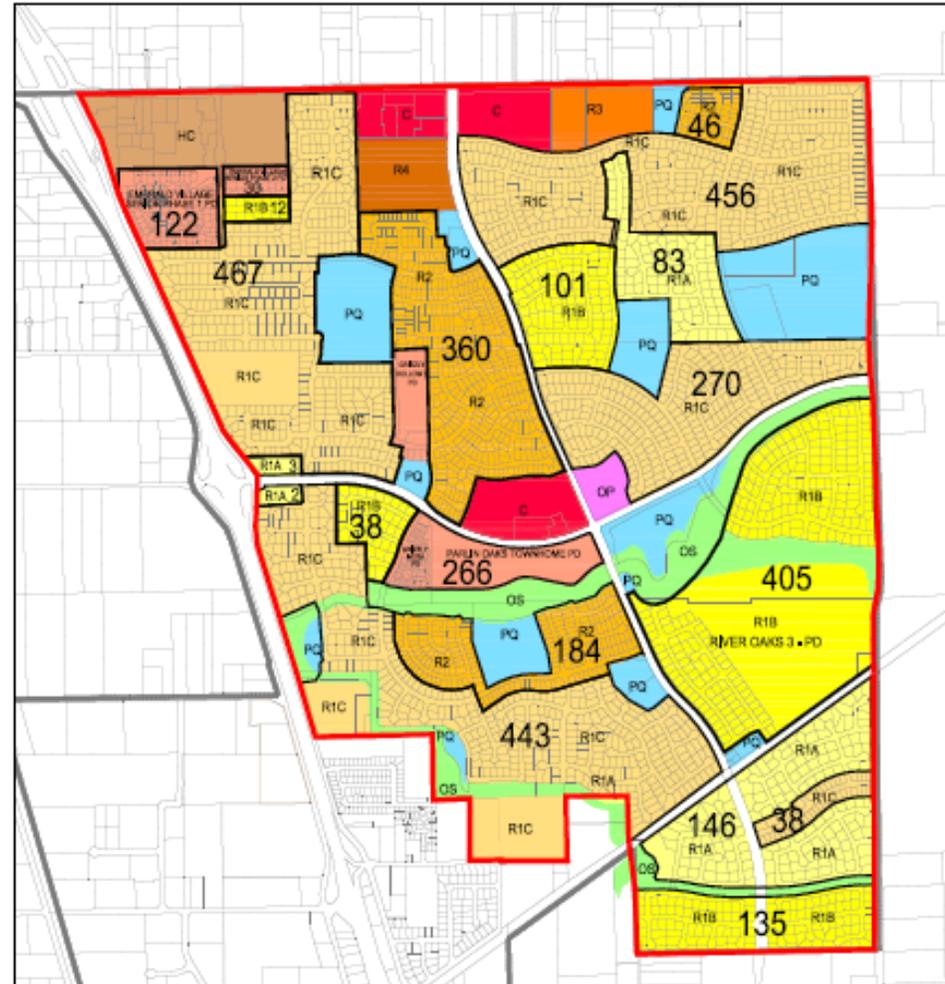
Eastview/Liberty Ranch Lot Size Breakdown

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)
TOTAL	1,142	1,142	1,744

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

NEASP – Approved Lot Types

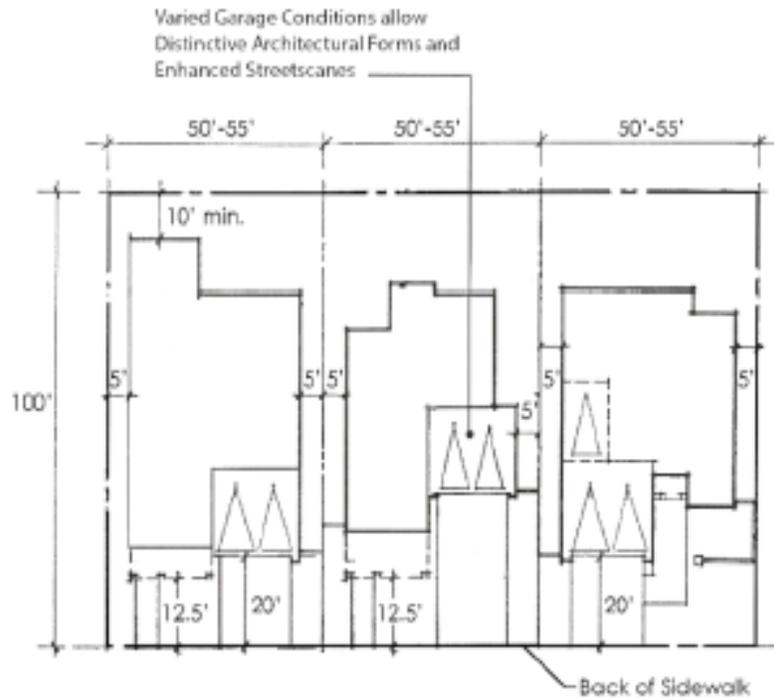
NORTH EAST AREA SPECIFIC PLAN SINGLE FAMILY DWELLING BY LOT SIZE



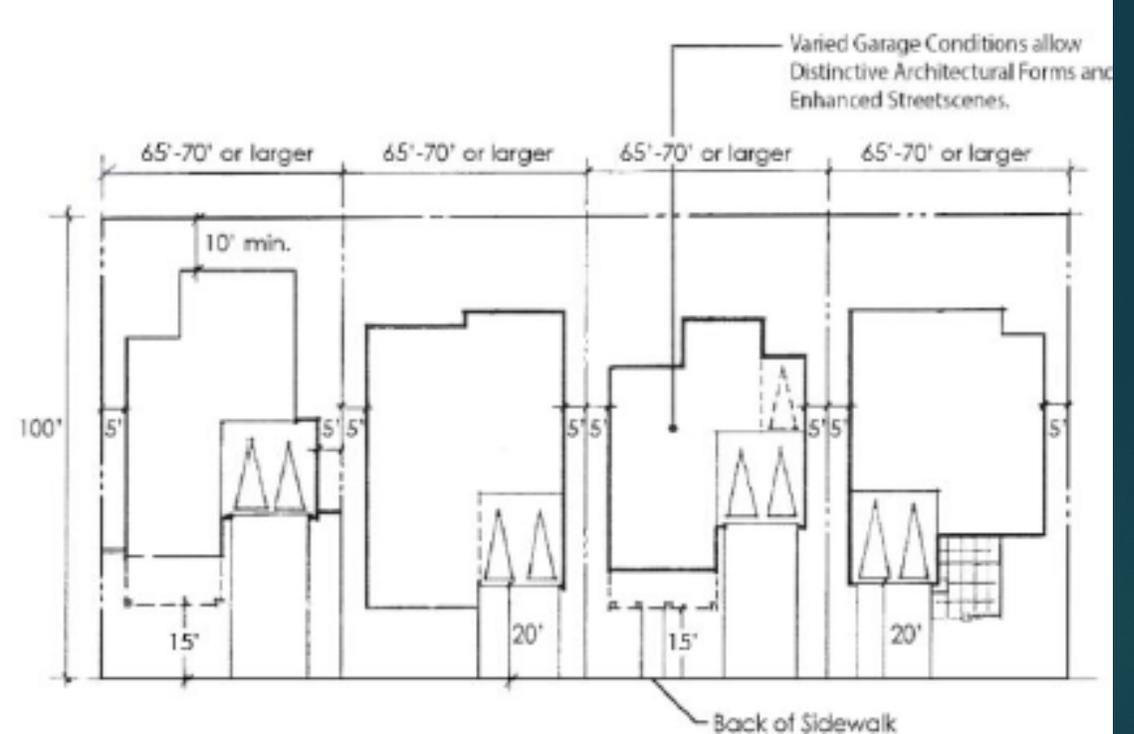
ZONING	LOT SIZE	TOTALS
 R1A	10,000 SF MINIMUM LOT SIZE	234 - 6%
 R1B	8,000 SF MINIMUM LOT SIZE	691 - 19%
 R1C	6,500 SF MINIMUM LOT SIZE	1674 - 47%
 R2	5,500 SF MINIMUM LOT SIZE	590 - 16%
 R3	UNDER 2,000 SF LOT SIZE	418 - 12%
TOTAL	SINGLE FAMILY DWELLINGS	3,607

Specific Plan

Chapter 3 – Land Use & Zoning



**Exhibit 3-5: Potential Lot and Floor Plan;
Typical for 50', 55' and 60'x100' Lot**



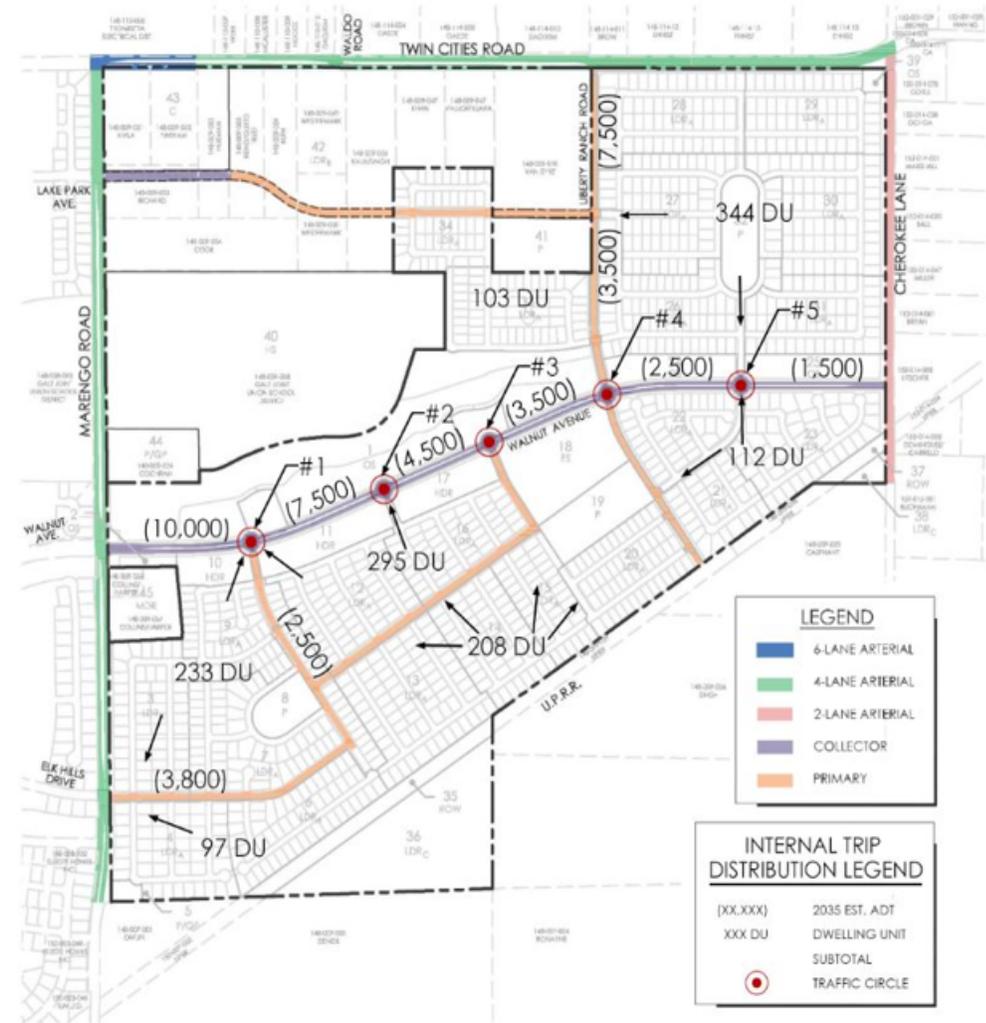
**Exhibit 3-6: Potential Lot and Floor Plan;
Typical for 65', 70' and 75'x100' Lot**

Specific Plan

Chapter 4 - Circulation Roadway Master Plan

DESIGN: Liberty Ranch – Circulation & Connectivity

- 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.



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

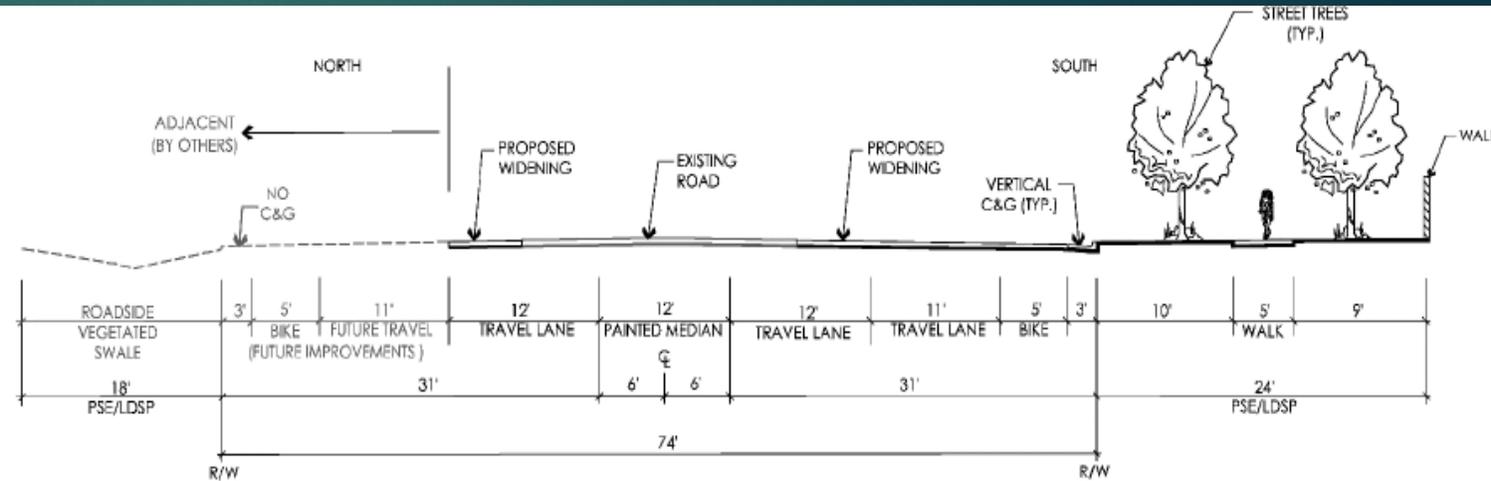


Exhibit 4-4: Twin Cities - 4 Lane Arterial

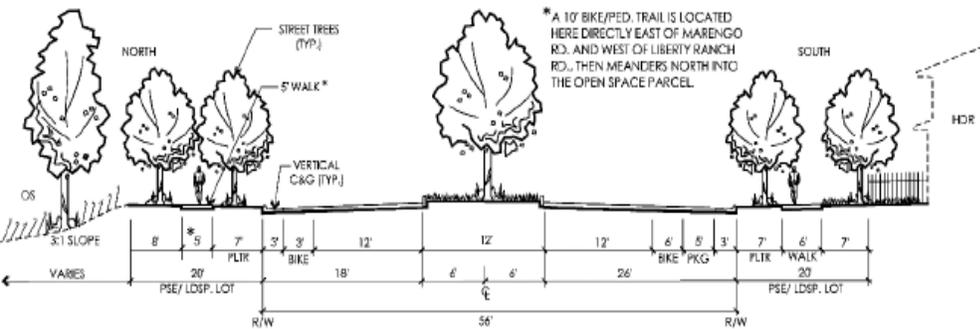


Exhibit 4-6: Walnut Avenue - 2 Lanes West of Liberty Ranch Road

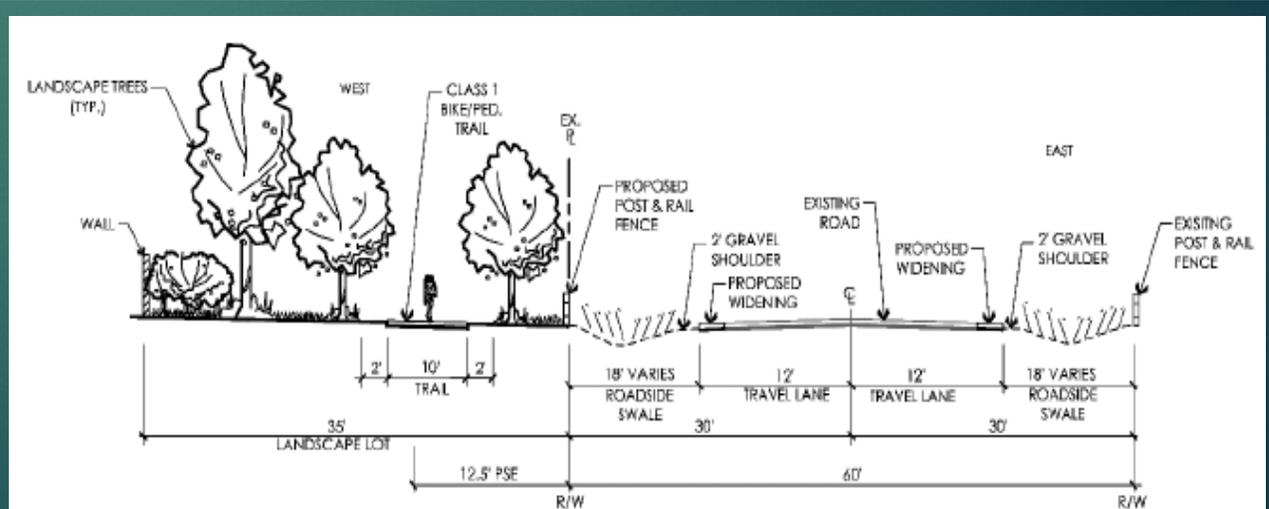


Exhibit 4-8: Cherokee Lane 2-Lane Arterial

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.

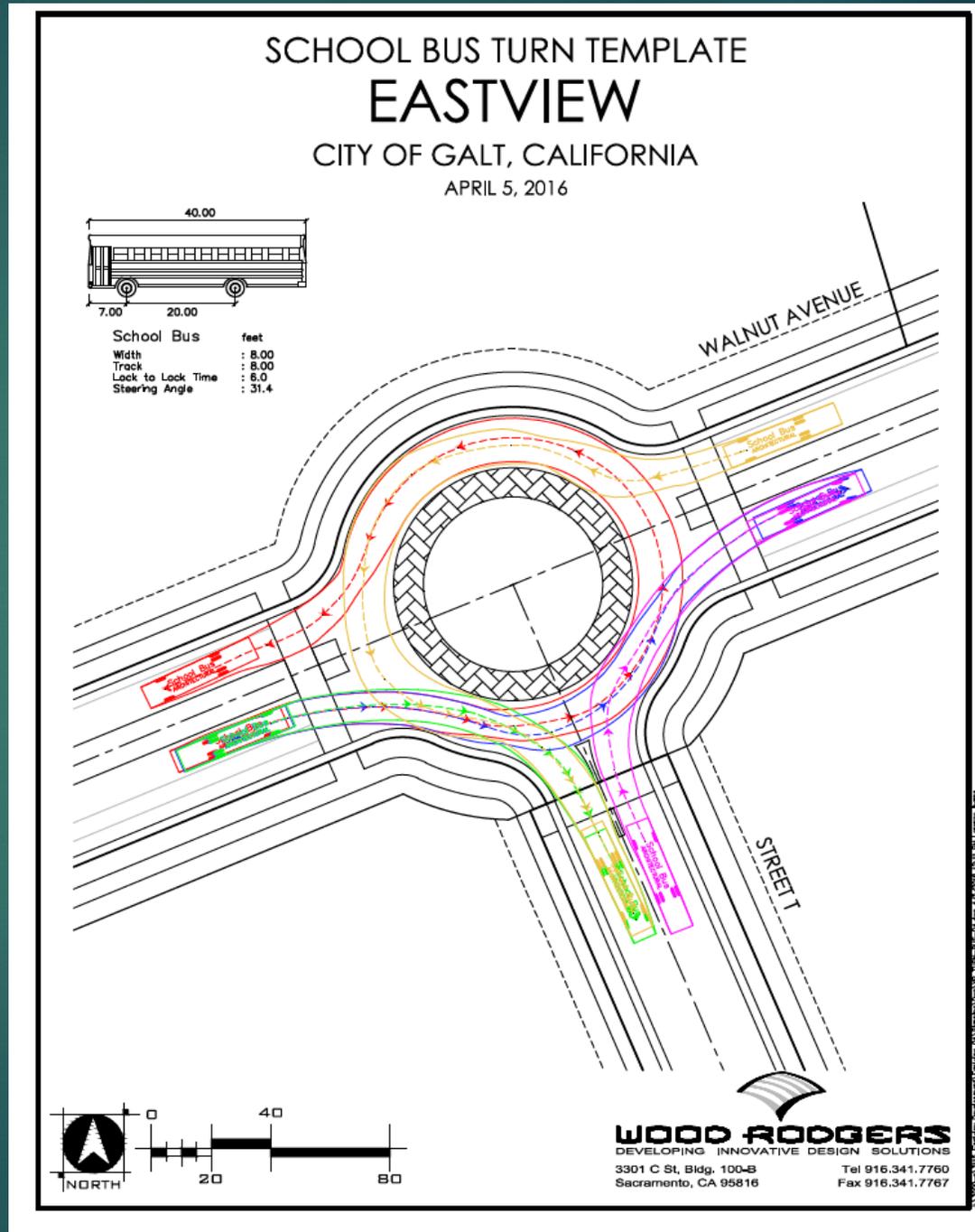
Exhibit 4-16: Bike & Pedestrian Master Plan



Specific Plan

Chapter 4 - Circulation

Roundabout design to accommodate school buses.



Specific Plan

Chapter 5

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

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.

If school is not constructed, 48 single-family units could be constructed on the site instead.

Specific Plan

Chapter 5

Elementary School

Exhibit 5-3: Proposed School Site

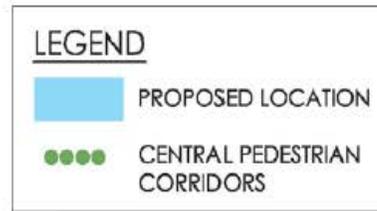
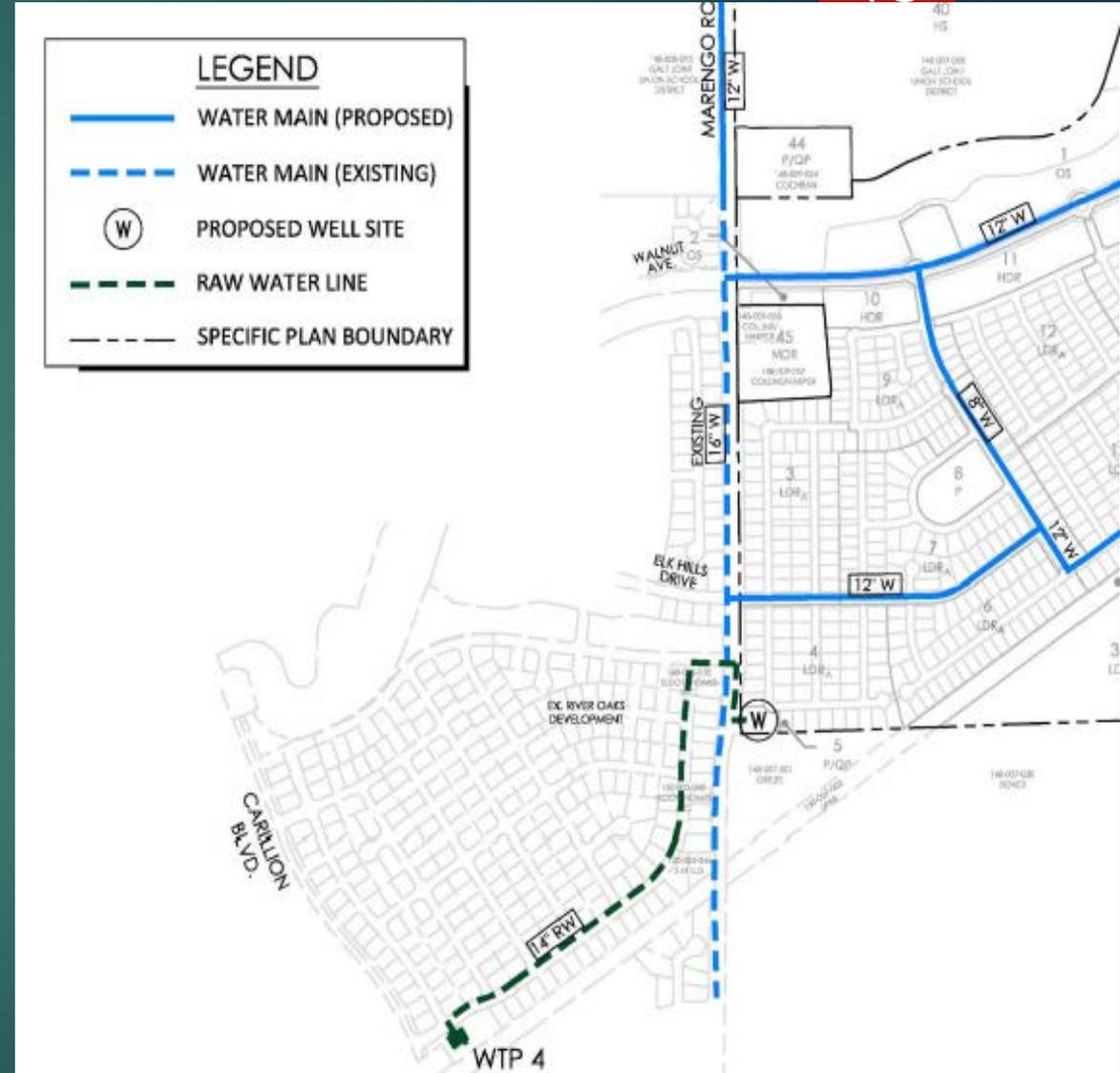


Exhibit 5-3a: Alternative School Site Lotting



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

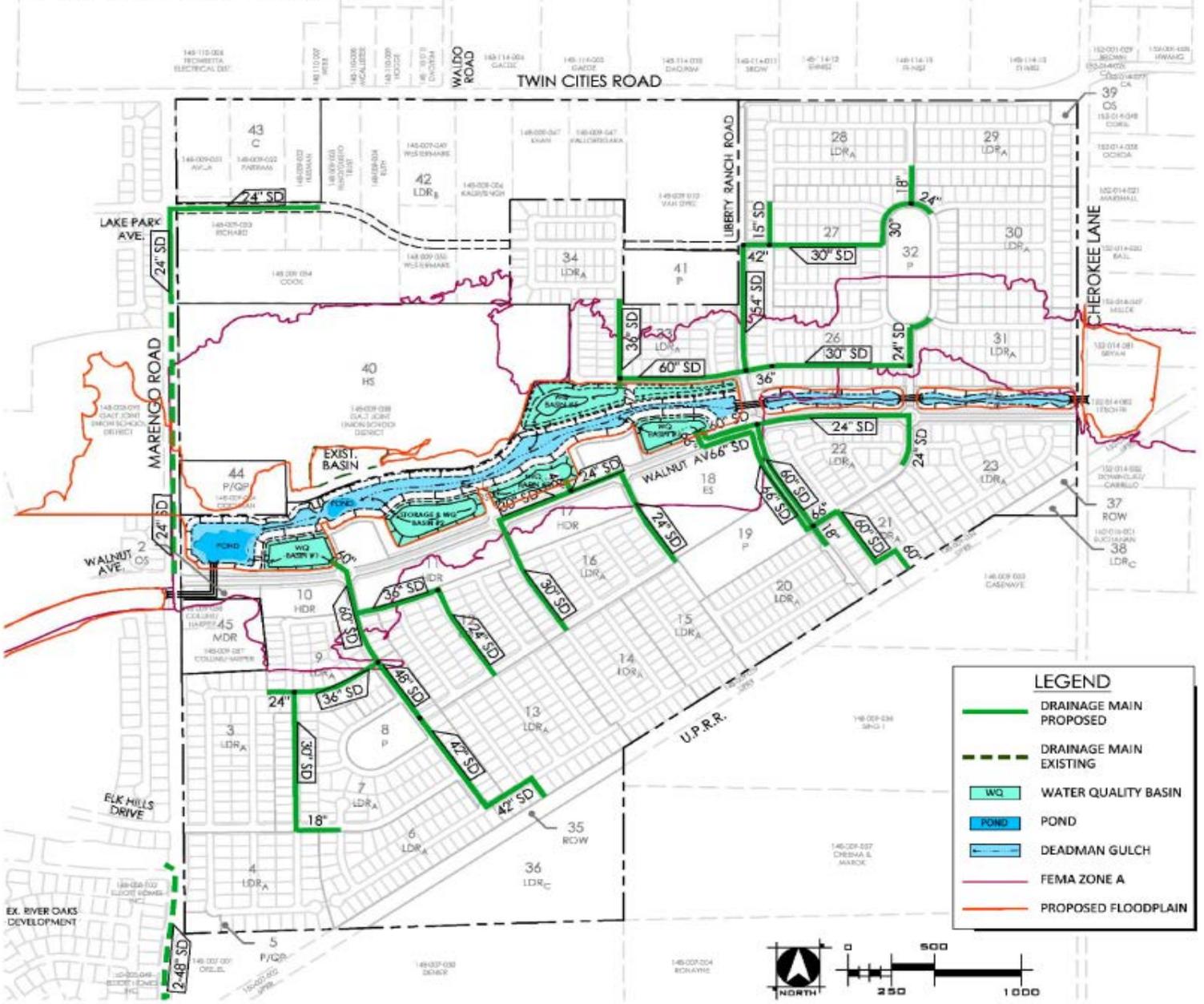


Specific Plan

Chapter 5

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

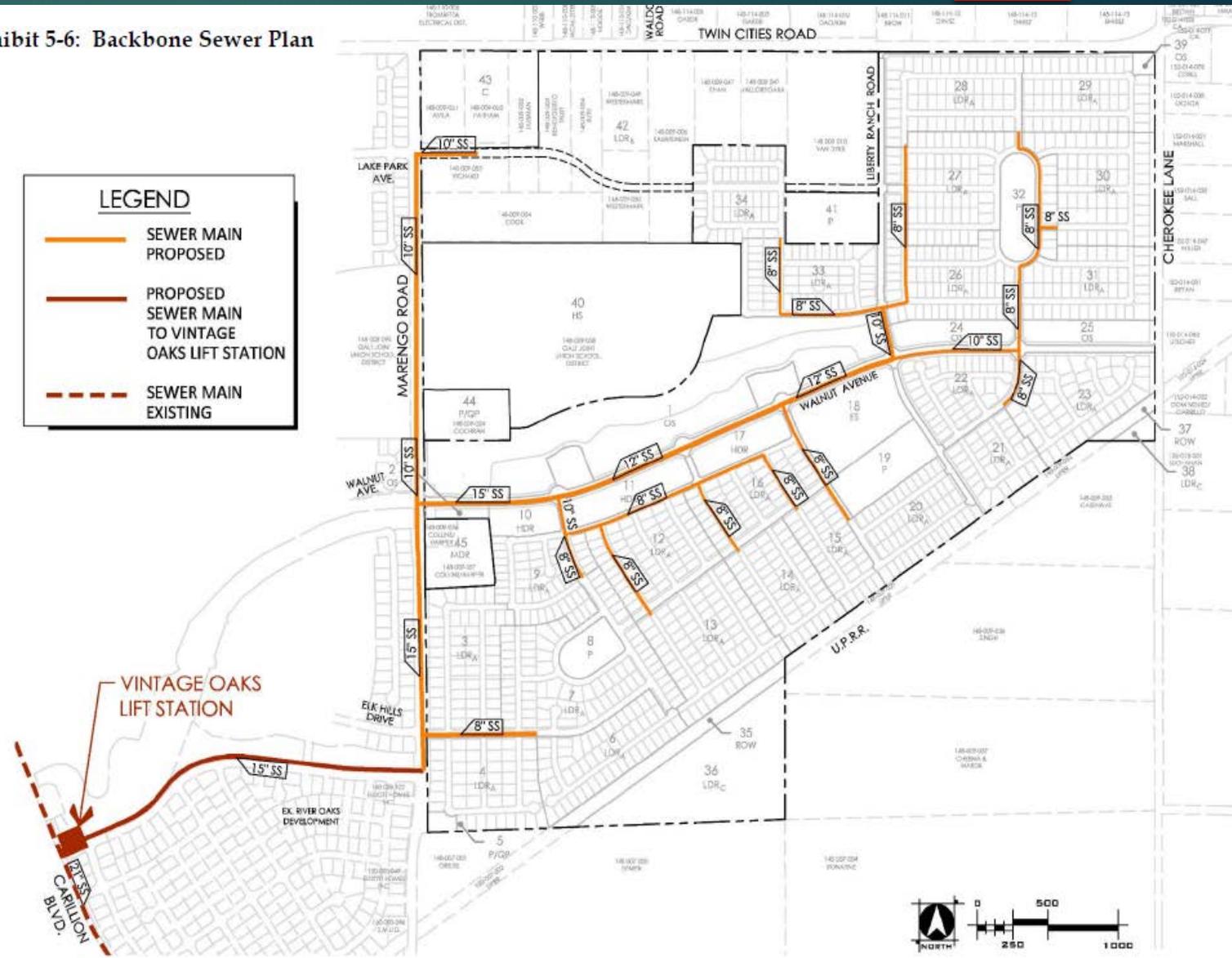
Chapter 5

Sanitary Sewer

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



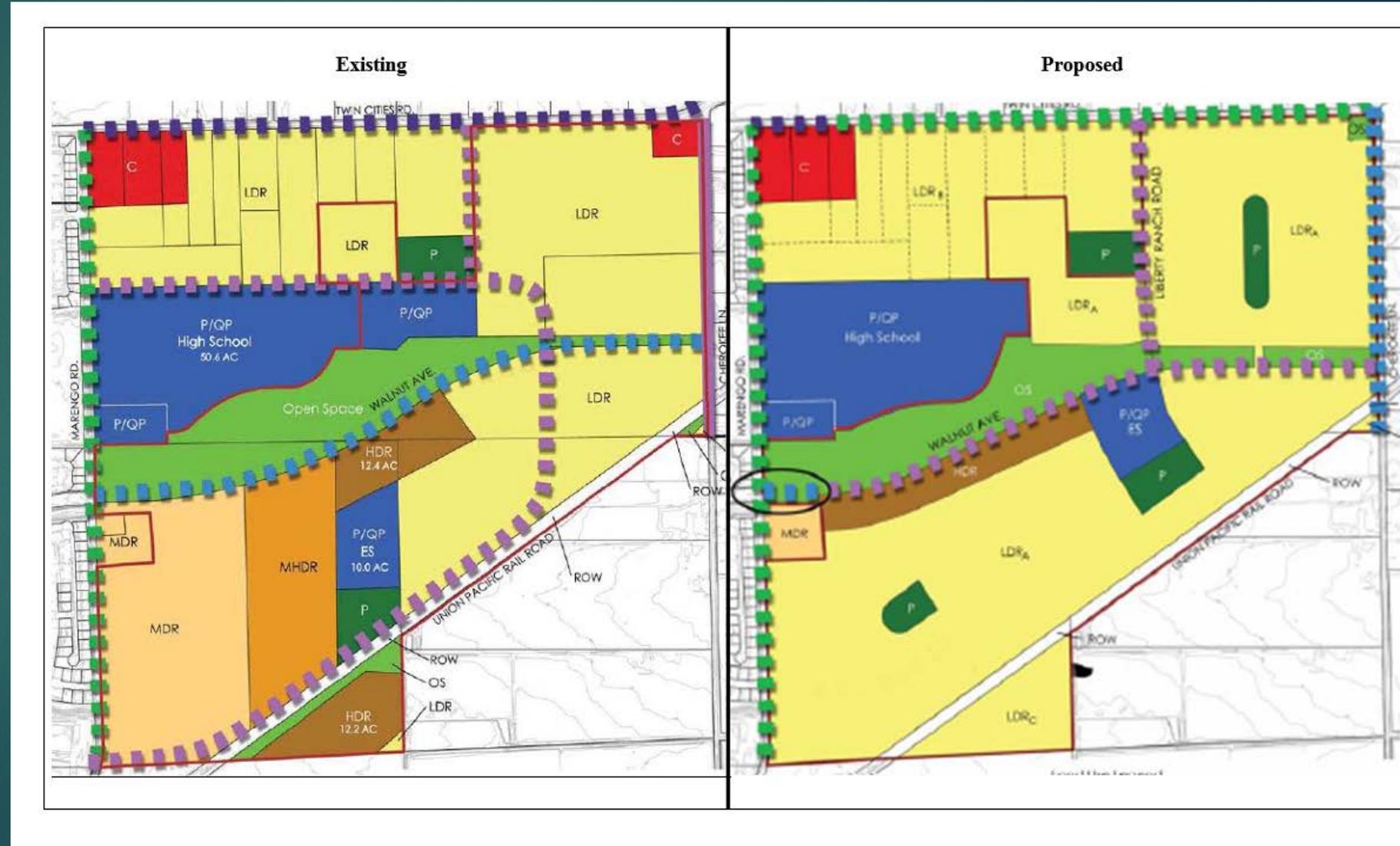
Sewer Capacity

- ▶ 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

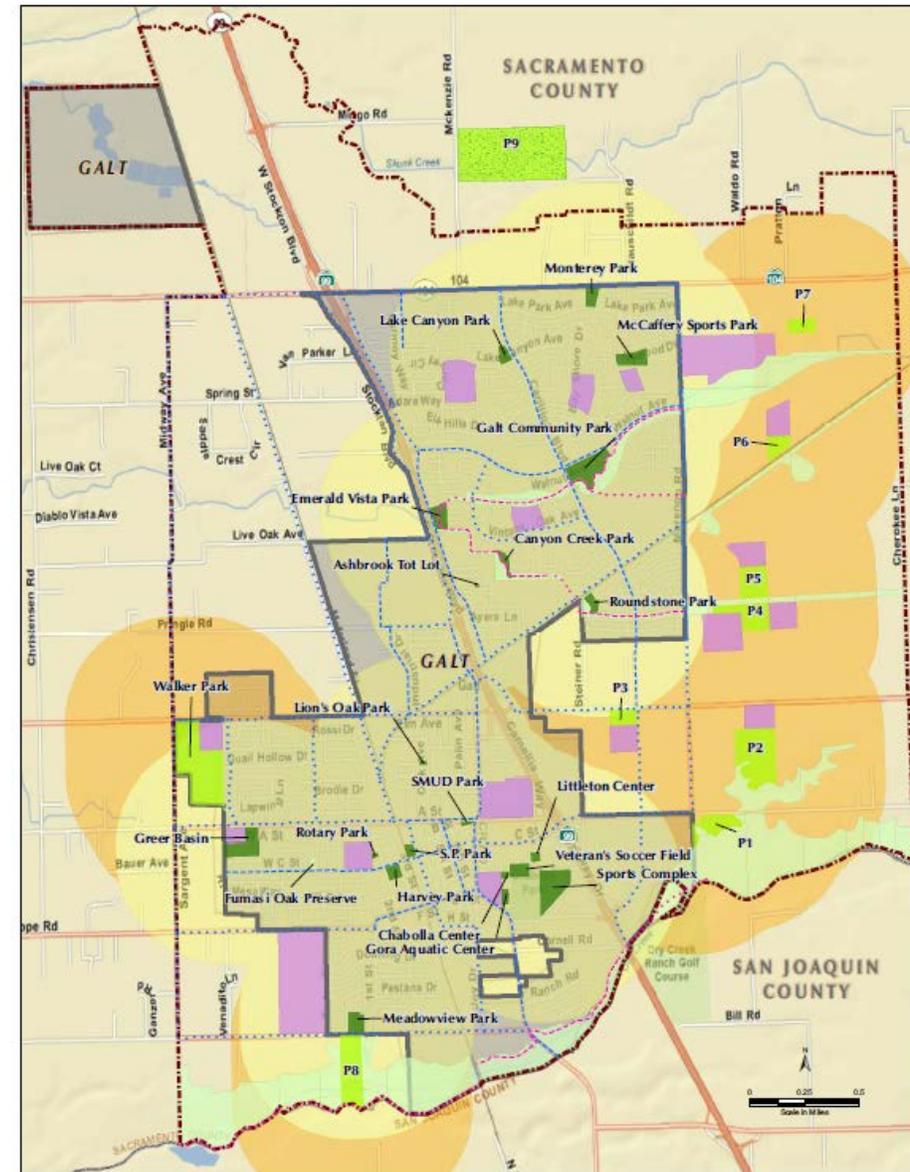
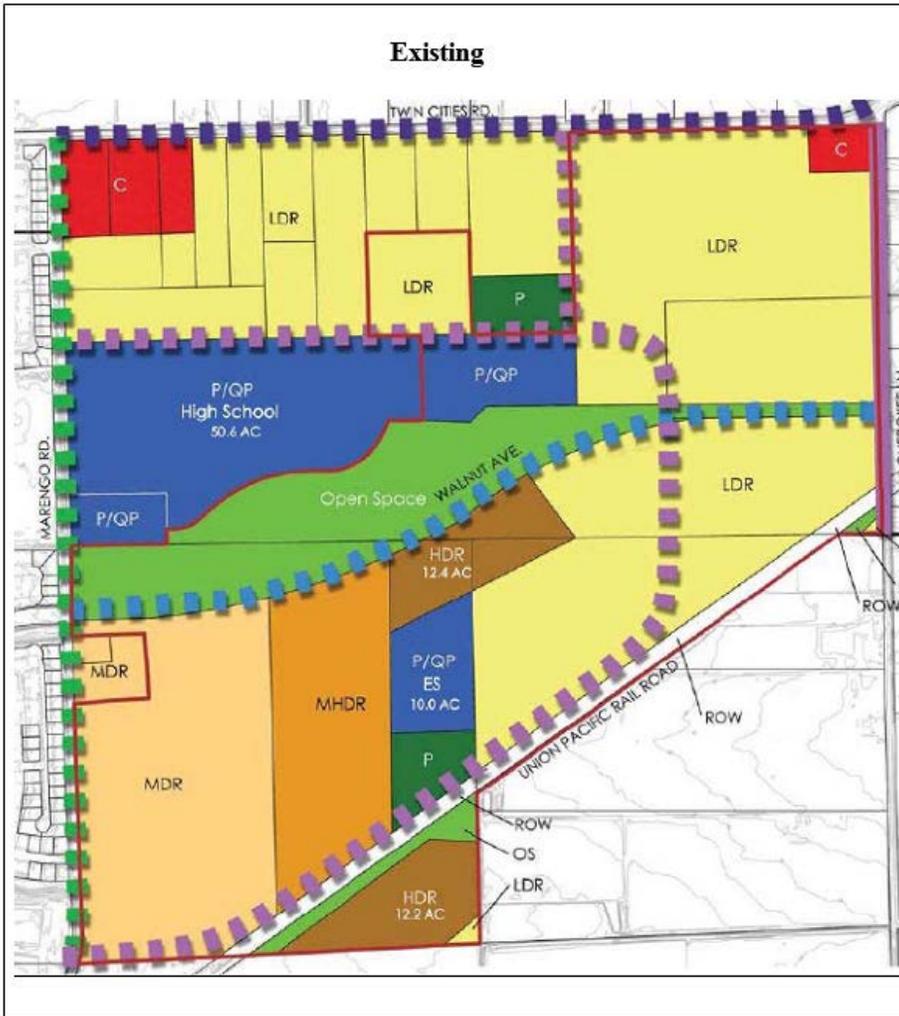


Specific Plan

Chapter 6 – Parks and Open Space

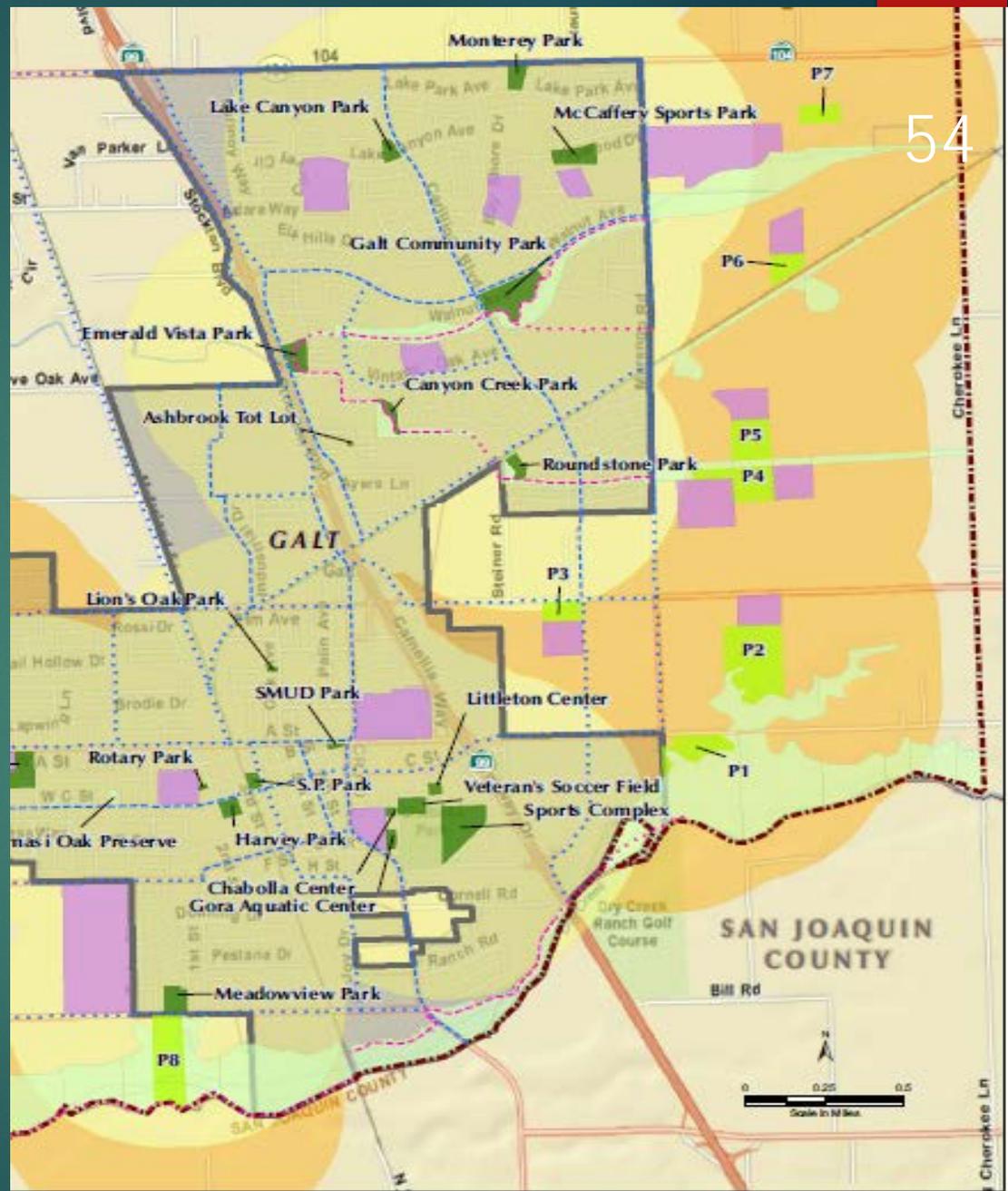
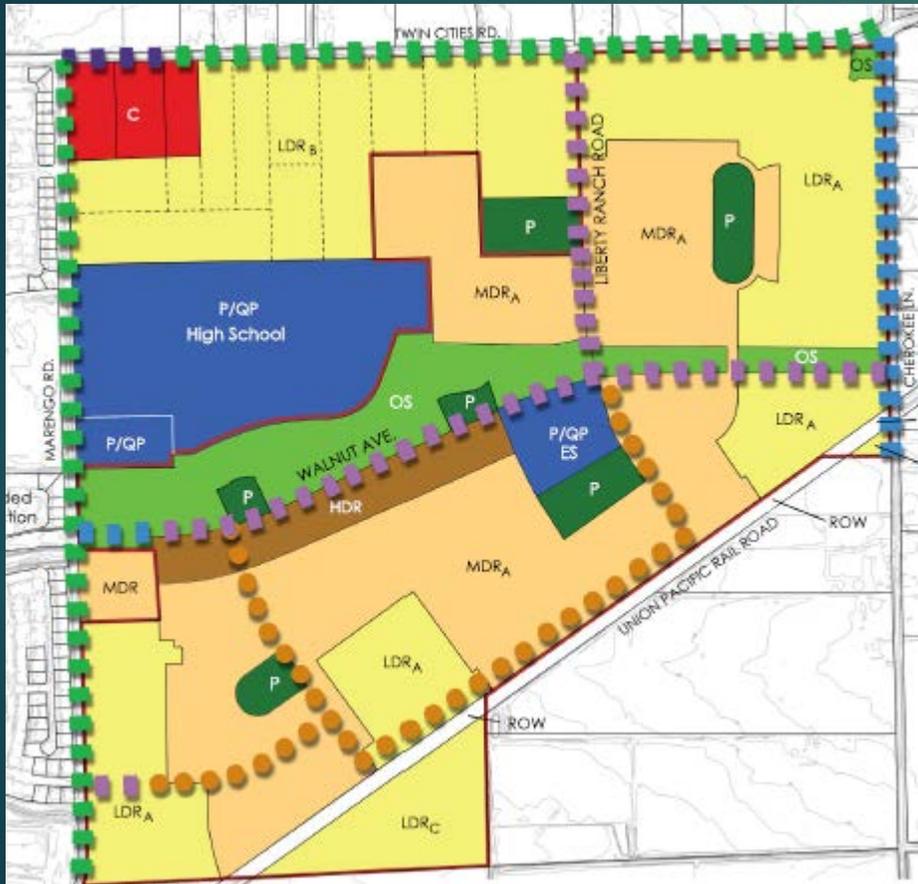


Parks Master Plan vs. General Plan



	PARKS PROPOSED PARK SITES <ul style="list-style-type: none"> Parks Inside City Limits Parks Outside City Limits Open Space 	BIKE LANES <ul style="list-style-type: none"> Class I Class II Proposed Class III Class II Proposed 	OTHER FEATURES <ul style="list-style-type: none"> 2009 City Limits General Plan Area Schools/Proposed School Sites Future Park Outside of General Plan Area
	PARK SERVICE AREAS <ul style="list-style-type: none"> 1/2 Mile of Existing Parks 1/2 Mile of Proposed Parks 	GALT PARKS SERVICE AREAS FIGURE 11 04/02/10 Foothill Associates	

Parks Master Plan vs. EVSP



54

PARKS PROPOSED PARK SITES	BIKE LANES	OTHER FEATURES
■ Parks Inside City Limits	--- Class I	 2009 City Limits
■ Parks Outside City Limits	--- Class I Proposed	 General Plan Area

GALT PARKS SERVICE AREAS

Scale in Miles: 0, 0.25, 0.5

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 7 – 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 Entries

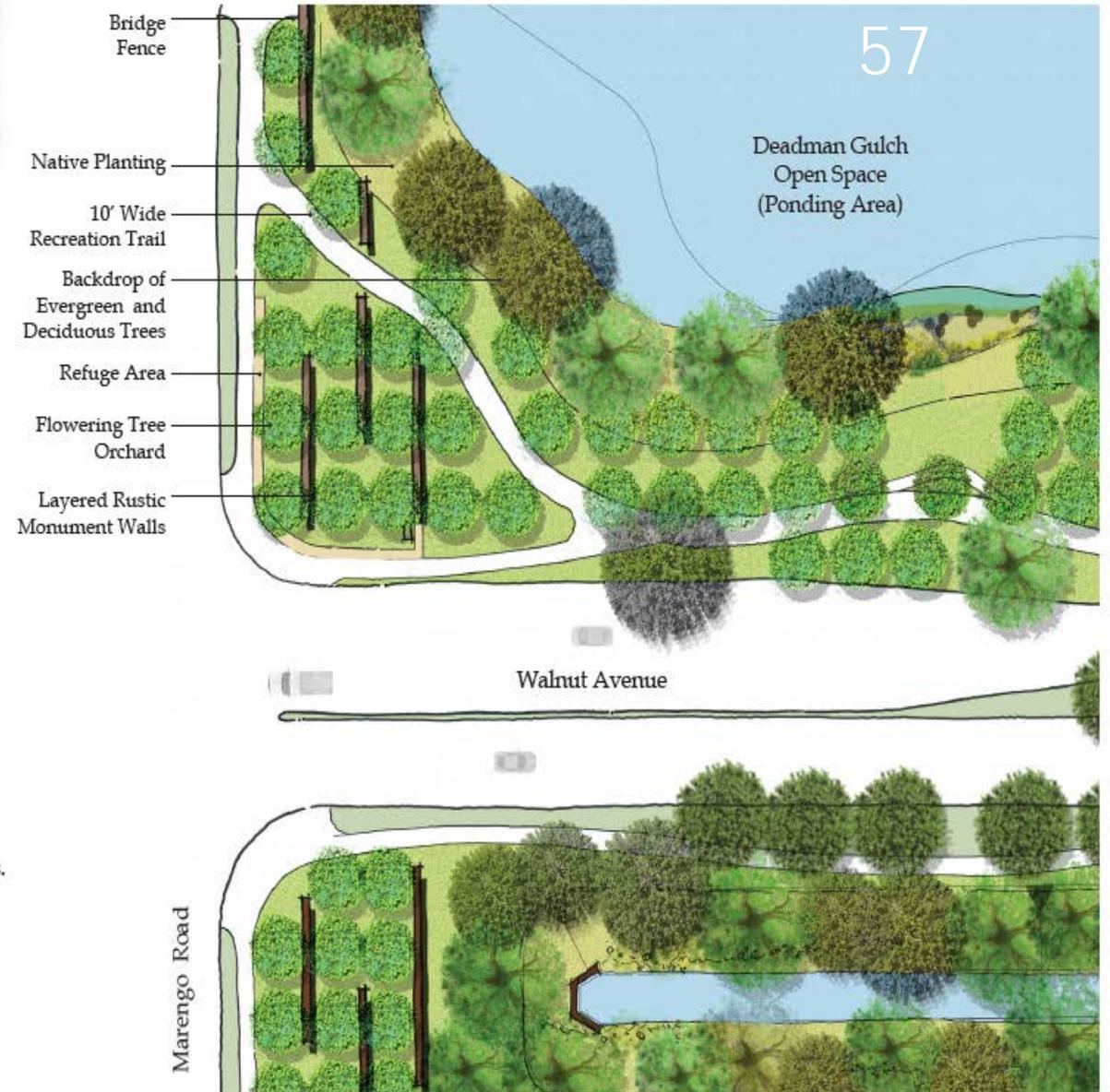


Location Map
N.T.S.



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 Entries



Location Map
N.T.S.



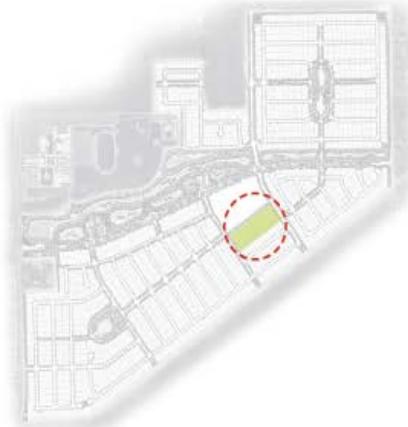
Note:
Conceptual designs within the EVSP include suggested elements and are not intended to portray specific requirements.

Exhibit 7-8:
City of Galt Entry
Conceptual Plan

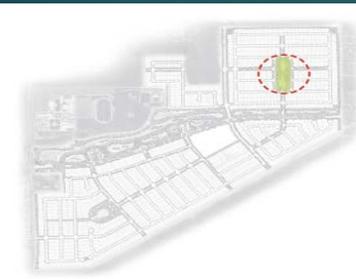


Specific Plan

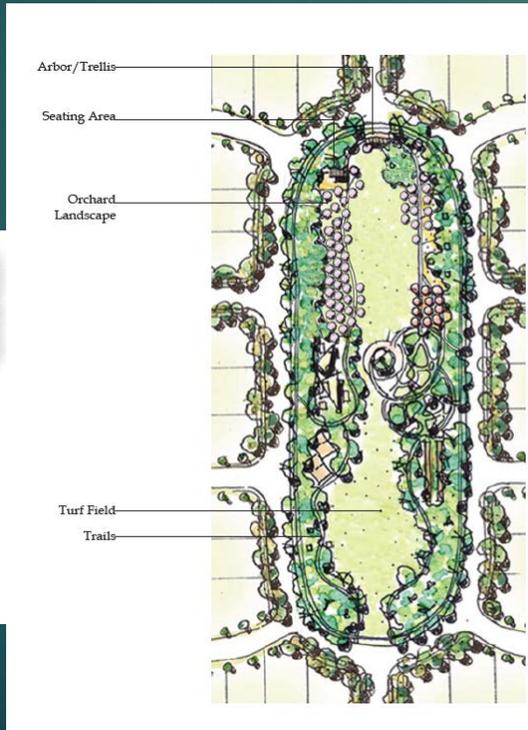
Chapter 7 –
Parks – sets forth guidelines for
development of three parks located
within Liberty Ranch



Location Map
N.T.S.



Location Map
N.T.S.



Location Map
N.T.S.



DESIGN: Family Center at 1st Traffic Circle

60

- 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

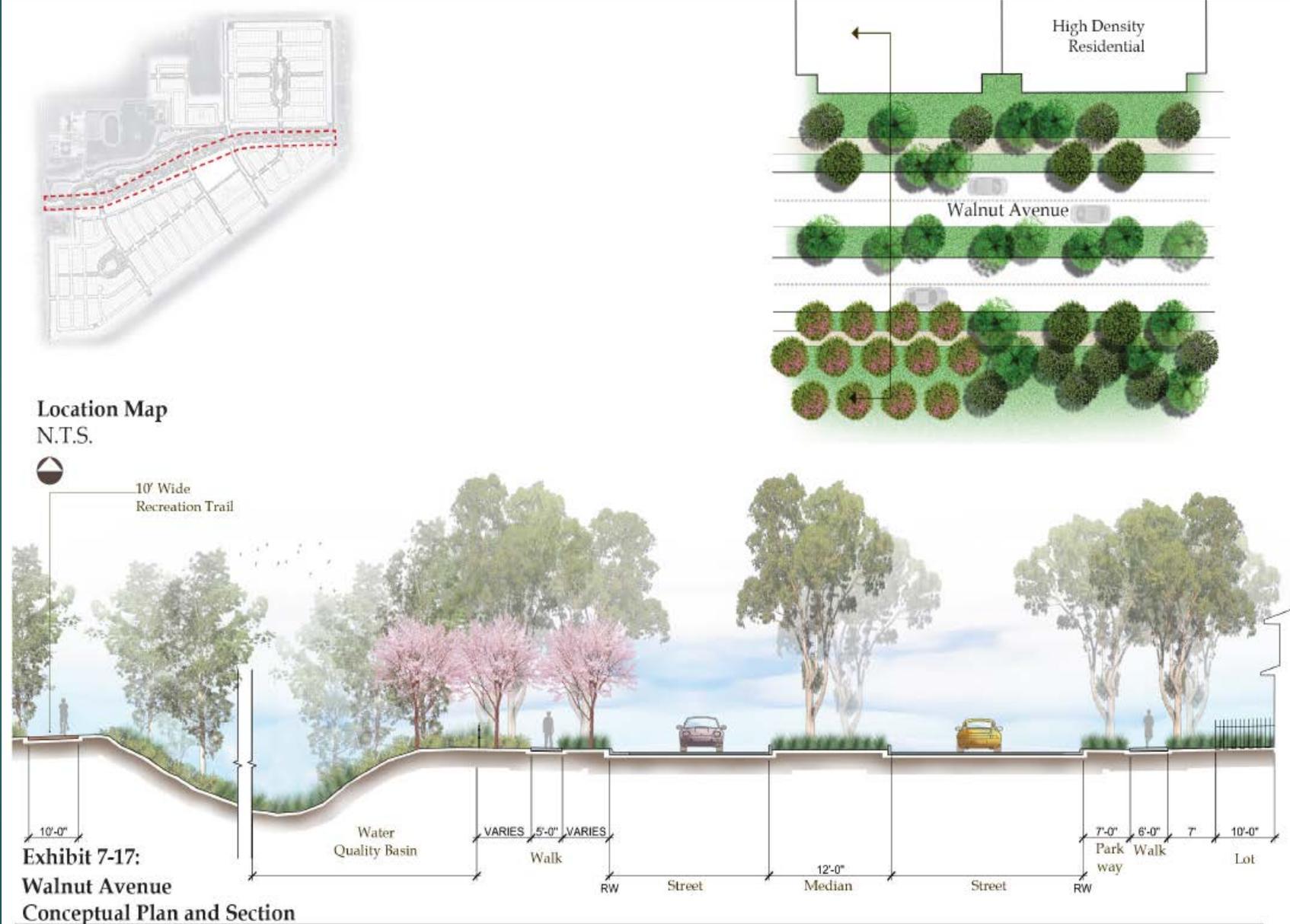
61

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



Specific Plan

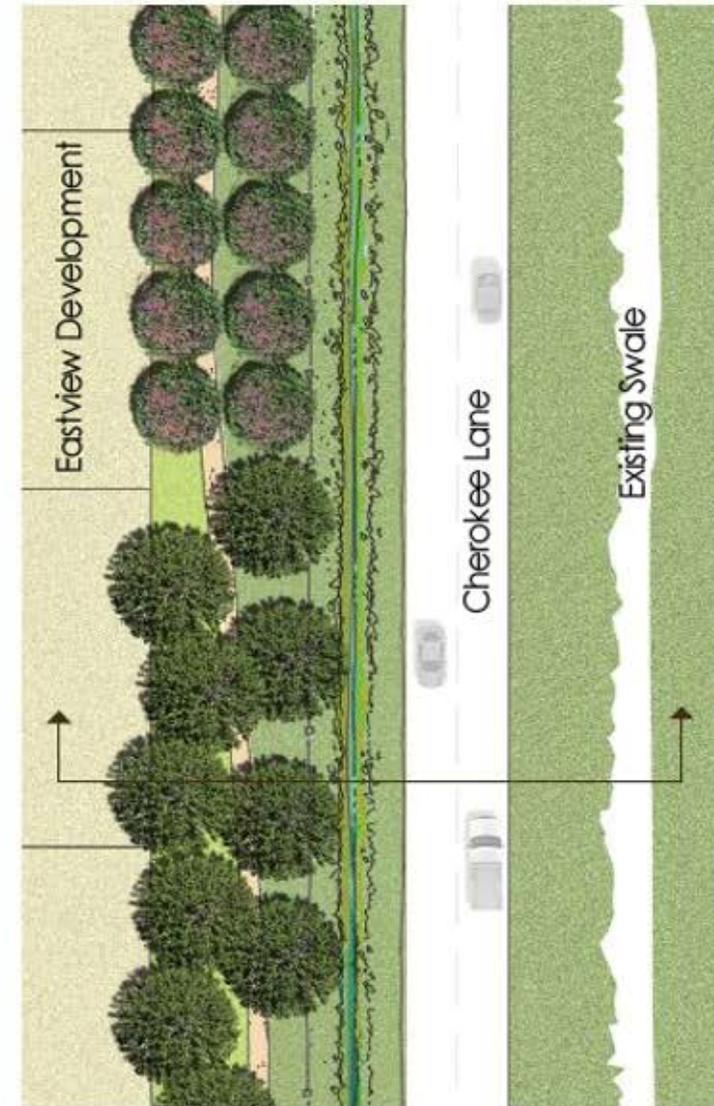
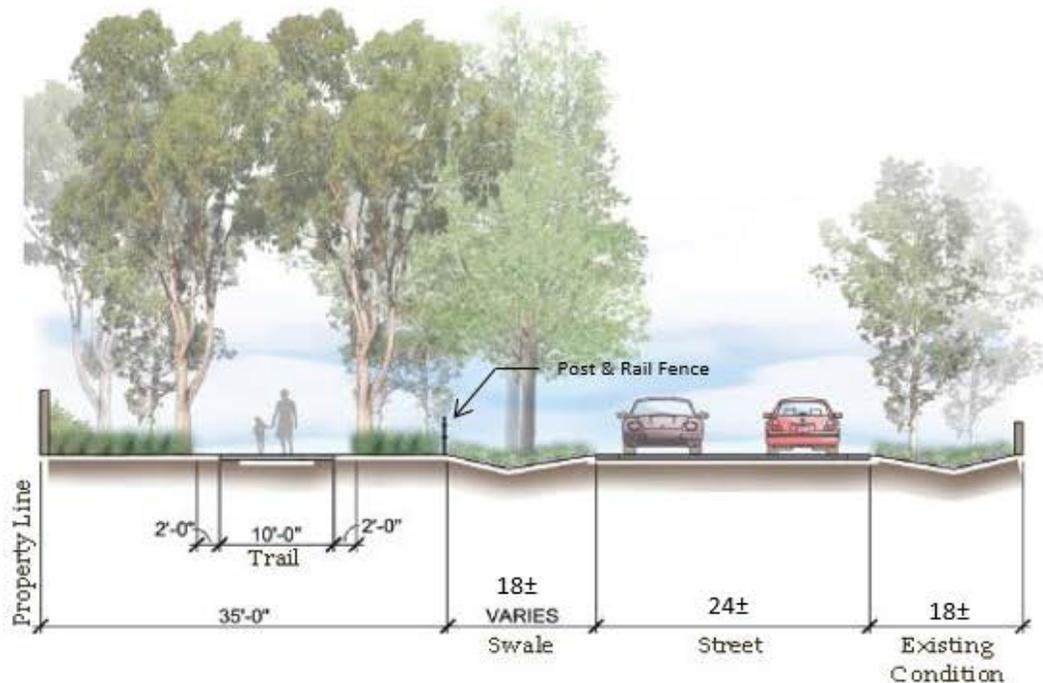
Chapter 7 – Street Corridors/ Pedestrian Parkways



DESIGN: Enhanced Cherokee Lane Buffer

63

- 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 –

Architecture – set 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

7.6.3.C Craftsman

The Craftsman architectural style is typically characterized by low pitched gabled roofs, occasionally hipped and with wide, enclosed eave overhangs. The roof rafters are usually exposed and decorative (false) beam or braces commonly are added under the gables. The front porches are full or partial width and the roof is supported by square columns, tapered, that frequently extend down to the ground level with no breaks. Most common wall cladding is with siding, shingle and stucco with brick or stone accents. Dormers are found gabled with exposed rafter ends and braces. Wood trellises also accent this style as either an extended porch or porte cochere. For Eastview, more contemporary interpretations of this style are encouraged including other elements that create social spaces adjacent to the residences. Note: The image shown is a representation of the architectural style and not intended to convey actual architectural requirements.

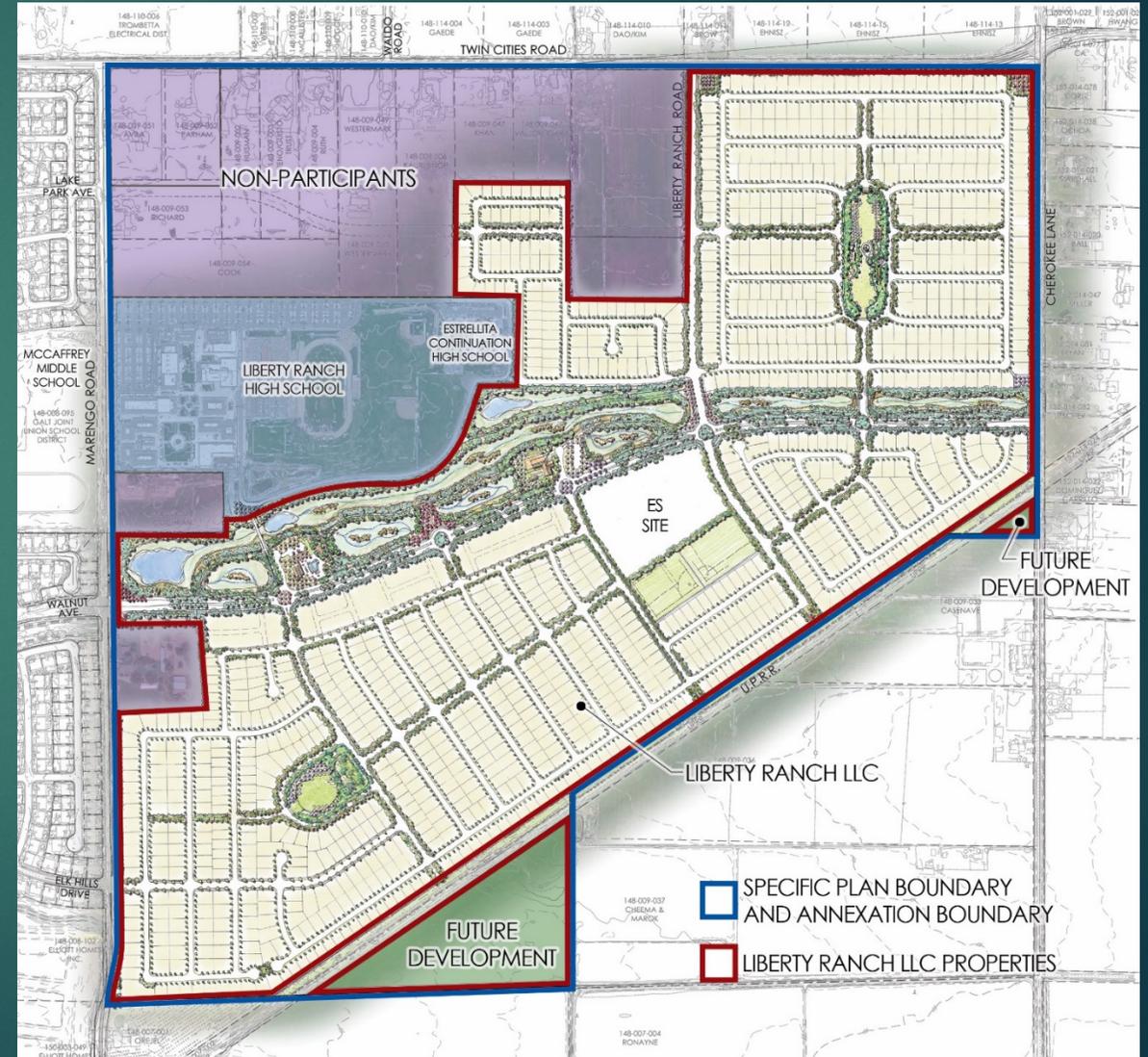
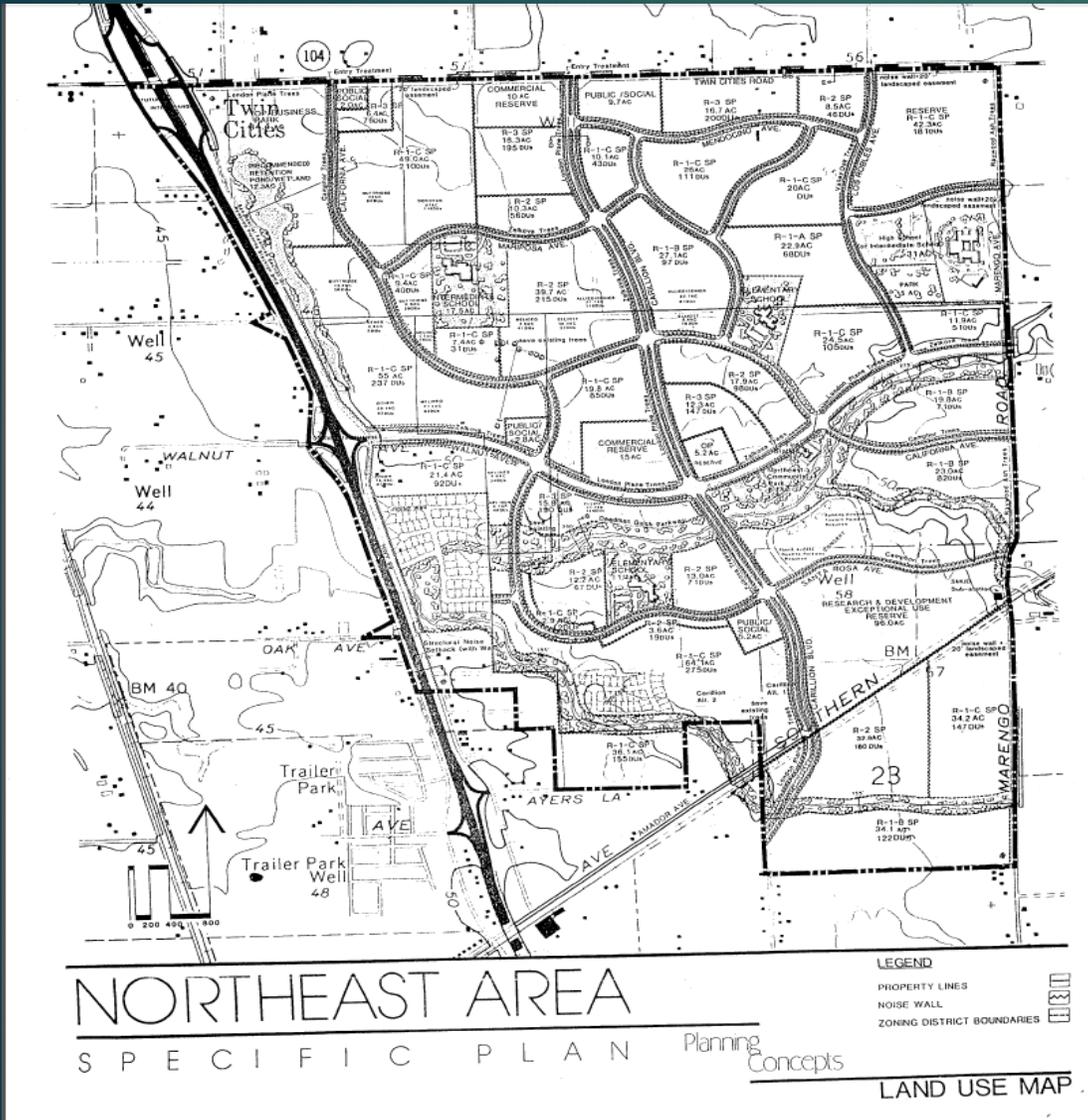
Design Requirements:

- **Roof Pitch, Material and Color**
The standard roof pitch is 4:12 - 6:12. Roof material commonly is flat or shake tile. The color range compliments the main house colors ranging from the dark greys, browns and greens. Overhangs are 16" -24" eaves, and boxed or open are common. Exposed rafter tails may occur along the rake, decorative braces, brackets or beams.
- **Siding:**
Siding and shingles can be used. Wood, Hardy Board or other manufactured siding may be used. Brick/stone veneer may be used as an accent.



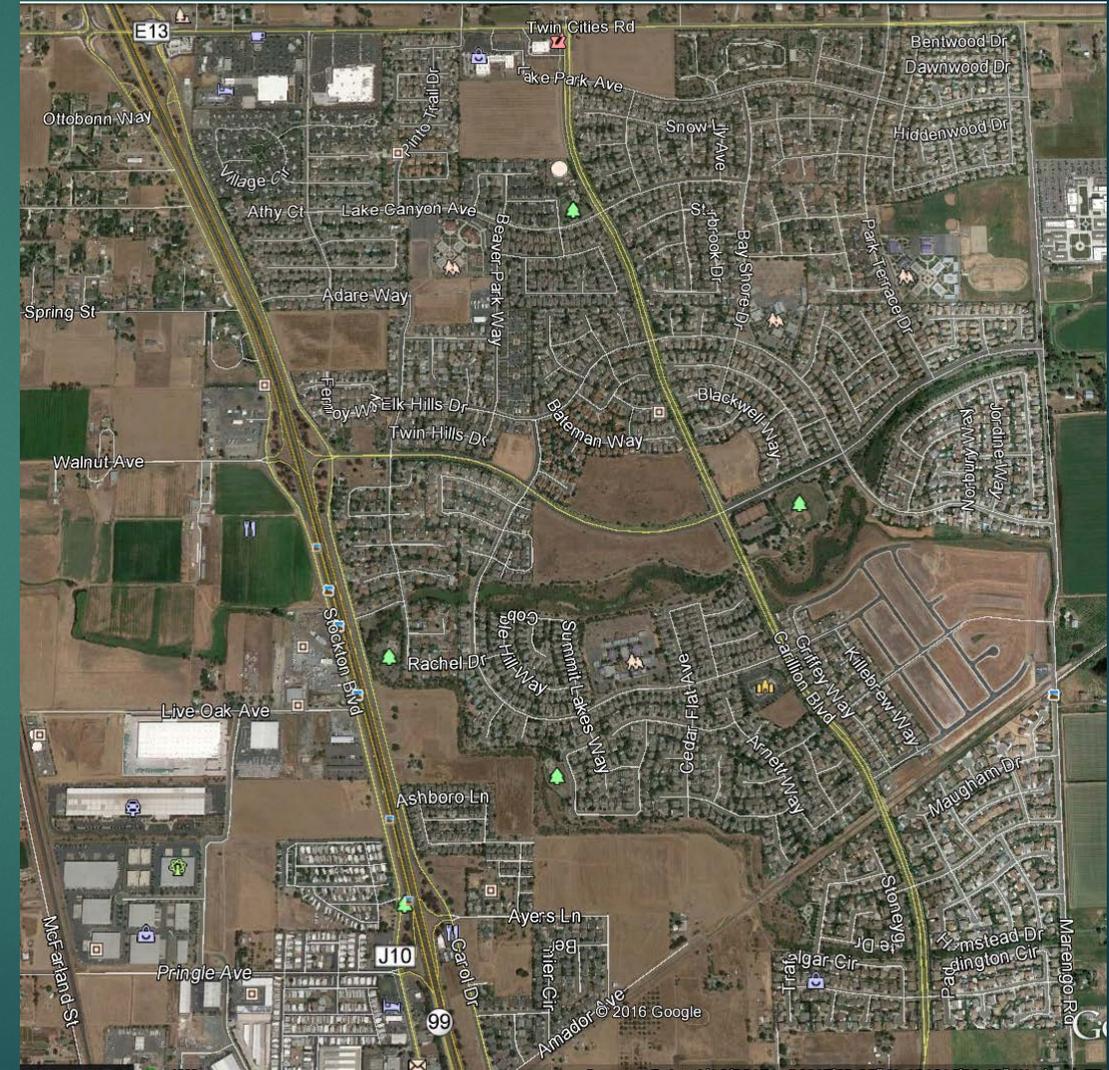
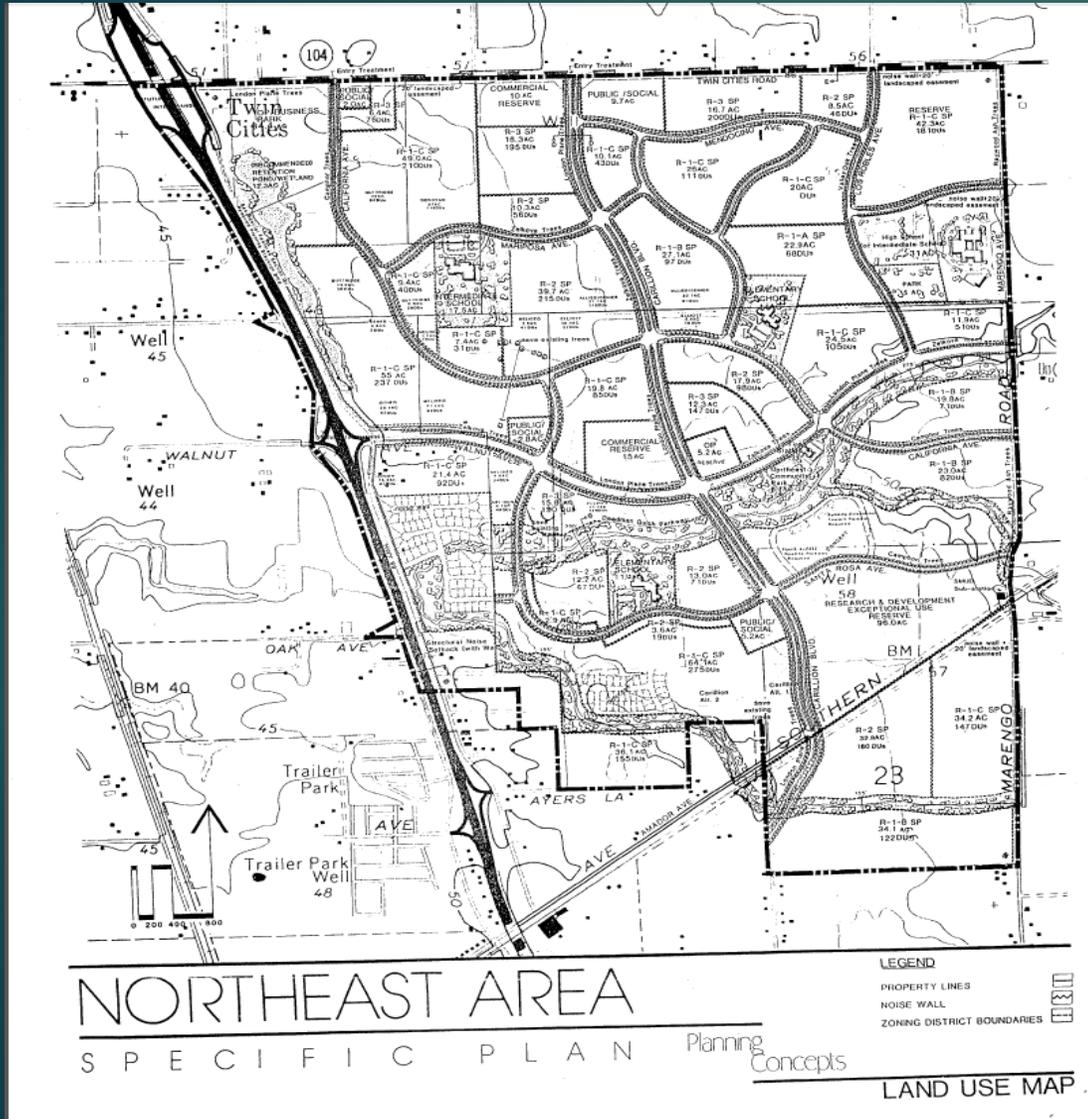
- **Porches:**
Are encouraged with columns supporting the roofs are typically short, with square upper columns resting upon more massive piers or solid porch balustrades. These begin directly at ground level and extend well above the porch floor.
- **Window Treatment:**
Two accent windows featured at the front elevation are encouraged, and if in public view, trimmed with stucco or wood at the top and bottom. Windows may have divided lights with a minimum four quadrants per window.
- **Doors:**
Entry Doors have stucco or wood trim surrounds. Style will reflect the chosen theme.
- **Color Palette:**
Stucco finishes will be sand finish or smooth and range from a light to a darker color depending on the style. Stucco/wood trim and fascia should have a contrasting color and shutters have an accent color. The siding will be complementary to the stucco color and the brick/stone veneer should complement the theme chosen for the elevation.

NEASP vs. EVSP



NEASP - Approved vs. Actual

67



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		68
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

Specific Plan

Chapter 8

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

Specific Plan

Chapter 8

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

- ▶ City impact fees
- ▶ School District impact fees
- ▶ Community Facilities Districts (CFD 2005-1 or another formed for the project)
- ▶ Revenue Bonds/Certificates of Participation
- ▶ Developer financing
- ▶ State and federal grants and loans

Specific Plan

Chapter 5 – Public Services and Facilities

Elementary School

Exhibit 5-3: Proposed School Site

LEGEND

- PROPOSED LOCATION
- CENTRAL PEDESTRIAN CORRIDORS



Exhibit 5-3a: Alternative School Site Lotting



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 DPCFG 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	<u>Eastview</u>
Revenues	
General Fund Revenues	\$2,785,123
CFD 2005-1 Special Tax Revenues	646,221
Other Fund Revenues	325,084
Total Revenues	<u>\$3,756,428</u>
Expenditures	
General Fund Expenditures	\$2,489,746
Other Fund Expenditures	418,294
Project Maintenance	293,715
Baseline Budgetary Expenditures	3,201,755
Enhanced Service Level Expenditures (Rd. & Def. Maintenance)	414,612
Total Expenditures	<u>\$3,616,368</u>
Net Annual Surplus	<u>140,060</u>
Baseline Budget Surplus Per Unit	\$ 327
Enhanced Service Level Expenditure Per Unit	\$ (245)
Net Annual Surplus Per Unit	<u>\$ 83</u>

Liberty Ranch Fiscal Impact Analysis	<u>Liberty Ranch</u>
Revenues	
General Fund Revenues	\$2,202,314
CFD 2005-1 Special Tax Revenues	524,950
Other Fund Revenues	263,579
Total Revenues	<u>\$2,990,843</u>
Expenditures	
General Fund Expenditures	\$2,027,803
Other Fund Expenditures	322,403
Project Maintenance	241,384
Baseline Budgetary Expenditures	2,591,590
Enhanced Service Level Expenditures (Rd. & Def. Maintenance)	339,706
Total Expenditures	<u>\$2,931,296</u>
Net Annual Surplus	<u>59,547</u>
Baseline Budget Surplus Per Unit	\$ 287
Enhanced Service Level Expenditure Per Unit	\$ (244)
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

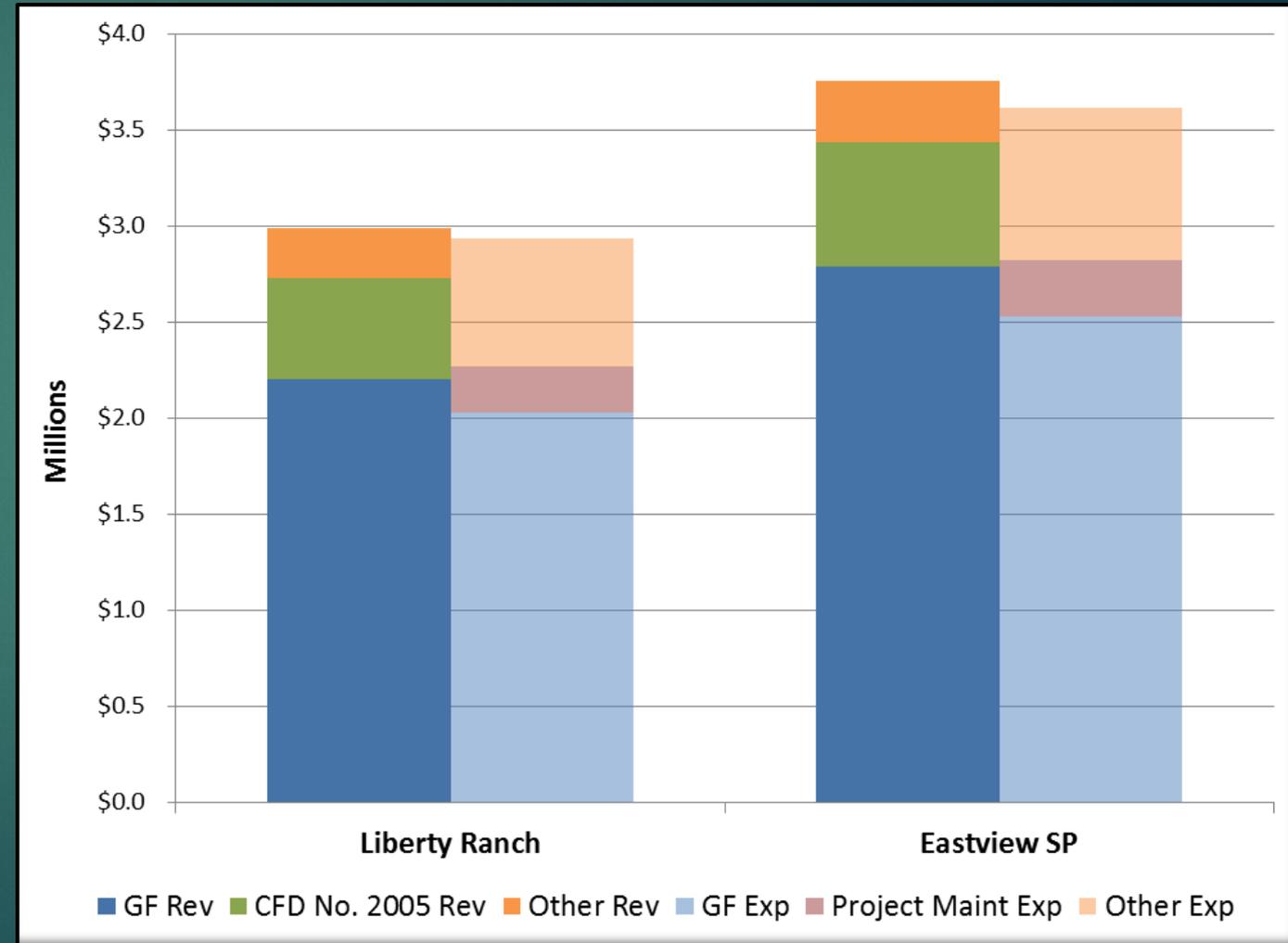
Peer Review – FIA Changes

- ▶ 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

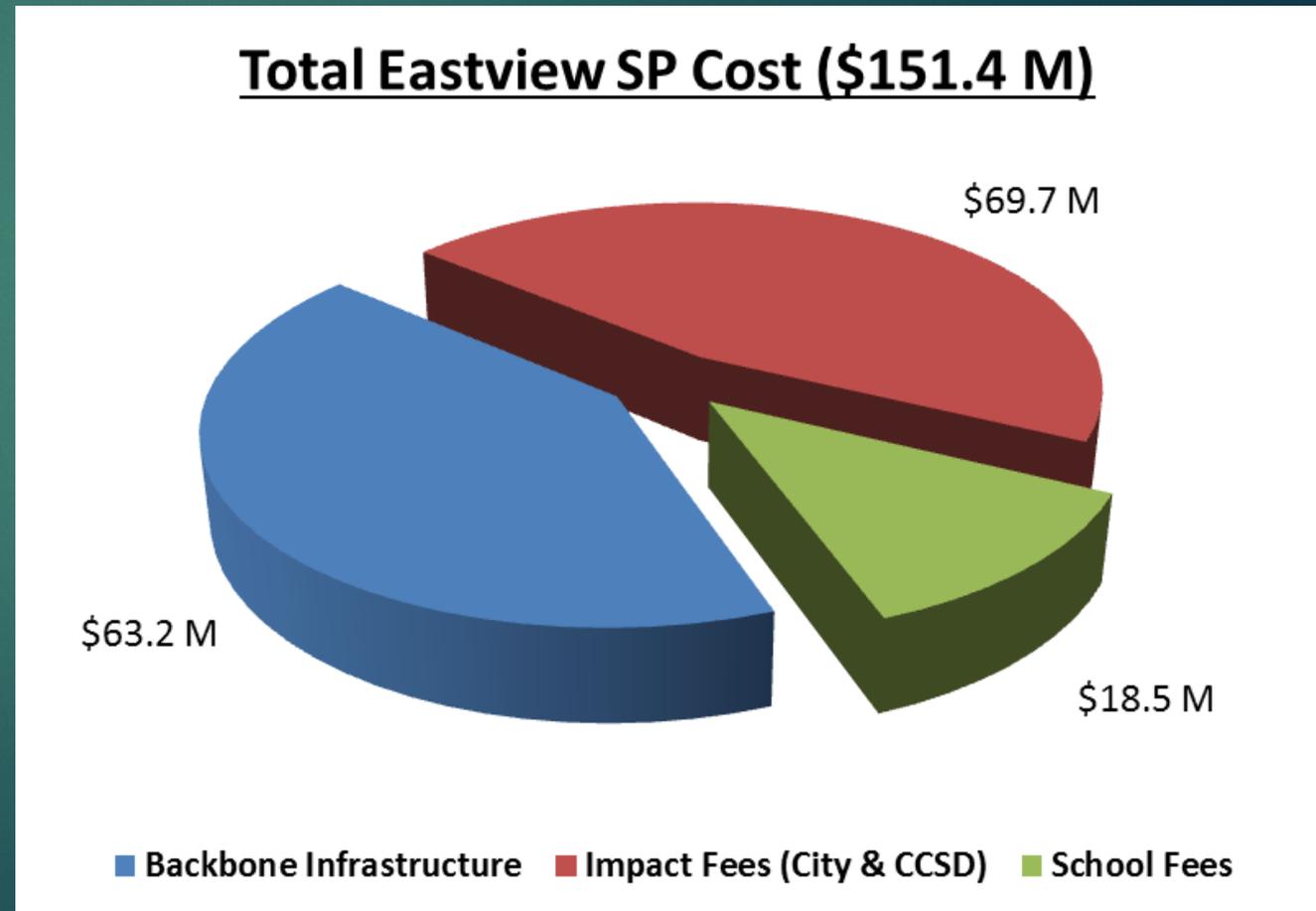
85

- ▶ 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

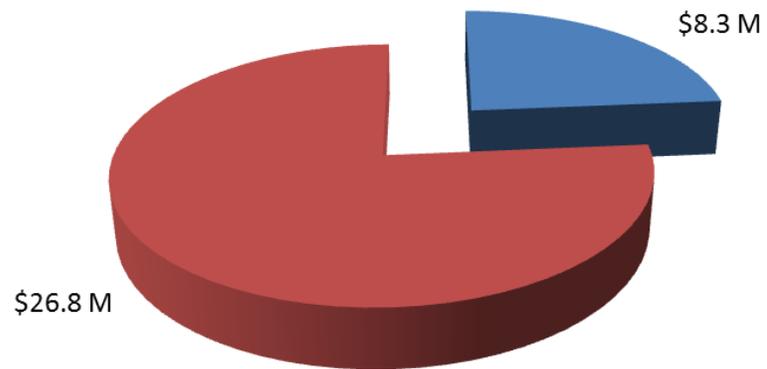


Peer Review – PFFP Changes

- ▶ 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

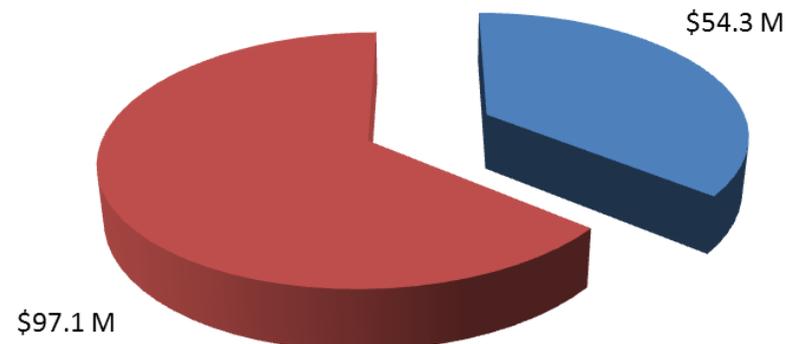
Proposed PFFP Funding Strategy

Total Phase 1 Funding (\$35.1 M)



■ Infrastructure CFD ■ Developer Equity

Total Eastview SP Funding (\$151.4 M)



■ Infrastructure CFD ■ Developer Equity

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, continued

- ▶ Single Family residence - \$535
- ▶ Minus CCSD 25% - \$401

- ▶ Project Annual Maint - \$173
- ▶ Net Available - \$228 (road maintenance, public safety, etc)

Development Agreement between City and Liberty Ranch

The “Avco” Rule

- ▶ If a city changes its land use regulations, a property owner cannot claim a vested right to build out a project under the prior land use regulations unless:
 - ▶ The owner obtained a building permit;
 - ▶ Performed substantial work;
 - ▶ And incurred substantial liabilities;
 - ▶ In good faith reliance on the permit.

Hypothetical Situation.....

- ▶ City approves Annexation, GPA, SP, Zoning and Subdivision Maps in 2016.
- ▶ Developer obtains financing for Phase 1 infrastructure and constructs backbone infrastructure, including utilities and streets, spending \$20 million.
- ▶ Developer records Final Map, sells lots to builder.
- ▶ City adopts regulations requiring that prior to issuance of building permit, purple pipe be installed in subdivision and front yards of new lots.

Hypothetical continued...

97

- ▶ Prior to purple pipe regulations, builder had obtained three building permits within a 50 lot subdivision, and commenced foundation work.
- ▶ Under “Avco”, builder would be able to proceed to construct three homes.

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. (Subject to Vesting TSM protections)
- ▶ 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

- ▶ Infrastructure 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.

Vesting Tentative Subdivision Maps

100

- ▶ Developer has applied for vesting tentative subdivision maps
- ▶ Approval of VTSM confers a vested right to proceed with development in compliance with the rules in effect at the time the application was deemed complete.
- ▶ This right expires if a final map is not approved prior to the expiration of the VTSM. If final map is approved, right lasts for an initial term of one year.
- ▶ Developer may apply for a one year extension.

Outline of Key Sections

101

- ▶ 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

102

- ▶ Incorporation of recitals: all elements of the project including conditions of approval and mitigation measures.
- ▶ Relationship: voluntary agreement, no agency or partnership relationship.
- ▶ Term (Section 3.2):
 - ▶ 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. (Section 4.1).
- ▶ Permitted uses, density, design, on and off-site improvements, terms and conditions of development shall be as per Project Approvals. (Section 4.2).
- ▶ Project not subject to any future rules limiting rate or timing of development, or changing permitted uses. (Section 4.3).

Additional Obligations

- ▶ Fee credits and reimbursements (Section 4.4.1, 4.4.2):
 - ▶ Developer will construct improvements needed to serve project.
 - ▶ Credit against fees for construction of city facilities, limited by City fee program.
 - ▶ Actual amount and timing of credit/reimbursement in subsequent agreements.
- ▶ Open space and trail credits (Section 4.4.3) :
 - ▶ 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. (Section 4.4.4.1).
- ▶ Wastewater (Section 4.4.4.2):
 - ▶ City has capacity; will proceed with expansion at 85%.
 - ▶ Will serve letter upon payment of fees.
 - ▶ Final map, payment of fees, 30% units, 2 year reservation for up to 50 units.
- ▶ Water (Section 4.4.4.3): pay water connection fees, dedicate well site per Map.

Parkland Dedication and Maintenance

- ▶ Parkland requirements per Attachment J. (Section 4.4.5).
- ▶ Dedication with recording of small lot map, improve per Specific Plan.
- ▶ Parcels 8 and 32 (Section 4.4.6):
 - ▶ Developer to retain and maintain as private property during marketing phase of project.
 - ▶ Public will be able to use property, subject to restrictions.
- ▶ Wetlands (Section 4.4.7).
 - ▶ Developer to retain and maintain until all 404 conditions met.
 - ▶ City acceptance subject to maintenance funding.

Applicable Rules and Regulations

107

- ▶ Project subject to rules in effect on Effective Date. (Section 5.1, 5.2).
- ▶ Project subject to new rules required by State or Federal law. (Section 5.3).
- ▶ Reservation of City Authority (Section 5.4).:
 - ▶ 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. (Section 6.1).
- ▶ 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.
 - ▶ (Section 6.2).

Community Facilities District

- ▶ Infrastructure:

- ▶ Developer may initiate and City shall form CFD. (Section 6.3.1).
- ▶ 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. (Section 6.3.2).
- ▶ 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. (Section 7.1).
- ▶ Modification or termination by mutual consent. (Section 7.2).
- ▶ Annual review to confirm good faith compliance with Agreement. (Section 8).
- ▶ Termination for noncompliance. (Section 8.5).

Miscellaneous Provisions

- ▶ No right to seek monetary damages. (Section 9.2.4).
- ▶ City will be reimbursed for third party legal actions. (Section 15).
- ▶ Agreement runs with the land. (Section 17).
- ▶ Indemnification and insurance protection for City. (Sections 19, 20).

Development Agreement

QUESTIONS?