



## AGENDA

### REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT THURSDAY, MAY 10, 2012, 6:30 P.M.

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

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

#### **CALL MEETING TO ORDER**

**ROLL CALL:** COMMISSIONERS: Dees, Morris, Pellandini, McFaddin, Rodriguez

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

#### **INFORMATION/CONSENT CALENDAR**

(1). **SUBJECT:** Minutes of the April 12, 2012 regular meeting.

**RECOMMENDATION:** That the Planning Commission approve the minutes of the April 12, 2012 regular meeting.

#### **PUBLIC HEARING**

(3). **SUBJECT:** PROPOSED CHANGES TO THE ARCHITECTURAL REVIEW REQUIREMENTS AND PROCEDURES FOR NEW SINGLE FAMILY RESIDENCES INCLUDING THOSE IN 13 PREVIOUSLY APPROVED SUBDIVISIONS.

#### **RECOMMENDATION:**

1. Recommend that City Council introduce Ordinance No. 2012-\_\_ Amending certain provisions of Chapters 18.08 and 18.52 of the Galt Municipal Code regarding Establishment of Zoning Districts and Permit Procedures respectively and also amending the official Galt zoning map to reflect the changes; and
2. Recommend that City Council introduce Ordinance No. 2012-\_\_ Repealing and Readopting Chapter 18.24 of the Galt Municipal Code Regarding Combining Zoning District Regulations and Specific Plans; and
3. Recommend that City Council introduce Ordinance No. 2012-\_\_ Rescinding or otherwise modifying conditions of rezoning ordinance approval, relating to Architectural Review procedures and requirements for new single family homes, imposed on identified residential developments noted herein; and
4. Adopt Resolution No. 2012-\_\_ (PC) Repealing or otherwise modifying certain tentative subdivision map conditions for the projects specifically identified herein (subject to current landowner consent), related to architectural review requirements and procedures. These projects will be required, by zoning regulation, to instead comply with Galt Zoning Code requirements for Architectural Review. This Resolution is contingent on City Council ultimately adopting the preceding Ordinances. Otherwise, it will be null and void.

**(27)2. SUBJECT: 2012-2017 CAPITAL IMPROVEMENT PROGRAM PROJECTS: FINDING OF CONSISTENCY WITH GALT GENERAL PLAN**

**RECOMMENDATION**

1. Adopt Resolution 2012-\_\_\_(PC) finding that the major public works projects proposed for fiscal year 2012-2013, and identified in the pending Five Year 2012-2017 Capital Improvement Program (CIP), are consistent with the 2030 Galt General Plan.

**DEPARTMENT REPORTS – None**

**ADJOURN**

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

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



## **MINUTES**

**Planning Commission Regular Meeting  
Council Chambers, 380 Civic Drive, Galt, California  
Thursday, April 12, 2012, 6:30 p.m.**

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

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

**PUBLIC COMMENTS** – None.

### **INFORMATION/CONSENT CALENDAR**

1. **SUBJECT:** Minutes of the March 8, 2012 regular meeting.  
**ACTION:** Rodriguez moved to approve the consent calendar; second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez – Yes. **Motion was unanimously carried.**

### **PUBLIC MEETING**

1. **SUBJECT:** Place of Worship Conditional Use Permit, 550 Industrial Drive, Suite 10  
**RECOMMENDATION:** That the Planning Commission adopt Resolution 2012\_\_ (PC) approving the CEQA Notice of Exemption and approving a Conditional Use Permit for a place of worship use at 550 Industrial Drive, Suite 10 (Real Life Church of Galt).

Erias gave the staff report. He noted that staff added language to the conditions of approval. The sentence “Any building permit applications must be finalized by the City’s Building Inspector before occupancy”, was added to condition number 4.

Discussion ensued regarding potential parking issues. Erias explained that all parking requirements will be met. Condition of Approval #6 requires a Parking Agreement between the owner of the of 550 Industrial Drive and the owner of 580 Industrial Drive for the use of 20 parking spaces for Sunday services on the 580 Industrial Drive site.

Commissioner McFaddin opened the public hearing.

Jeff McEachron, pastor of Real Life Church of Galt, said the he agreed with the Conditions of Approval as presented. A brief discussion ensued as to the church hours, parking, etc.

Commissioner McFaddin closed the public hearing.

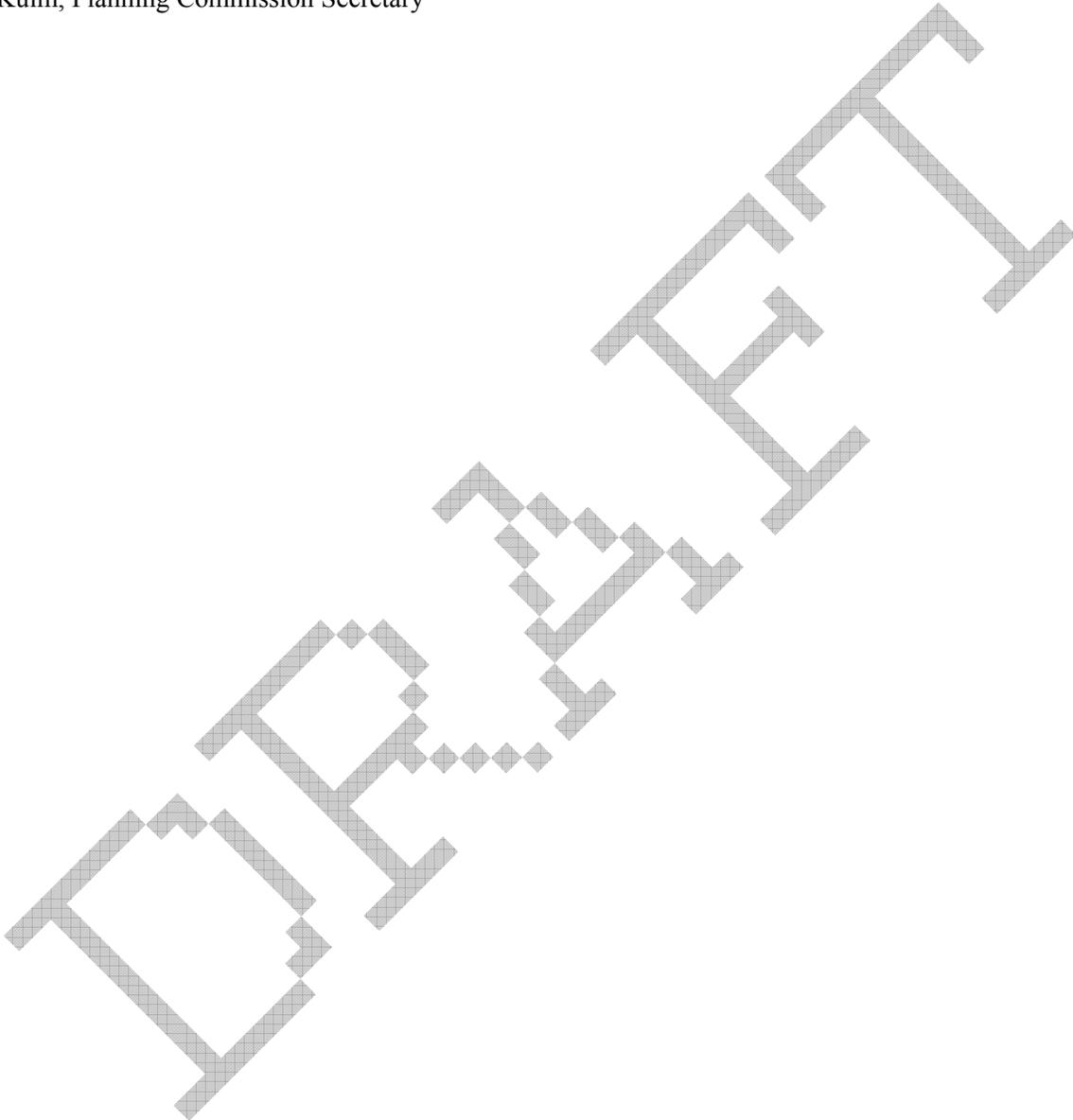
- ACTION:** Dees moved to approve staff’s recommendation with the noted correction to Condition of Approval #4; second by Morris. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez – Yes. **Motion was unanimously carried.**

**DEPARTMENT REPORTS** – Both Commissioner Morris and Rodriguez said they attended the 2012 Planners Institute in San Jose and found it to be very informative. Morris said that the speakers were fantastic and the air quality discussion was interesting. Rodriguez said it was a nice opportunity to network with other cities.

Meeting adjourned at 6:55 p.m.

Respectfully submitted by:

Cathy Kulm, Planning Commission Secretary





# PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 10, 2012

**TO:** Honorable Chairperson and Planning Commissioners

**FROM:** Sandra Kiriu, Principal Planner *[Signature]*

**SUBJECT:** Proposed changes to the Architectural Review requirements and procedures for new single family residences including those in 13 previously approved subdivisions.

## RECOMMENDATION

1. Recommend that City Council introduce Ordinance No. 2012-\_\_ Amending certain provisions of Chapters 18.08 and 18.52 of the Galt Municipal Code regarding Establishment of Zoning Districts and Permit Procedures respectively and also amending the official Galt zoning map to reflect the changes; and
2. Recommend that City Council introduce Ordinance No. 2012-\_\_\_ Repealing and Readopting Chapter 18.24 of the Galt Municipal Code Regarding Combining Zoning District Regulations and Specific Plans; and
3. Recommend that City Council introduce Ordinance No. 2012-\_\_ Rescinding or otherwise modifying conditions of rezoning ordinance approval, relating to Architectural Review procedures and requirements for new single family homes, imposed on identified residential developments noted herein; and
4. Adopt Resolution No. 2012-\_\_ (PC) Repealing or otherwise modifying certain tentative subdivision map conditions for the projects specifically identified herein (subject to current landowner consent), related to architectural review requirements and procedures. These projects will be required, by zoning regulation, to instead comply with Galt Zoning Code requirements for Architectural Review. This Resolution is contingent on City Council ultimately adopting the preceding Ordinances. Otherwise, it will be null and void.

## DISCUSSION

### Background

In the mid 1990's, the City's vacant residential land inventory was predominately zoned R-1-C (64%) which is a single family residential zoning district with a 6,500 s.f. minimum lot size. Another 16% of vacant land was zoned R-2 allowing single family homes on 5,500 s.f. minimum lots. As a result, the majority of new homes constructed in the late 1990's were in the 1,200-1,800 s.f. range targeted at first time homebuyers and young families looking for affordable housing.

City Council expressed concern in 1999 about monotonous development patterns and architectural

styles in Galt's housing stock as well as a perceived overabundance of land zoned for a single housing type. Therefore, a decision was made to rezone much of the remaining vacant residential land to a larger lot size such as the R-1-A zoning district (10,000 s.f. lots) and to also adopt a new Architectural Review (ARC) process and Committee to improve the aesthetic quality of the new homes. The idea was that developers would either be encouraged to build a different housing type and style on these larger lots, such as move-up or executive homes, or they would have to request a rezone back to the smaller lot size. If they requested a rezone, then the City would have a new ARC mechanism in place to control the architectural style of the homes that would eventually be built there.

The ARC approval process basically requires that a developer meet Zoning Code requirements for the minimum number of different floor plans and exterior elevations that must be included in the subdivision. They also have to present their proposed architectural theme or style for the development, general colors and materials, and their proposed layout of the different homes within the subdivision. The following Table summarizes the diversity requirement:

<b>Number of Lots</b>	<b>Min. # of Floor Plans</b>	<b>Min. # of Exterior Elevations</b>
Less than 40	Three (3)	Nine (9)
40-100	Four (4)	Twelve (12)
More than 100	Five (5)	Fifteen (15)

In 2011, the separate Architectural Review Committee, made up of two City Council members and one Planning Commissioner, was abolished and that authority was vested with the Planning Commission for all new projects.

This staff report includes a recommendation from staff to help streamline the development process and encourage home building while balancing the need for public notice and input into the architectural review process. It includes three basic components:

- I. Minor, clarifying amendments to the zoning code (Chapter 18.08 and 18.52) related to the architectural review process and requirements, revising the official zoning map legend accordingly, and rezoning properties from a "PD" combining district to an "ARC" combining district consistent with those changes.
- II. Amending the purpose and intent of the Chapter 18.24 "Architectural Review" district as distinct from the "Planned Unit Development" combining district. This includes adding language specifying how modifications to an approved architectural plan will be considered so it's not dependent on the conditions of approval for each subdivision.
- III. Rescinding or otherwise modifying certain zoning and/or subdivision conditions of approval related to Architectural Review requirements for thirteen subdivisions (specified herein) that were approved between 2000 and 2009. Instead of complying with onerous and varying conditions, staff recommends that the City approve these revisions so that these existing projects would just have to comply with the Architectural Review requirements in the zoning ordinance. The intent is to level the playing field so that all single family residential projects are subject to the same rules and procedures.

Following is a more detailed description of each proposed action.

### I. Amendments to Chapters 18.08 and 18.52 of the Zoning Ordinance & Zoning Map Amendments

A. Section 18.08.030 (Establishment of Combining Zoning Districts): Replace the current "Design Combining" (DC) district, which is not used or discussed anywhere else in the Ordinance, with a more descriptive designation called "Architectural Review" (ARC). *The ARC is called a combining district because it is used in combination with a base zoning district, such as R-1-C (single family residential-6,500 s.f. lots), to show that there are additional requirements associated with property in that zoning district. In this case, the ARC suffix would show a property owner that development in that R-1-C-ARC zoning district is subject to the additional provisions of Architectural Review. The "Planned Unit Development" (PUD) combining district was previously used for this purpose, but it also has another function, so staff is trying to clearly separate the two functions to reduce confusion.*

B. Zoning Map Amendments: The official zoning map's legend will need to be amended to change the "Planned Development" "PD" combining district to the more descriptive "Architectural Review" "ARC" combining district. All property that was previously zoned with the - PD suffix will also be rezoned to have the -ARC suffix instead, but the requirements are virtually identical. *These mapping amendments simply translate the text revisions to the zoning map. The revised zoning map is included as Exhibit A to the first Ordinance attached to the staff report.*

C. Section 18.52.050 (General Permit Procedures-Review by the Planning Commission): Add "Architectural Review" to the list of matters over which the Planning Commission has final jurisdiction. *This section of the code outlines which decisions the Planning Commission is responsible for. ARC approval was added to the responsibilities in 2011, but it was never formally added to this section of the code.*

### II. Amendments to Chapter 18.24 of the Zoning Ordinance and Zoning Map Amendments

For ease of review in this section, Commissioners may wish to refer to Exhibit A of the second Ordinance (attached). There you will find a copy of Chapter 18.24 that shows the edits discussed below in context.

D. Section 18.24.025 (Combining Zoning District Regulations-Residential architectural review authority): Clarify that the purpose and intent of the ordinance is to review the architectural design of new homes, but that the ARC process is not applicable to any subsequent revisions made to a dwelling (room additions, exterior finishes, etc.) once the initial home has been constructed and finalized. In addition, change the required vote of the Planning Commission for approval of a submitted ARC plan from a "three fifths (3/5) vote of the Commission" to a "majority vote of the quorum present". *The reason for the first change is to keep governmental involvement to a minimum and clarify the point at which City review is no longer required. The voting change is based on the fact that there must always be at least three (3) Commissioners in attendance at a public meeting (quorum) in order for the Planning Commission to perform official business. Staff thinks a simple majority vote of the quorum (2/3 vote) should be sufficient to act on ARC applications as it acts on most other development applications. Since the intent of these amendments is to streamline the process,*

*staff recommends the "standard" majority vote of the quorum requirement*

E. Section 18.24.030: Change the title to "Land zoned with an ARC combining designation" instead of "Land zoned with a Planned Development Designation without an Adopted Plan." Make consistent changes throughout this section by deleting confusing references to the separate PUD Section and replacing them with the ARC. *This change relates back to the previous dual purpose of the PUD designation discussed in subsection A above. This is another attempt to reduce confusion.*

F. Section 18.24.030 (cont.): Add a new subsection addressing the procedure for considering modifications to an approved Architectural Review Plan. Staff recommends that modifications will require Planning Commission approval at a noticed public hearing except for insubstantial modifications which could be approved by the Community Development Director administratively with no public hearing. It is difficult to strictly define what kinds of modifications may be considered insubstantial, but staff has included the following examples in the draft Ordinance: Changes of less than 5% in the size of the dwelling with no increase in roof height, expansion of a two car garage to three cars, and minor changes or additions to the exterior colors if they are generally consistent with the approved color palette for the subdivision. *As discussed later in this report, staff is recommending that these code amendments be just the first part of a two part process. Once we get the improved process in place, staff is proposing to come back at a later date and spend time discussing Architectural Review requirements with the Planning Commission. It may be time for the City to develop specific design guidelines for ARC so that developers will know in advance what is expected of their house designs in order to obtain approval.*

G. Section 18.24.035: (Planned Unit Development) Change all current references to "Planned Development" or "PD" to "Planned Unit Development" or "PUD". *Again, this is intended to avoid confusion between a Planned Unit Development and a Planned Development combining district. The PUD combining district allows a developer to vary development standards of the underlying base zone if the changes are approved by the City because they result in a more creative or efficient land use pattern. An example of this type of project is the Emerald Village Senior Project just south of the Raley's shopping center on Fermoy Way. That development does not comply with standard zoning development standards like minimum lot sizes, public street frontage, lot coverage, and setbacks. It was only allowed because it was approved as a PUD which went through the same public hearing procedure as a rezone request. A Planned Development combining district, on the other hand, really just means that a developer has to go through the Architectural Review process. The PD zoning also makes a land owner eligible to apply for approval of a PUD, but it's not often used for that purpose. Therefore, staff would recommend that those landowners wanting to take advantage of the PUD process simply apply for a rezone to add the PUD combining district as part of their overall project. It wouldn't add significant cost or processing time since a PUD already has to go before the Commission and Council anyway. It would also better recover staff time costs through the additional application fee.*

H. Section 18.24.035 (cont.): Change Subsection D from "Design" to "Development" Standards and add a new section requiring that all PUD's containing single family homes undergo Architectural Review submittal in accordance with Section 18.24.030. Also, allow the City Council to delegate authority to the Planning Commission to approve modifications

to an approved ARC Plan and to delegate authority to the Community Development Director to approve insubstantial modifications to an approved ARC consistent with changes made to Section 18.24.030.

### III. Rescind Conditional Rezone and/or Tentative Map Conditions for 13 Approved Subdivisions

I. Adopt an Ordinance and Resolution that would rescind the onerous and costly conditions imposed on thirteen residential projects that were approved between 2000 and 2009. *During that time, the City had a practice of requiring that residential developers obtain City approval of the architectural design of proposed subdivision homes prior to rezoning approval which typically occurs several years before homes are ultimately constructed in a residential subdivision. This practice has created a procedural and financial obstacle for developers to readily respond to changing market conditions, new construction technology, and energy efficiency innovations over the years. It also adds to the cost of new homes since that additional expense is generally passed on to future homebuyers.*

*Even more challenging, most of the prior rezone conditions also stated that modifications to the approved Architectural Review plans for a project would constitute a rezone. In other words, if a developer wanted to add an additional home plan or otherwise modify the exterior elevations or building materials of the approved homes, it would require costly application fees and noticed public hearings before both the Planning Commission and City Council.*

*In an effort to streamline the process but still ensure adequate opportunity for public input, the City in 2011 revised Chapter 18.24 of the Galt Municipal Code relating to architectural review requirements and procedures such that the Planning Commission is now vested with authority for Architectural Review approval. Approval of the architectural review plan is required to take place at a noticed public hearing, so adjacent property owners within 500 feet of the subject property will receive direct mailed notice and it will also appear in the local newspaper. The requirement is deferred prior to final map or improvement plan approval, whichever comes first, so that it occurs at a more practical stage of development when construction is eminent.*

*The intent of these changes is to provide a level playing field for all residential developers in the City so everyone is required to abide by the same regulations.*

For the public record, staff has compiled the various ordinances and resolutions that were adopted for each project included in the table below and has shown the language that is intended to be rescinded or modified so there is no confusion about the city's intent at a later date. That information is included as Appendix 1 to this report.

The residential projects that would be potentially affected by these amendments are listed in Table 1 below along with their respective Ordinances (for rezoning) and Resolutions (for tentative map approval). It should be noted that the City cannot unilaterally amend tentative subdivision map conditions, so each property owner will have to consent to the imposition of the proposed Resolution rescinding or otherwise modifying their current conditions related to Architectural Review. Otherwise, their existing conditions will rule the process.

Table 1

Subdivision Name	Conditional Rezone Ord.	Tentative Map or Time Extension Reso. approving ARC
Chancellor Estates, Unit 6	No rezone	2000-04 (PC)
Countryside Unit 2	2003-13	2003-06 (PC)
Creekside 2, Unit 2	2003-10, 2005-03	2003-02 (PC), 2006-05 (PC), 2008-06 (PC)
Creekside Unit 3	2007-05	2007-03 (PC)
Creekside Unit 4	2005-01	2005-01 (PC)
Four Seasons Estates	2009-08	2009-04 (PC)
Lonnie Estates	2009-09	2009-05 (PC)
The Meadows	2004-08	2004-08 (PC)
Morali Estates	2005-04	2005-03 (PC), 2007-02 (PC), 2008-03 (PC)
Park Creek Village PUD	2007-04	2007-01 (PC)
Parlin Oaks Townhomes PUD	2007-01	2006-08 (PC)
River Oaks 3 PUD	2004-09	2004-05 (PC), 2004-143
Village at Lexington Heights	2006-03	2006-01(PC), 2008-08 (PC)

Staff also points out that some of these subdivisions were originally approved with certain architectural review conditions which could have included certain construction materials (tile roofs etc.), specific design issues (windows in the garage door), or even minimum house sizes. In the spirit of providing homebuilders with the opportunity to modify their ARC to reflect changing consumer demands, demographics, and market conditions, all of those original conditions could be up for reconsideration if a developer requests modification of an approved ARC that addresses those issues. However, there would be a noticed public hearing at which time any interested party can provide input in the process. The Planning Commission's decision would also be subject to appeal to the City Council (during the appeal period) if a party felt aggrieved by one of the decisions and had raised those issues at the Planning Commission hearing.

Even if none of these recommended amendments are made to the existing process, a homebuilder could still request modification of his/her ARC requirements; it would just require two public hearings instead of one.

#### Upcoming Future Actions Related to Architectural Review

Staff's intent with this proposed action was to provide a more streamlined process for architectural review as well as one that would be more uniformly applied.

However, this is really just part of the solution that staff thinks is ultimately needed. The rest of the solution is to provide homebuilders with some level of architectural design guidelines for new home construction. Without that tool, homebuilders are just rolling the dice to see if their proposed plan is something the City is going to like. It also makes it difficult for the Planning Commission to objectively and consistently evaluate design plans that come before you.

Right now, the only guidance in the Ordinance is whether a proposed ARC plan meets the following objectives:

1. Encourage architectural diversity thus avoiding monotonous and repetitive subdivision design and appearance.
2. Preserve and enhance neighborhood appearance through creative design.
3. Achieve compatibility, but not monotony, within the subdivision design and surrounding neighborhoods.
4. Balance the city housing stock by providing different housing types to meet the diverse needs of people in the community.

Consequently, staff recommends that a couple of workshops or meeting agenda items be scheduled in the next few months to have initial discussions with the Commission about what tools would best serve the Commission, the homebuilding community, and the residents of this City. Unless directed otherwise, staff will proceed to put together some initial materials and then schedule a workshop.

#### Temporary Fee Reduction Incentive Program adopted by City Council on May 1

On a related item, staff notes that the City Council just approved a temporary fee reduction program that is intended to encourage construction of new single family homes on infill lots. The proposed actions addressed in this report are intended to work in conjunction with this fee reduction program to encourage housing starts in the City.

This 18 month incentive program is available to any property owner with a vacant residential final map lot or an infill lot with appropriate zoning. The fee reduction is equal to 50% of the Traffic Impact Fee, 50% of the Recreation Impact Fee, and 100% of the Policy Document Recovery Fee. It results in about a \$10,000 reduction in development fees depending on the size of the house and whether it is located inside the Northeast Area or outside it.

The full staff report is available on the City Council's website on the Council meeting agenda for May 1, 2012. It was provided to the Planning Commissioners via e-mail on May 3<sup>rd</sup>.

#### Public Notice

Since some of the provisions of this ordinance can potentially affect residential property throughout the City, the California Government Code requires publication of a legal notice in the Galt Herald of a 1/8 page size. That notice was published on April 25, 2012. Once the Planning Commission makes a recommendation, a subsequent notice will be published advertising the City Council meeting on May 29, 2012 at 6:30 p.m.. In addition, the City directly mailed notices to all property owners within each of the 13 subdivisions for which staff is recommending modified conditions. Notices were also mailed to owners within 500' of the boundaries of those subdivisions.

#### Environmental Status

The proposed actions cited in staff's recommendation are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

### **Attachments**

Ordinance No. 2012-\_\_ - Amending GMC Chapters 18.08 and 18.52 & the Zoning Map  
Exhibit A: Zoning Map (revised)

Ordinance No. 2012-\_\_ -Repealing & Readopting Chapter 18.24 of the Galt Municipal Code  
Exhibit A: Revised Chapter showing proposed changes

Ordinance No. 2012-\_\_ - Rescinding or modifying conditions of rezoning ordinance approval, relating to Architectural Review procedures and requirements for new single family homes, imposed on twelve identified residential developments

Resolution No. 2012-\_\_ (PC) -Repealing or modifying certain tentative subdivision map conditions, related to architectural review requirements and procedures, imposed on thirteen identified residential developments (subject to current landowner consent)

Appendix 1: Copy of each residential project's Rezone Ordinance (except Chancellor Estates Unit 6 who did not rezone the property) and most recent Resolution approving the tentative subdivision map's conditions of approval. The affected page of the conditions is also included. Copies are included as part of the public record to document staff's intended revisions as described in the recommended overarching Ordinance. Documents are arranged alphabetically by Project Name.

## ORDINANCE NO. 2012-\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT  
AMENDING CHAPTER 18.08 OF THE GALT MUNICIPAL CODE  
(COMBINING ZONING DISTRICTS), AND CHAPTER 18.52 (GENERAL  
PERMIT PROCEDURES), AND AMENDING THE OFFICIAL GALT  
ZONING MAP TO REFLECT THOSE CHANGES IDENTIFIED HEREIN**

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

**Section 1. Purpose.** The purpose of this ordinance is to make changes to the City's Architectural Review process and requirements for new single family homes. These revisions are part of a larger effort to streamline the process for architectural review in the city. This matter was considered by the Galt Planning Commission at a noticed public hearing on May 10, 2012 and by the City Council at a noticed public hearing dated May 29, 2012.

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

**Section 3. Revised Chapters.** Chapters 18.08 and 18.52 of the Galt Municipal Code, titled "Establishment of Zoning Districts" and "General Permit Procedures" respectively, are hereby amended as follows:

- A. Replace the combining zoning district in Galt Municipal Code Section 18.08.030 called (DC) "Design Combining" with a new combining zoning district called (ARC)"Architectural Review"; and
- B. Add "Architectural Review" to the list of matters over which the Planning Commission has final jurisdiction by creating a new Galt Municipal Code Section 18.52.050(A)(1)(e).

**Section 4. Revised Official Galt Zoning Map.** The Official Galt Zoning Map, as cited in Galt Municipal Code Section 18.08.040, is hereby amended as shown on Exhibit A to include the following revisions:

- A. Change the Zoning Map Legend by adding the Architectural Review (ARC) combining district and changing the "Planned Development combining district" to "Planned Unit Development combining district"; and
- B. Change each property that currently has a Planned Development combining district (PD) to show an Architectural Review (ARC) combining district instead.
- C. Correct the title of the River Oaks Unit 3 Project to read "River Oaks Unit 3 PUD" and to clarify that the zoning district is R1B-ARC. Also, add the correct title of Emerald Village Senior, Phase I PUD to that property.

**Section 5. Severability.** If any section, subsection, sentence, clause or phrase of this Ordinance is determined by a court of competent jurisdiction to be unlawful, unenforceable or

otherwise void, that determination shall have no effect on any other provision of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unlawful.

**Section 6. Environmental Review.** The proposed changes to Chapters 18.08 and 18.52 of the Galt Municipal Code and the changes to the Official Galt Zoning Map are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**Section 6. Effective Date.** This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at a meeting of the City Council on the 29th day of May, 2012 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 5th day of June, 2012 by the following vote, to wit:

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

\_\_\_\_\_  
**MAYOR** City of Galt

ATTEST:

\_\_\_\_\_  
City Clerk, City of Galt

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven P. Rudolph, City Attorney

# CITY OF GALT ZONING MAP

## LEGEND

- OS OPEN SPACE
- PQ PUBLIC/QUASI PUBLIC
- RA RESIDENTIAL AGRICULTURE
- R1A LOW-DENSITY SINGLE-FAMILY
- R1B INTERMEDIATE-DENSITY SINGLE-FAMILY
- R1C MAXIMUM-DENSITY SINGLE-FAMILY
- R2 MEDIUM-DENSITY
- R3 MULTIPLE FAMILY
- C COMMERCIAL
- HC HIGHWAY COMMERCIAL
- NC NEIGHBORHOOD COMMERCIAL
- OP OFFICE PROFESSIONAL
- LM LIGHT MANUFACTURING
- M INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT COMBINING DISTRICT
- ARC ARCHITECTURAL REVIEW COMBINING DISTRICT
- GALT CITY LIMITS BOUNDARY

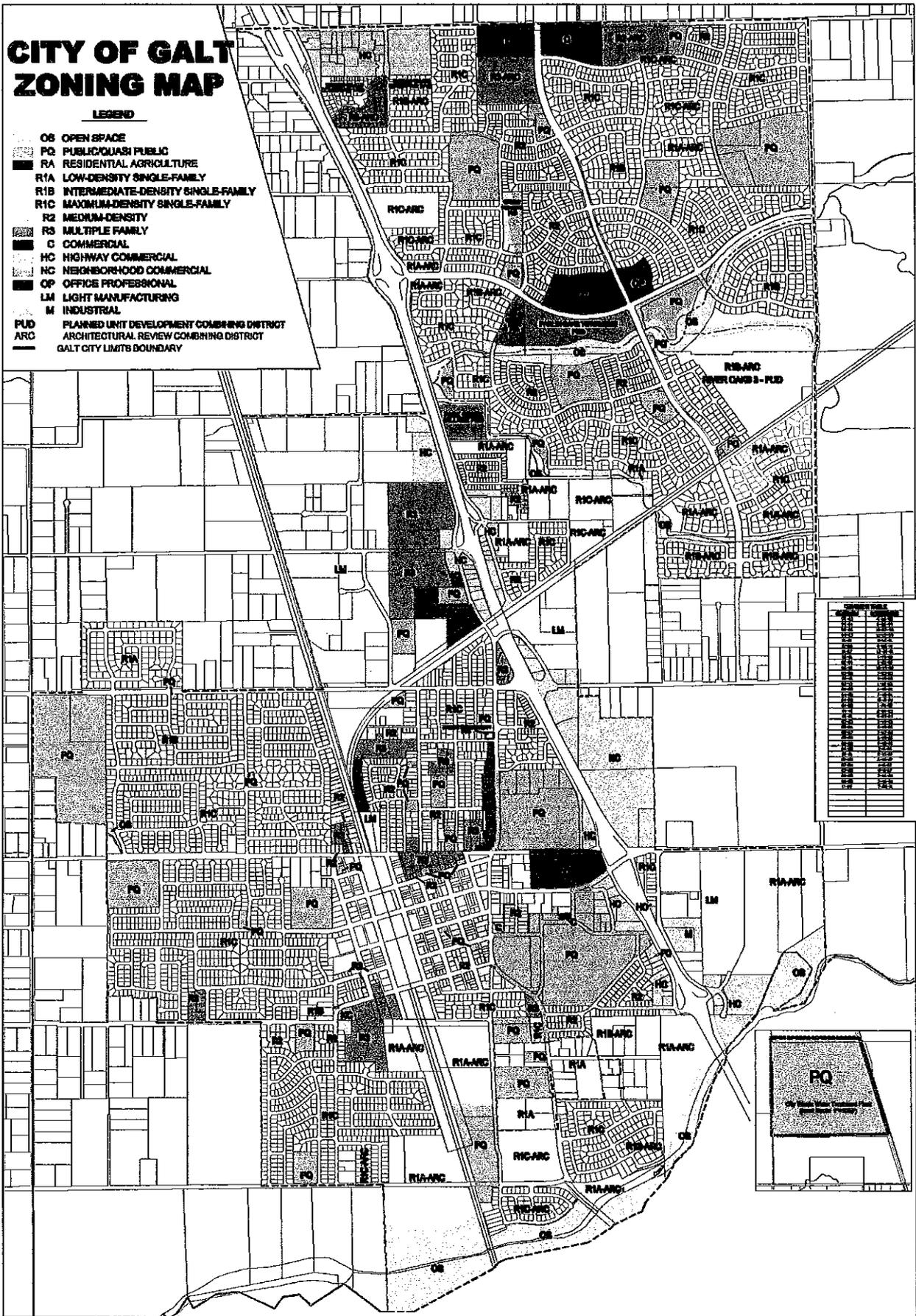


EXHIBIT A

**ORDINANCE NO. 2012-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT  
REPEALING AND READOPTING CHAPTER 18.24 OF THE GALT  
MUNICIPAL CODE REGARDING COMBINING ZONING DISTRICT  
REGULATIONS/SPECIFIC PLANS**

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

**Section 1. Purpose.** The purpose of this ordinance is to amend the procedures for processing and approving development applications subject to Chapter 18.24, of the Galt Municipal Code. This matter was considered by the Galt Planning Commission at a noticed public hearing on May 10, 2012 and by the City Council at a noticed public hearing dated May 29, 2012.

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

**Section 3. Revised Chapter.** Chapter 18.24 of the Galt Municipal Code, titled “Combining Zoning District Regulations/Specific Plans”, is hereby repealed and readopted to read in full as follows:

**See Exhibit “A” attached.**

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

**Section 5. Environmental Review.** The proposed changes to Chapter 18.24 of the Galt Municipal Code are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**Section 6. Effective Date.** This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at a meeting of the City Council on the 29th day of May, 2012 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 5th day of June, 2012 by the following vote, to wit:

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

\_\_\_\_\_  
**MAYOR** City of Galt

ATTEST:

\_\_\_\_\_  
City Clerk, City of Galt

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven P. Rudolph, City Attorney

## Chapter 18.24

### COMBINING ZONING DISTRICT REGULATIONS/SPECIFIC PLANS

#### Sections:

- 18.24.010 Purpose.**  
**18.24.020 Relation to base zoning district regulations.**  
**18.24.025 Residential Architectural Review Authority.**  
**18.24.030 Planned Unit Development.**  
**18.24.035 Land Zoned with a Planned Unit Development Designation without an Adopted Plan.**  
**18.24.040 Specific plan.**

#### Section 18.24.010 Purpose.

The purpose of this chapter is to establish regulations for combining zoning districts to be combined with base zoning district regulations or to address special needs or characteristics of areas within the City of Galt and Specific Plan areas which include special development standards and regulations.

(Ord. 2011-02, Repealed and Replaced, 04/19/11)

#### Section 18.24.020 Relation to base zoning district regulations.

The regulations of the base zoning district shall apply to the combining zoning district except to the extent that the combining zoning district regulations supersede the base zoning district regulations.

(Ord. 2011-02, Repealed and Replaced, 04/19/11)

#### Section 18.24.025 Residential architectural review authority

A. Authority for review and approval of architectural plans for new single family residential developments subject to Section 18.24.030 is vested with the Galt Planning Commission. This section is not applicable to subsequent alterations to a dwelling unit after final permit is issued.

B. Objectives. The following objectives shall guide the Planning Commission in its decision making process;

1. Encourage architectural diversity thus avoiding monotonous and repetitive subdivision design and appearance.

2. Preserve and enhance neighborhood appearance through creative design.

3. Achieve compatibility, but not monotony, within the subdivision design and surrounding neighborhoods.

4. Balance the city housing stock by providing different housing types to meet the diverse needs of people in the community.

C. Application/review process. Prior to the applicant receiving approval for on and off site public improvement plans or prior to the submittal of a final subdivision map, whichever occurs first, the application for residential architectural review shall be considered and acted on by the Planning Commission. The architectural review application shall be completed on forms provided by the Planning Department and reviewed by staff for determination of completeness. Once an application is deemed complete, staff will schedule a noticed public hearing before the Planning Commission.

The Planning Commission will examine the project and take one (1) of the following actions:

1. Approve the proposal;

2. Approve the proposal subject to specific conditions or changes;

3. Continue the review pending the study of certain elements, assembly of requested information and/or fundamental revisions; or

4. Deny the proposal.

D. Plan approval. Approval of a submitted plan by the Planning Commission will require a ~~three-fifths (3/5)~~ majority vote of the Commission quorum present.

E. Appeals process and fees. Applicants may appeal the decision of the planning commission to the city council in accordance with the Planning Commission appeals procedures as specified in Section 18.52.050 of the Galt Municipal Code.

Fees shall be as set from time to time by the city council.

(Ord. 2011-02, Repealed and Replaced, 04/19/11)

#### Section 18.24.030 Land zoned with a Planned Development an Architectural

(Chapter.section) page number

**Review Combining Designation without an Adopted Plan.**

~~A. When land is designated with the PD ARC combining designation, prior to a plan being recommended by the Planning Commission and approved by the city council as provided in section 18.24.035 of the Galt Municipal Code, the applicant, the applicant, prior to approval of on and off site public improvement plans or acceptance of a final map by the City, whichever occurs first, shall submit a plan an Architectural Review Plan (ARC) for consideration by the architectural review committee Planning Commission that addresses the following issues:~~

~~A1. Architectural theme of development.~~

~~B2. Floor plans/elevations as required in Table 1.~~

**Table 1. Floor Plans and Elevations Required**

Number of Units	Minimum Number of Floor Plans Required	Minimum Number of Elevations Required
Less than 40 units	Three (3)	Nine (9)
40 to 100 units	Four (4)	Twelve (12)
More than 100 units	Five (5)	Fifteen (15)

**NOTE:** Different colors schemes shall be included, however, the color schemes will not be counted as individual elevations.

~~C3. General layout of the various elevations. The different floor plans and elevations should be distributed evenly throughout the development creating an aesthetically pleasing single family development.~~

~~D4. Consistency with the objectives of the Residential Architectural Review process outlined in Section 18.24.025(B).~~

B. Modifications to an approved ARC Plan shall require Planning Commission approval at a

noticed public hearing with the exception of insubstantial modifications which may be approved administratively by the Community Development Director. Examples of insubstantial modifications include, but are not limited to, changes of less than 5% in the size of the dwelling with no increase in roof height, expansion of a two car garage to three cars, and minor changes or additions to the exterior colors if they are generally consistent with the approved color palette for the subdivision.

~~This section of the planned development regulations is not intended to vary any of the base zoning district requirements. If the applicant intends to vary any of the base district requirements, compliance with the provisions listed in section 18.24.035 will be required.~~

~~(Ord. 2011-02, Repealed and Replaced, 04/19/11)~~

**Section 18.24.035 Planned unit Unit development Development (PUD).**

It is the intent of the ~~planned~~ Planned Unitdevelopment Development combining district to encourage a creative and efficient approach to the use of land and buildings; to encourage housing diversity and transportation choice; to encourage the efficient allocation and maintenance of open space; to provide for the redistribution of overall density where such rearrangement is desirable; to maximize sustainability principles and, to provide the means for greater creativity and flexibility in design than is provided under the strict application of the other zoning district regulations while at the same time preserving the public interest, health safety, welfare, and property values. Various land uses may be combined in a planned unit development zoning district including residential, commercial, cultural, agricultural, utility, and other uses; provided, the combination of uses is compatible with the intent of the General Plan of the City and results in a balanced and stable environment. A PUD planned unit development zoning district may be combined with any other zoning district classification.

A. Size criteria. A planned unit development or unit thereof shall be of sufficient size, composition and arrangement that its

construction, marketing and operation is feasible as a complete unit independent of any subsequent unit.

B. Permitted uses. The following uses are permitted: The uses permitted in the districts with which the PUD planned unit development combining district is combined, including uses which are authorized only with a use permit; provided those uses are approved as and made a part of the approved development plan. In residential planned unit development, the applicant may also include commercial and mixed uses.

C. Land use intensity.

1. The land use intensity shall be consistent with the General Plan of the City and complement existing and planned uses permitted in the neighborhood. If the proposed development indicates a greater intensity of land use than is permitted by the existing zoning regulations, the applicant shall show that the planned unit development merits the requested change of zoning, and will evaluate:

a. Traffic and circulation on the streets in the vicinity of the planned unit development;

b. Schools, parks, utilities, or public facilities in the vicinity of the planned unit development;

c. Land use compatibility, neighborhood connectivity, consistency with adopted City plans, programs and policies.

2. Any increase in land use intensity which is greater than permitted by the existing zoning regulations shall be compensated for by additional amenities to be achieved by the design and type of development and the amount, location, use and development of open space.

D. Design Development standards. The City Council, after receiving a recommendation from the City Planning Commission, may permit deviations from the standards of the basic zones with which the PUD district is combined; provided, the applicant demonstrates by the design proposal that the objectives of the General Plan of the City will be achieved.

E. Architectural Review (ARC) submittal consistent with Section 18.24.030.

F. Application - Fee filing and contents.

1. The filing of an application for a PUD planned unit development combining

district shall be accompanied by the payment of a filing fee as set and established from time to time by resolution of the City Council. No part of such filing fee is returnable.

2. In addition to the requirements of Chapter 18.88 (Amendments chapter in current code), an application for a PUD planned unit development combining district shall include:

a. Identification of the proposed land uses, the area and density of each land use, the proposed number of dwelling units, and the uses of adjacent lands;

b. Proposed circulation system indicating the public streets and any private streets;

c. A narrative description of the planned unit development and the deviations from the regulations otherwise applicable to the property; and

d. The proposed sequence and schedule of development.

e. Maps showing existing topography, tree cover, building, streets, and other existing physical features of the subject property and the adjacent area within three hundred feet of the boundaries of the proposed development;

f. A design plan showing proposed land uses, lot lines, location of structures, parking areas, common grounds, recreation facilities, and open spaces;

g. Elevation drawings of proposed typical structures (other than single family residential which is subject to later architectural review) and of each special function building;

h. Meet the requirements as listed in Section 18.68.030 (A) through (H) of the Zoning Code.

i. Proposed agreements, deed restrictions, bylaws, and articles of incorporation which relate to the preservation and maintenance of the open spaces and of the associations created to preserve and maintain the open spaces and the exterior of the buildings;

j. A schedule and sequence of development for all of the property included in the overall development proposal even though only a portion of it is included in the proposed zoning amendment.

F.G. Application - Action by Planning Commission.

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1. After a public hearing on an application for a PUD planned unit development combining district, the City Planning Commission may recommend to the City Council that the application be approved, be approved with amendments and conditions or be disapproved.

2. The City Planning Commission shall not recommend approval or conditional approval unless it first finds that;

a. The proposed development is consistent with the General Plan of the City;

b. The proposed development is so designed and of sufficient size to provide a desirable environment within its own boundaries;

c. The proposed development would be compatible with existing and proposed land uses on the adjacent property;

d. Any exceptions to the standard requirements of the zoning ordinance are justified by the design of the development;

e. In residential areas the arrangement of dwellings and mixture of dwelling types is justified by the provision of larger an more usable open space;

f. All public improvements will be installed or satisfactory guarantees are provided or conditional to ensure installation of such improvements.

3. If the application is recommended to the City Council for approval or conditional approval, the City Planning Commission shall review a draft of an ordinance, to be prepared by the City Attorney, to amend the zoning ordinance of the City to incorporate the proposed PUD planned unit development district.

GI. Application - action by City Council.

1. The City Council shall hold a noticed public hearing on the application after receiving a recommendation from the City Planning Commission. The City Council may approve, approve with amendment and conditions, or disapprove the application. The City Council shall not approve or approve the application with conditions unless it first makes the same finding as required for action by the Planning Commission as specified in subsection 18.24.035(F)2.

2. The City Council may include in an ordinance adopting a PUD planned unit development combining district:

a. ~~delegation~~ Delegation of authority to the City Planning Commission to approve insubstantial modifications of the approved PUD plan.

b. Delegation of authority to the Planning Commission to approve modifications to the approved residential architecture in accordance with Section 18.24.030.

c. Delegation of authority to the Community Development Director to approve insubstantial modifications to the approved residential architecture in accordance with 18.24.030.

d. The A requirement that the ordinance, related exhibits, conditions, and plans shall be recorded with the County Recorder in an agreement in a form approved by the City within thirty (30) days after approval of the ordinance.

(Ord. 2011-02, Repealed and Replaced, 04/19/11)

#### **Section 18.24.040 Specific plans.**

The following specific plans have been prepared and approved by the City pursuant to the Sections 65450 and 65453 of the Government Code:

A. Northeast Area Specific Plan. The Northeast Area Specific Plan (NEASP) originally approved September 1987, and as amended is hereby incorporated by reference. For those matters and issues covered in both this chapter and the NEASP, this chapter shall control. The NEASP shall control all matters not covered by this chapter.

B. Downtown Revitalization and Historic Preservation Specific Plan. The Downtown Revitalization and Historic Preservation Specific Plan (Downtown Plan) originally approved September 1995, and as amended is hereby incorporated by reference. For those matters and issues covered in both this chapter and the Downtown Plan, the Downtown Plan shall control. This chapter shall control all other matters not covered by the Downtown Plan.

(Ord. 2011-02, Repealed and Replaced, 04/19/11)

**ORDINANCE NO. 2012-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT  
RESCINDING OR OTHERWISE MODIFYING CONDITIONS OF  
REZONING APPROVAL, RELATED TO ARCHITECTURAL REVIEW  
REQUIREMENTS AND PROCEDURES FOR CONSTRUCTION OF NEW  
SINGLE FAMILY HOMES, IMPOSED ON THE FOLLOWING  
RESIDENTIAL DEVELOPMENT PROJECTS: COUNTRYSIDE UNIT 2,  
CREEKSIDE 2 UNIT 2, CREEKSIDE UNIT 3, CREEKSIDE UNIT 4,  
FOUR SEASONS ESTATES, LONNIE ESTATES, THE MEADOWS,  
MORALI ESTATES, PARK CREEK VILLAGE PLANNED UNIT  
DEVELOPMENT (PUD), PARLIN OAKS TOWNHOMES PUD, RIVER  
OAKS UNIT 3 PUD, AND VILLAGE AT LEXINGTON HEIGHTS**

**WHEREAS**, the City of Galt desires to amend and streamline the process by which single family residential homebuilders can comply with Architectural Review requirements in the Galt Zoning Code; and

**WHEREAS**, the Planning Commission of the City of Galt held a duly noticed public hearing on May 10, 2012, to consider a number of Zoning Code and Zoning Map amendments as well as an Ordinance and Resolution to rescind or modify conditions of rezoning approval and/or tentative map approval related to architectural review requirements and procedures imposed on those residential projects noted herein; and

**WHEREAS**, the Planning Commission of the City of Galt used their independent judgement and gave due consideration to all evidence and testimony given at said hearing and the Planning Commission recommended that the City Council approve the project including, but not limited to, introducing this Ordinance to rescind or otherwise modify conditions of rezoning approval for the residential subdivisions noted herein; and

**WHEREAS**, the City Council of the City of Galt held a duly noticed public hearing on June 5, 2012, and used their independent judgment to consider all evidence and testimony in the record, including the Planning Commission's recommendation.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GALT hereby ordains as follows:**

**Section 1. Purpose.** The purpose of this ordinance is to remove or otherwise modify the onerous and costly conditions of rezoning approval that were imposed on twelve residential development projects that received City rezoning approval during the approximate time period of 2003 through 2009 (see Table below). During that time, the City had a practice of requiring that residential developers obtain City approval of the architectural design of proposed subdivision homes prior to rezoning approval which typically occurs several years before homes are ultimately constructed in a residential subdivision. This practice has created a procedural and

financial obstacle for developers to readily respond to changing market conditions, new construction technology, and energy efficiency innovations over the years. It also adds to the cost of new homes since that additional expense is generally passed on to future homebuyers.

Even more challenging, most of the prior rezone conditions also stated that modifications to the approved Architectural Review plans for a project would constitute a rezone. In other words, if a developer wanted to add an additional home plan or otherwise modify the exterior elevations or building materials of the approved homes, it would require costly application fees and noticed public hearings before both the Planning Commission and City Council.

This requirement was especially cumbersome for new developers who came into the City intending to purchase final map lots and build their own housing styles but instead discovered a costly and time consuming process to gain that approval. By effectively discouraging new and different homebuilders from entering the Galt market, residential architecture will suffer from monotony because it is all being built by just a few home builders.

In an effort to streamline the process but still ensure adequate opportunity for public input, the City has revised Chapter 18.24 of the Galt Municipal Code relating to architectural review requirements and procedures such that the Planning Commission is now vested with authority for Architectural Review approval. Approval of the architectural review plan is required to take place at a noticed public hearing, so adjacent property owners within 500 feet of the subject property will receive direct mailed notice and it will also appear in the local newspaper. The requirement is deferred prior to final map or improvement plan approval, whichever comes first, so that it occurs at a more practical stage of development when construction is eminent. In addition, the Community Development Director is granted authority to approve insubstantial modifications to a previously approved Architectural Review plan, but substantial modifications require Planning Commission approval at a noticed public hearing.

All twelve development projects were already subject to Architectural Review requirements in the Galt Municipal Code Zoning Ordinance (Section 18.24.030) because their zoning designation included the combining zoning district of "Planned Development". However, that district has been renamed "Architectural Review" to further clarify the requirements. Therefore, there is no need for the additional conditions that were imposed in those rezone ordinances; the City's Zoning Ordinance will now govern the Architectural Review requirements and procedures consistent with all residential development projects in the City.

The residential projects to which this ordinance shall apply, and each project's respective rezone ordinance that is proposed for amendment, are listed in the following table:

<b>Residential Project Name</b>	<b>Ordinance Number Approving the Rezone for the Project</b>
Countryside Unit 2	2003-13
Creekside 2, Unit 2	2005-03
Creekside Unit 3	2007-05
Creekside, Unit 4	2005-01

<b>Residential Project Name</b>	<b>Ordinance Number Approving the Rezone for the Project</b>
Four Seasons Estates	2009-08
Lonnie Estates	2009-09
The Meadows	2004-08
Morali Estates	2005-04
Park Creek Village PUD	2007-04
Parlin Oaks Townhomes PUD	2007-01
River Oaks Unit 3 PUD	2004-09
Village at Lexington Heights	2006-03

The specific language included in each rezone ordinance listed above for the identified projects differs to some extent, but generally the title of the Ordinance cites approval of the Architectural Review Plans either as a separate item or as part of the Project name. One of the "Whereas" clauses typically cites the Planning Commission's recommendations on the architectural plans. The ordinance findings then generally ordain that the rezone is conditioned such that the architecture, floor plans and elevations approved at the public hearings are the required architectural plans for the project and then prescribes a process by which modifications to the approved Architectural Plans can be considered. In virtually all cases, it states that modifications shall constitute rezoning of the property. In some cases, additional architecturally-related conditions are imposed on the project such as location of air conditioners, garage door windows and the like. Some of the projects include exhibits of the floor plans and elevations while others refer to the official file for that information.

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

**Section 3.** The twelve ordinances cited in the Table in Section 1 are hereby amended to rescind or otherwise modify all conditions and text related to Architectural Review requirements and procedures. Instead, the projects shall be subject to the procedures and requirements set forth in Galt Municipal Code Zoning Ordinance (Chapter 18.24) which governs the process for all current residential applications. Copies of the affected ordinances, with the city's intended modifications, are included in the public record as an appendix to the staff report presented to the City Council on May 29, 2012.

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

**Section 5. Environmental Review.** The proposed changes to the identified Ordinances are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect

physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**Section 6. Effective Date.** This Ordinance shall take effect thirty days after its final adoption as provided by Government Code Section 36937. Within 15 days after its final passage, the City Clerk shall cause a summary of this Ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing Ordinance was introduced and the title thereof read at a meeting of the City Council on the 29th day of May, 2012 and by unanimous vote of the City Council members present, further reading was waived.

On motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing Ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 5th day of June, 2012 by the following vote, to wit:

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

\_\_\_\_\_  
**MAYOR** City of Galt

ATTEST:

\_\_\_\_\_  
City Clerk, City of Galt

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven P. Rudolph, City Attorney

**RESOLUTION NO. 2012-\_\_ (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT, CALIFORNIA, RESCINDING OR OTHERWISE MODIFYING, SUBJECT TO PROPERTY OWNER CONSENT, LANGUAGE/CONDITIONS IN PREVIOUSLY APPROVED RESOLUTIONS OF TENTATIVE SUBDIVISION MAP APPROVAL, RELATED TO ARCHITECTURAL REVIEW REQUIREMENTS AND PROCEDURES FOR CONSTRUCTION OF NEW SINGLE FAMILY HOMES, THAT WERE IMPOSED ON CERTAIN RESIDENTIAL DEVELOPMENT PROJECTS NOTED HEREIN**

**WHEREAS**, the City of Galt wishes to rescind or otherwise modify, subject to property owner consent, the Resolutions of tentative subdivision map for thirteen previously approved single family residential projects that received City approval during the approximate time period of 2000 through 2009; and

**WHEREAS**, the City has determined that those prior Resolutions/conditions of approval are creating unnecessary impediments to construction of innovative and efficient new housing styles because of the procedure required to modify a previously approved architectural plan; and

**WHEREAS**, the City's intent is to make the thirteen subdivisions noted herein subject to the same Architectural Review requirements as any new developer rather than disadvantage them by subjecting them to more onerous conditions than are imposed on others; and

**WHEREAS**, the Planning Commission of the City of Galt held a duly noticed public hearing on May 10, 2012, to consider various Zoning Code and Zoning Map amendments as well as an Ordinance and Resolution to modify conditions of rezoning approval and/or the Resolution of tentative subdivision map approval related to architectural review requirements and procedures imposed on said residential projects; and

**WHEREAS**, the Planning Commission of the City of Galt used their independent judgment and gave due consideration to all evidence and testimony given at said hearing and the Planning Commission recommended that City Council approve all the Ordinances associated with this project including the ordinance related to modifying conditions imposed with regard to architectural review requirements as part of a conditional rezone approval; and

**WHEREAS**, the City Council of the City of Galt held a duly noticed public hearing on June 5, 2012, and used their independent judgment to consider all evidence and testimony in the record, including the Planning Commission's recommendation.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Galt has made the following findings to modify the Resolutions of tentative subdivision map approval, subject to property owner consent, for thirteen previously approved residential subdivisions:

A. Legally noticed public hearings were held for input and testimony by the Galt Planning Commission on May 10, 2012 and the Galt City Council on May 29, 2012; and

B. The Planning Commission's approval of this Resolution will modify Resolutions

of previously approved tentative subdivision maps. However, it is conditioned on final action by the City Council (to first approve the proposed Ordinance modifying conditions of rezoning approval for the same residential subdivisions noted herein). Consequently, this Resolution will not be effective until and unless the City Council Ordinance becomes effective.

C. The proposed subdivisions that will potentially be affected by adoption of this Resolution, subject to property owner consent, are listed in the following Table:

<b>Residential Project Name</b>	<b>Resolution No. Approving the Tentative Map or Time Extensions</b>
Chancellor Estates, Unit 6	2000-04 (PC)
Countryside Unit 2	2003-06 (PC)
Creekside 2, Unit 2	2003-02 (PC), 2006-05 (PC), 2008-06 (PC)
Creekside Unit 3	2007-03 (PC)
Creekside, Unit 4	2005-01 (PC)
Four Seasons Estates	2009-04 (PC)
Lonnie Estates	2009-05 (PC)
The Meadows	2004-08 (PC)
Morali Estates	2005-03 (PC), 2007-02 (PC), 2008-03 (PC)
Park Creek Village PUD	2007-01 (PC)
Parlin Oaks Townhomes PUD	2006-08 (PC)
River Oaks Unit 3 PUD	2004-05 (PC)
Village at Lexington Heights	2006-01 (PC), 2008-08 (PC)

D. The proposed zoning code amendments that are part of this overall program to improve the architectural review process, as well as the related efforts to remove obstacles in the development process, are consistent with several General Plan policies. This program furthers the General Plan goals related to infill development and re-use of existing neighborhoods, the use of architectural review to ensure high quality design and building materials, and economic development associated with local construction activity and future property and sales tax from new residents. Specific General Plan Policies that are advanced by this program include LU-5.2, CC-1.1, CC-1.3, CC-1.4, and CC-1.8.

E. The proposed changes to the identified Resolutions are not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project) as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

**PASSED AND ADOPTED** by the Planning Commission of the City of Galt, California, this 10th day of May, 2012, upon motion by Commissioner \_\_\_\_\_, seconded by

Commissioner \_\_\_\_\_, by the following vote, to wit:

**AYES:** Commissioners:  
**NOES:** Commissioners:  
**ABSTAIN:** Commissioners:  
**ABSENT:** Commissioners:

\_\_\_\_\_  
Planning Commission Chairperson, City of Galt

ATTEST:

\_\_\_\_\_  
Planning Commission Secretary, City of Galt



## PLANNING COMMISSION AGENDA REPORT

Meeting Date: May 10, 2012

Prepared By: Sandra Kiriu, Principal Planner *SK*  
Cathy Kulm, Administrative Assistant *CK*

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

### RECOMMENDATION

Adopt Resolution 2012-\_\_ (PC) finding that the major public works projects proposed for fiscal year 2012-2013, and identified in the pending Five Year 2012-2017 Capital Improvement Program (CIP), are consistent with the 2030 Galt General Plan.

### DISCUSSION

An updated Five Year CIP has been prepared to identify the needs for major infrastructure improvements and capital items for Fiscal Years 2012-2017 and beyond.

In order to proceed with the identified public works projects included therein, Government Code Sections 65401 and 65402 (a) require that the Planning Commission review those projects proposed for the ensuing fiscal year (2012-2013) and determine that they conform with the City's General Plan.

All of the proposed capital improvement projects are listed in the following section of this report along with their CIP number. The projects are grouped by type and include a brief description, when necessary. Those General Plan policies that most clearly support a finding of consistency are listed after each project.

It is important to note that the General Plan is a policy document covering a broad range of diverse topics. By its very nature, the policies in the general plan can sometimes reflect a range of competing interests, so there is no requirement that a project be consistent with every single policy of the General Plan. A general rule of thumb is that a project, in order to be found consistent with the General Plan, should advance the goals of the general plan and not result in their obstruction. Consequently, staff has identified just the most salient policies related to each project to demonstrate consistency.

To assist in your review, please note that the General Plan policy notations identify the General Plan Element (Chapter) in which the policy is listed and then the policy number within that Element and then the actual policy language. The following is a key to the General Plan Element abbreviations:

C: Circulation	LU: Land Use
CC: Community Character	N: Noise
COS: Conservation & Open Space	PFS: Public Facilities & Services
ED: Economic Development	SS: Safety & Seismic
HRE: Historic Resources	

Housing Element policies have not yet been incorporated into the new format

## CIP PROJECTS

### General Improvements

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

- C-1.2: Street Planning, Design, and Regulation – The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Land Use and Circulation Diagram (Figure LU-1) or the City's Street Standards and Specifications.
- C-8.1: Attractive Streets – The City shall provide attractive streets designed to serve a broad spectrum of travel modes (e.g., bikes, pedestrians, transit, and people with disabilities) as well as automobiles.
- CC-3.1: Restore Downtown – The City shall continue to require that new infrastructure investment respect the image and character of the Downtown. Landscapes, roadways, sidewalks, and other public features in downtown shall be repaired where necessary as funding allows.
- HRE-1.3: Downtown Design Coordination The City shall provide for design coordination and control in the Downtown area.
- SS-1.6: Street Improvements – The City shall consider improving any substandard streets to meet current City standards whenever financially possible.

#### 2. Parking Lot Pavement Rehabilitation Project (CIP No. 50I)

- C-1.5: Street Maintenance – The City should provide a high level of street and other facility maintenance combined with technical assistance for renovation and sidewalk amenities using available funds when possible.
- C-4.3: Pedestrian Safety – The City shall require that parking lots and development projects are designed for separate, safe, attractive, and convenient pedestrian and handicapped access.

#### 3. Railroad Quiet Zones (CIP No. 50J)

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

#### 4. Corp Yard Annex Site Improvements (CIP 56B)

- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- PFS-4.1: Storm Drain Enhancements – The City shall continue to upgrade the storm drainage facilities in the older section of the city, and provide for systems needed in newly developing areas
- C-1.5: Street Maintenance – The City should provide a high level of street and other facility maintenance combined with technical assistance for renovation and sidewalk amenities using available funds when possible.

- COS-5-3: Infill Development Priority – The City should promote growth within existing urban areas (infill) as a priority over urban expansion and adopt incentives for implementing infill development projects near job centers and transportation nodes with the Planning Area.
5. **Corporation Yard Improvements (CIP No. 56C)**
- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
  - LU-2.1: Design for Safety – The City shall require good design as a means to promote public safety.
  - COS-5-3: Infill Development Priority – The City should promote growth within existing urban areas (infill) as a priority over urban expansion and adopt incentives for implementing infill development projects near job centers and transportation nodes with the Planning Area.
  - COS-7.3: Motor Vehicle Trip Reduction – The City shall encourage strategic land use patterns for businesses that reduce the number and length of motor vehicle trips and/or encourage alternative modes of travel.
6. **Regional Law Enforcement Training Center (CIP No. 58E)**
- PFS-1.1: General Financing – The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
7. **Fourth Street Parking Lot and Open Space Improvements (CIP No. 59B)**
- CC-3.1: Restore Downtown – The City shall continue to require that new infrastructure investment respect the image and character of the Downtown. Landscapes, roadways, sidewalks, and other public features in downtown shall be repaired where necessary as funding allows.
  - HRE-1.8: Railroad Property – The City shall continue to make efforts with Union Pacific to improve railroad-owned property in downtown with parking, landscaping, seating, and park areas.
  - LU-3.1: Downtown Revitalization & Historic Preservation Specific Plan Design Guidelines – The City shall continue to use the Downtown Revitalization and Historic Preservation Specific Plan Design Guidelines to preserve and enhance the special character of the area.
8. **Utilities Master Plans (CIP No. 59K)**
- PFS-1.5: Public Facility Master Plans – The City shall prepare and annually review public facility master plans, and regularly update the plans to ensure compliance with appropriate State and Federal laws, use of modern and cost-effective technologies, and compatibility with current land use policy.
  - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

## TRANSPORTATION

### 1. **Bicycle Lane Improvements (CIP No. 51E)**

- C-6.1: Bike and Pedestrian System – The City shall establish a safe interconnected bicycle

and pedestrian system throughout Galt.

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

## 2. Street Sign Upgrade Improvements (CIP No. 52D)

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

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

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

**4. Central Galt Interchange (CIP No. 56I)**

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

**5. ADA Compliance Sidewalk Improvements (CIP No. 57H)**

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

**6. Annual Pavement Rehabilitation Program (CIP No. 57I)**

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

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

- C-1.2: Street Planning, Design, and Regulation – The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Land Use and Circulation Diagram (Figure LU-1) or the City's Street Standards and Specifications.
- C-1.6: Specific Gateway Enhancements – The City should work to improve and maintain specific entry points within road right-of-way, including freeway interchanges, and the Lincoln Way area at Dry Creek. Improvements could include landscaping and signage.
- CC-2.1: Gateway Entrances – The City shall promote efforts to improve the visual quality of gateway entrances to Galt, including State Route 99, Twin Cities Road, A Street/Boessow Road, and Lincoln Way. Development in these areas should include a combination of streetscape, building orientation and placement, signage, enhanced landscaping, and site amenities to create memorable community entries. Items that detract from the gateway image, such as attention-getting devices, outside storage, and off-premise commercial signs should not be allowed.

- CC-2.6: Positive Travel Experience – The City shall ensure, to the extent possible, that all public and private investments in Galt’s gateways and major corridors contribute positively to the overall travel experience by automobile, rail, pedestrian, and bicycle.
  - CC-2.7: State Route 99 and State Route 104 Beautification – The City shall work with Caltrans and private property owners to improve the visual quality of State Routes 99 and 104 through right-of-way maintenance, adjacent property maintenance, code enforcement, reducing the number of billboards, encouraging new investment on visible sites, requiring landscaping, and requiring screening of industrial uses.
8. **Transit Fleet Acquisition (Replacement and Expansion) (CIP No. 58R)**
- C-5.1: Bus Transit - The City shall work with transit service providers to provide bus transit services that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.
  - C-5.3: ADA Compliance – The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
9. **Transit Operation/Maintenance Center (CIP No. 59D)**
- C-5.3: ADA Compliance – The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.
  - C-5.7: Transit Plan - The City should expand its existing transit planning efforts as the city grows and ridership demand increases. Adoption of a Transit Plan should be considered.
  - PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

## **WASTEWATER**

1. **WWTP Fiber Optic Line Installation (CIP No. 51D)**
- PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
  - PFS-12.1: Infrastructure Development – The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from new and emerging communication technologies including wireless communications.
  - PFS-12.2: Enforcement – The City should formally monitor information technology development and city infrastructure issues (both planning and enforcement).
2. **WWTP Annual Road Improvements Project (CIP No. 53AB)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

- C-1.8: Roadway Enhancements – The City should upgrade any substandard streets to meet current City standards whenever possible.
- 3. WWTP Operations and Maintenance Manuals Project (CIP No. 53AC)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-1.7: Public Facility Financing – The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.
- 4. 2015 National Pollutant Discharge Elimination System (NPDES) Renewal Project (CIP No. 53AD)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
  - PFS-3.5: Sewer Enhancements - The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.
  - PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.
- 5. WWTP Capital Maintenance Project (CIP No. 53D)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
  - PFS-3.6: Sewage Sludge – The City shall dispose of sewage sludge in accordance with State regulations.
  - PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.
  - PFS-3.10: Point Source Control - The City shall work with the RWQCB to ensure that all point source pollutants are adequately mitigated (as part of the CEQA review and project approval process) and monitored to ensure long-term compliance.
- 6. Oberlin Way/Trudy Way Wastewater Replacement Project (CIP No. 53O)**
- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
  - PFS-3.2: Sewer Systems - The City shall continue to assure the provision of necessary sewer services for the community financed on a benefit received basis or other fair and reasonable method of funding.
  - PFS-3.5: Sewer Enhancements - The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.

**7. Annual Levee, Reservoir, and Pond Repair and Replacement Project (CIP No. 53T)**

- PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
- PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.

**8. WWTP Arsenic and Nitrogen Treatment Project (CIP 53Z)**

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-3.1: Treatment Facilities Safety - The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.
- PFS-3.7: Compliance with Clean Water Act - The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.

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

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

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

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

## **WATER**

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

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
- PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

### **2. New Water Well: Kost Road (CIP No. 51C)**

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
- PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

### **3. Water Treatment Plant Operation and Maintenance Manual Project (CIP No. 53AS)**

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

### **4. Water Capacity Improvements (CIP No. 53G)**

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-1.8: Ultimate Capacity Needs – The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.
- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
- PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

### **5. Water Meter Retrofit Program (CIP No. 56F)**

- PFS-2.14: Water Meter Retrofit Program – At the direction of the City Council, the City shall prepare and implement a water meter retrofit program (consistent with State

requirements as indicated in AB 2572) whereby all existing non-metered connections would be retrofitted with a water meter to improve water conservation.

**6. Annual Well Rehabilitation (CIP No. 58H)**

- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
- PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

**7. Standby Generator Installation Upgrade (CIP No. 58I)**

- PFS-1.1: General Financing - The City shall continue to provide for the location and development of needed public buildings and facilities.
- PFS-2.1: Water Availability - The City shall assure the provision of necessary water services for the community.
- PFS-2.6: Water Services Capacity - The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

**EQUIPMENT**

**1. Skip Loader – No CIP # or narrative provided.**

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

A more detailed description of these projects is attached to this report. The CIP Project number is in the upper left corner of each page. The Commission's role in this process is to determine whether the projects are consistent with the General Plan.

Staff has provided documentation herein for you to make that finding.

**ATTACHMENTS:**

Resolution 2012-\_\_ (PC)

Attachment 1 – CIP Narratives

**RESOLUTION NO. 2012-\_\_ (PC)**

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

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

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

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

**WHEREAS**, the Planning Commission reviewed and considered the proposed CIP projects at a public meeting on May 10, 2012.

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

**PASSED, APPROVED AND ADOPTED** by the Planning Commission of the City of Galt, California, this 10th day of May 2012, upon a motion by Planning Commissioner \_\_\_\_\_, seconded by Planning Commissioner \_\_\_\_\_ by the following vote, to wit:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
Chair, City of Galt Planning Commission

**ATTEST:**

\_\_\_\_\_  
Planning Commission Secretary, City of Galt

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
C Street/Central Galt Complete Streets Project		
Project Number	Project Type	Project Subtype
50H	General Improvements	Community Improvements
Project Location: C Street from State Route 99 to Union Pacific Railroad; Lincoln Way from A Street to C Street		Department
		Public Works

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

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

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

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

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

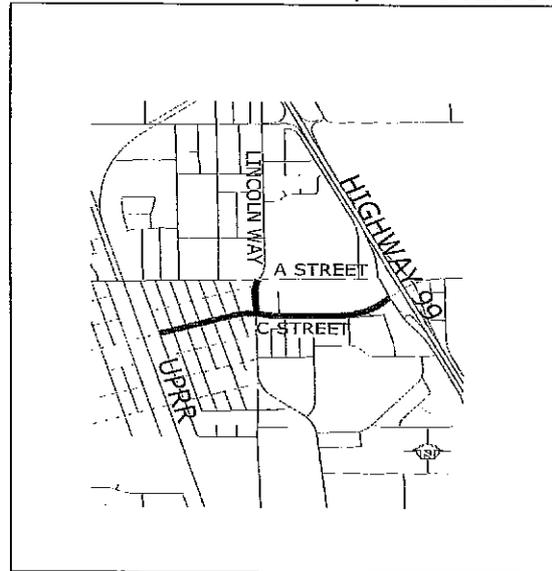
**Purpose/Need:** This project is intended to beautify and enhance the main C Street corridor from SR99 to Old Town, including portions of Lincoln Way. The project will help to improve community identity, connectivity and business development in Galt's Old

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

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

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

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Parking Lot Pavement Rehabilitation Project		
Project Number	Project Type	Project Subtype
50I	General Improvements	Facilities
Project Location: Various Locations		Department
		Public Works

**Project Description:**

This project will preserve the parking lot pavement with various techniques including crack treatment, surface treatment, and restoration treatment. Implementation of a City-wide Pavement Management System (PMS) has been completed. The PMS will assist staff in determining the most efficient use of funds by assessing current roadway conditions, documenting treatment work, and modeling future maintenance efforts. Using visual condition data, the PMS produces a condition index for each parking lot segment. The condition index is used by the PMS to produce a proposed maintenance schedule and to determine what type of treatment would be most effective for each segment.

**Purpose/Need:**

The City of Galt is responsible for maintaining approximately 1,080,767 square feet of parking lot pavement, representing a current asset value of \$1,047,000. This annual program will ensure maintenance of this important infrastructure investment and reduce more costly future repairs.

**Project Work Completed:**

The City completed the Pavement Management System (PMS) report in May 2011. The PMS report lists 18 parking lots that the City owns and maintains.

**Comments:**

Future parking lot pavement rehabilitation projects will be combined with road rehabilitation project for construction if the scope of work is similar and funding is available.

The PMS identify 63% of the parking lot areas in good condition, and 37% in fair to poor condition. The parking lots are listed in the Appendix \_\_\_\_.

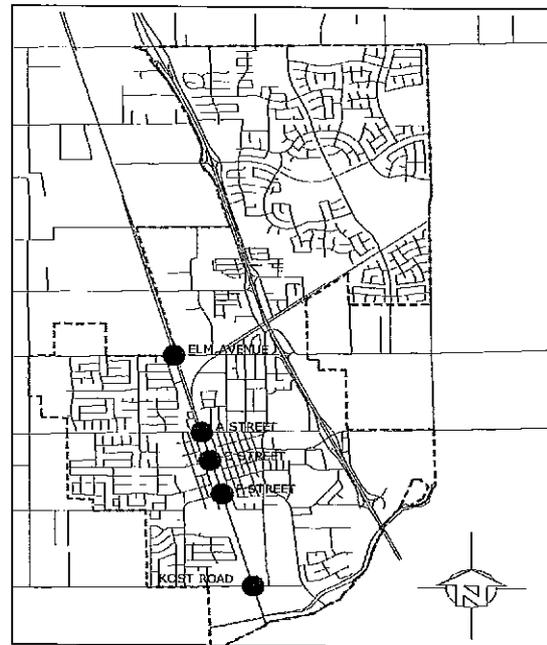
2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name Railroad Quiet Zones		
Project Number 50J	Project Type General Improvements	Project Subtype Community Improvements
Project Location: Railroad crossings at Kost Rd., Elm Ave, A St., C St., and F St.		Department Public Works

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

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

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

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Corp Yard Annex Site Improvements		
Project Number	Project Type	Project Subtype
56B	General Improvements	Facilities
Project Location: 560 Elm Avenue - Corp Yard Annex		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

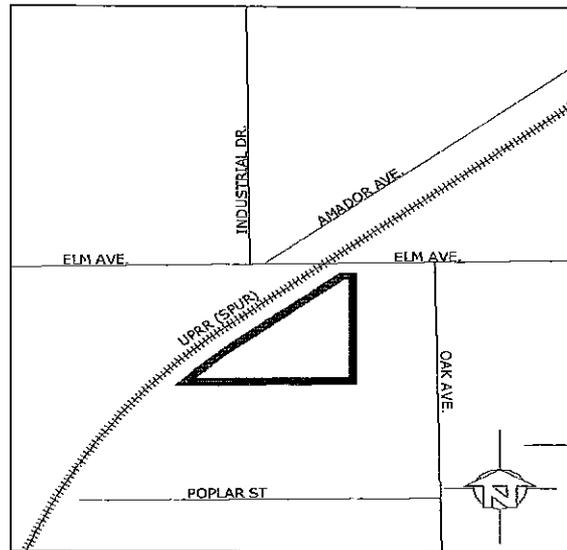
Current conditions at the Corp Yard Annex are substandard. The site is used for equipment and material storage. The existing fueling station is used by all departments, including transit vehicles. The Corp Yard Annex pavement is in very poor condition due to lack of drainage facilities and proper grading.

**Project Work Completed:**

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Corporation Yard Improvements		
Project Number	Project Type	Project Subtype
56C	General Improvements	Facilities
Project Location: Corporation Yard, 495 Industrial Drive		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

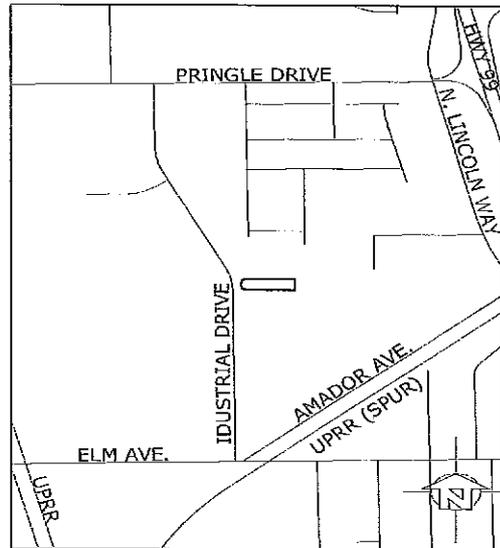
At the MSC, equipment is currently housed outdoors, exposed to the elements and at risk of vandalism and/or theft. Construction of the equipment storage and workshop facilities will provide covered, secure storage as well as maintenance accessibility in inclement weather.

**Project Work Completed or Soon to be Completed:**

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Regional Law Enforcement Training Center		
Project Number	Project Type	Project Subtype
58E	General Improvements	Police
Project Location: City of Galt Wastewater Treatment Plant, Twin Cities Road		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

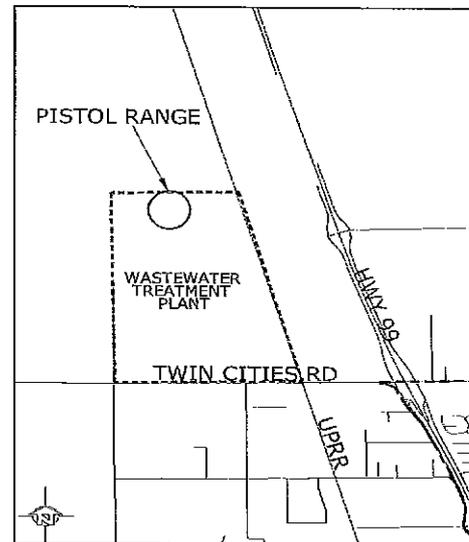
A Vision Plan was completed in December 2008 and identifies the following phases:

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

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Fourth Street Parking Lot and Open Space Improvements		
Project Number	Project Type	Project Subtype
59B	General Improvements	Facilities
Project Location: Between Fourth Street and Union Pacific Railroad tracks, between "B" Street and "F" Street.		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

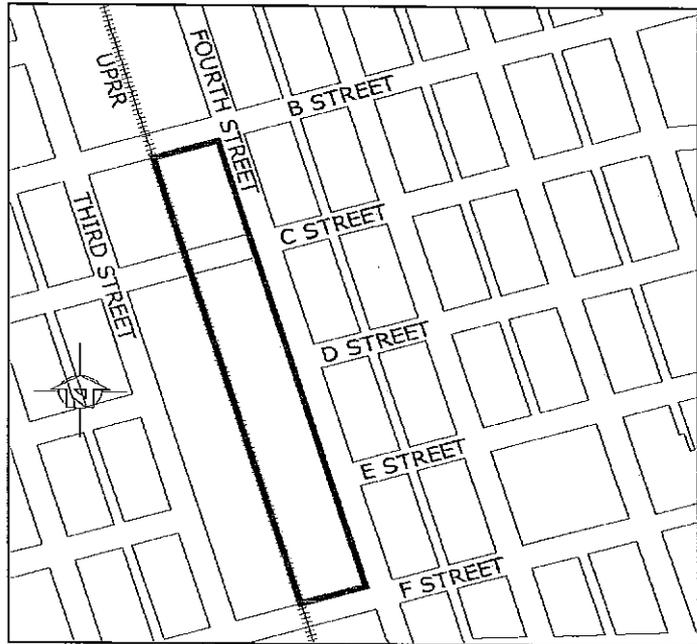
**Project Work Completed:** C Street Corridor Plan which included this project, was completed in August 2008. A design and engineering contract was awarded to Callendar Associates in late December 2010. Public workshops were held February and March 2011 and design alternatives were presented to City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

**Comments:**

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

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

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name Utilities Master Plans		
Project Number 59K	Project Type General Improvements	Project Subtype Community
Project Location: Citywide		Department Public Works

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

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

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

**Comments:**

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

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Bicycle Lane Improvements		
Project Number	Project Type	Project Subtype
51E	Transportation	Pedestrian & Bicycle
Project Location: Various locations throughout City		Department
		Public Works

**Project Description:**

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

Below are the highest ranked priorities in the City:

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

**Purpose/Need:**

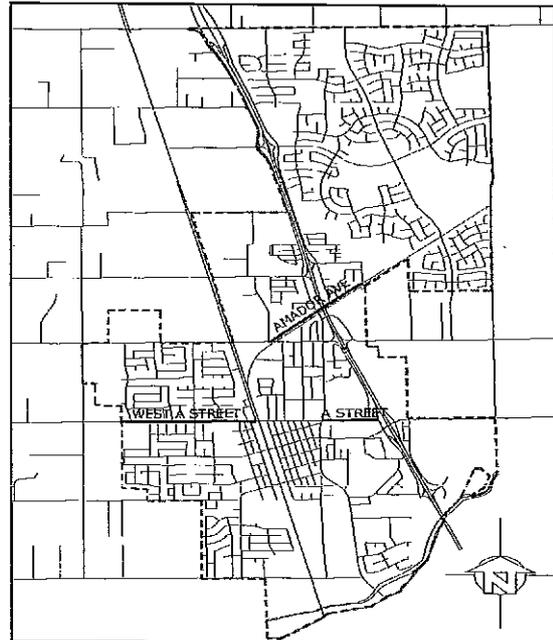
The BTP identifies Class I, II and III bicycle lanes/routes improvements throughout the existing City limits and General Plan area.

**Project Work Completed:**

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

**Comments:**

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



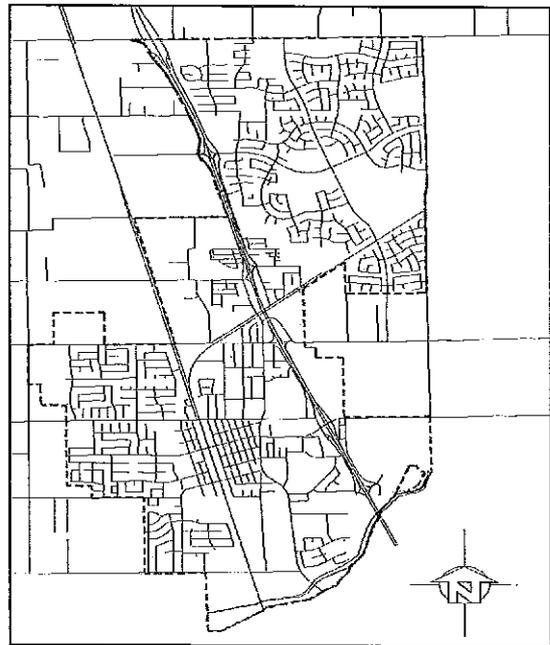
2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Street Sign Upgrade Improvements		
Project Number	Project Type	Project Subtype
52D	Transportation	Streets
Project Location: Citywide		Department
		Public Works

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

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

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

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



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

**Project Description:**

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

**Purpose/Need:**

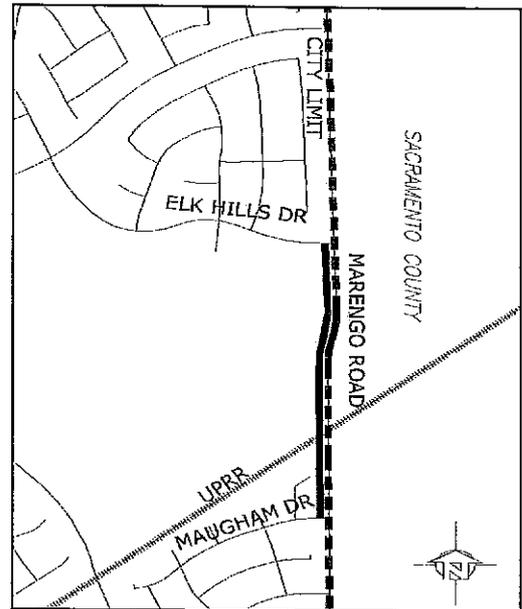
This section of road is heavily used by Liberty Ranch High School students who walk to school from the housing subdivisions south of the UPRR spur track. The existing narrow curve road makes driver visibility a safety issue for school students. The proposed improvements were slated to be improved with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

**Project Work Completed:**

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Central Galt Interchange		
Project Number	Project Type	Project Subtype
561	Transportation	Streets
Project Location: A Street, C Street, Boessow Road at SR 99.		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

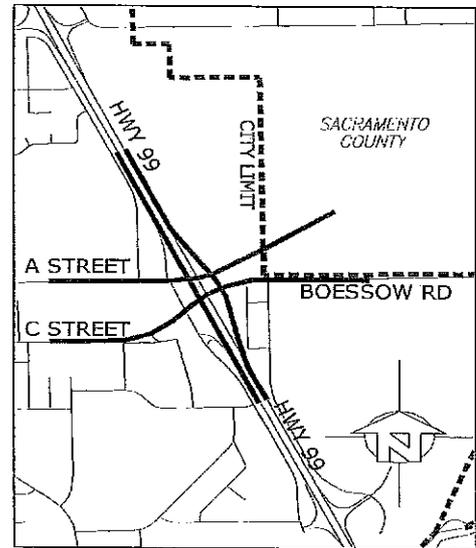
**Project Work Completed:**

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

**Comments:**

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

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



<b>2010-2015 CAPITAL IMPROVEMENT PROGRAM</b>		
<b>Project Name</b> ADA Compliance Sidewalk Improvements		
<b>Project Number</b> 57H	<b>Project Type</b> Transportation	<b>Project Subtype</b> Streets
<b>Project Location:</b> Varies, but most locations tend to fall within older, lower and middle income residential areas of the City and in areas with commercial development and public facilities.		<b>Department</b> Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

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

**Comments:**

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

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name Annual Pavement Rehabilitation Program		
Project Number	Project Type	Project Subtype
571	Transportation	Streets
Project Location: Various Locations within the City.		Department Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

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

**Comments:**

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

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

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

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Twin Cities Road Roundabouts at SR 99		
Project Number	Project Type	Project Subtype
58P	Transportation	Streets
Project Location: Twin Cities Road - East and West Stockton Boulevard		Department
		Public Works

**Project Description:**

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

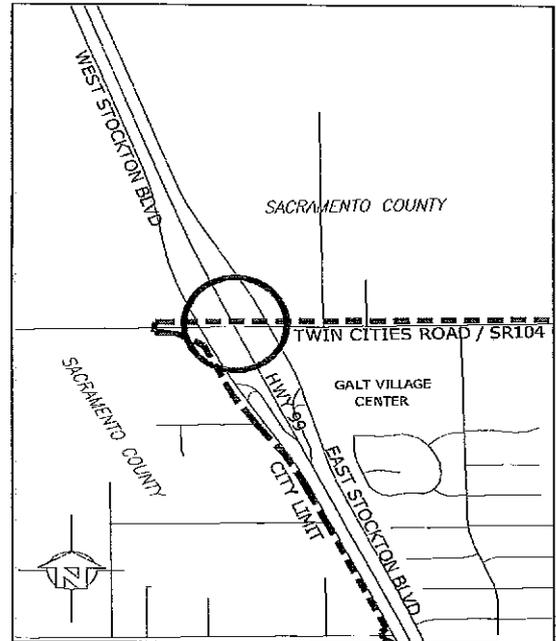
**Purpose/Need:**

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

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Transit Fleet Acquisition (Replacement and Expansion)		
Project Number	Project Type	Project Subtype
58R	Transportation	Transit
Project Location: N/A		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

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

**Comments:**

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

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Transit Operation/ Maintenance Center		
Project Number	Project Type	Project Subtype
59D	Transportation	Transit
Project Location: To be determined		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

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

**Comments:**

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
WWTP Fiber Optic Line Installation		
Project Number	Project Type	Project Subtype
51D	Wastewater	Facilities
Project Location: Approximately 8000 LF from the Municipal Service Center to City Hall.		Department
		Public Works

**Project Description:**

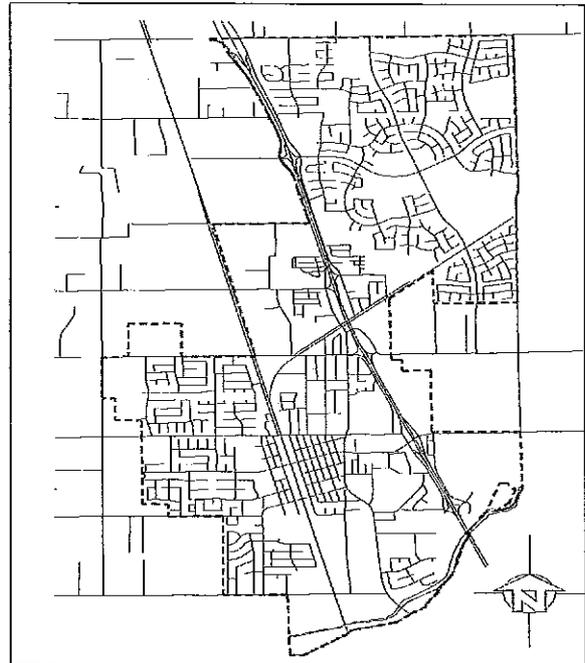
The project will install approximately 8000 linear feet of conduit and fiber optic line from the Public Works Department to City Hall. Junctions boxes will also be installed at City Hall and Public Works Department, as well as key intermediate junction locations.

**Purpose/Need:**

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

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

**Comments:**



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

**Project Description:**

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

**Purpose/Need:**

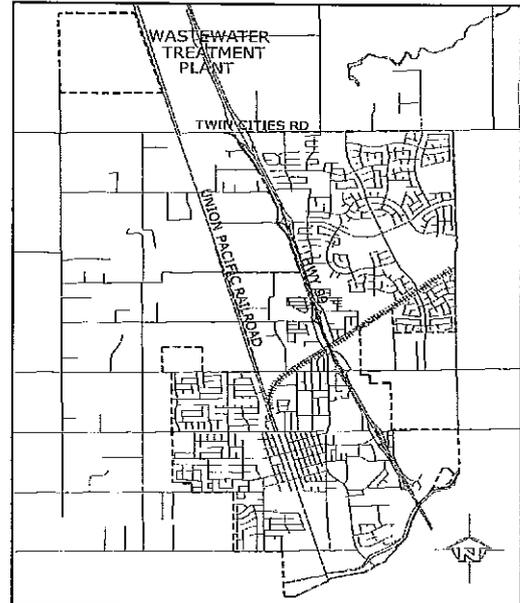
There are approximately 1 mile of paved roads and 7 miles of unpaved roads at the WWTP site. The roads allow access to the reservoir, ponds, gun range, solar plant, agricultural fields, and the WWTP itself. During this next year, the paved section will be impacted by the Live Oak Lift Station Project.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

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

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

**Project Work Completed:**

**Comments:**



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

**Project Description:**

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

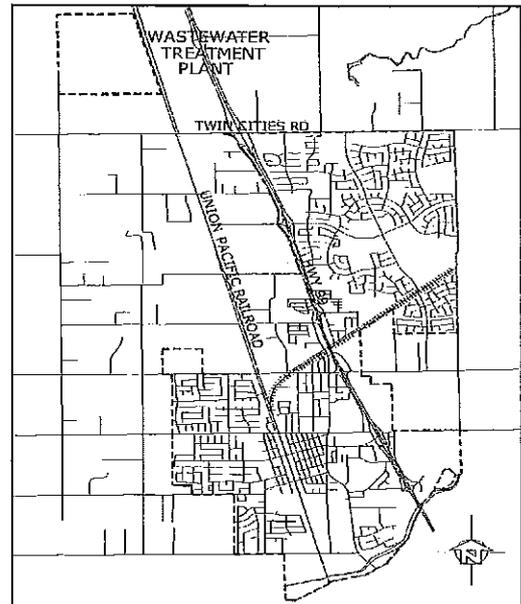
**Purpose/Need:**

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

**Project Work Completed:**

**Comments:**

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



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

**Project Description:**

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

**Purpose/Need:**

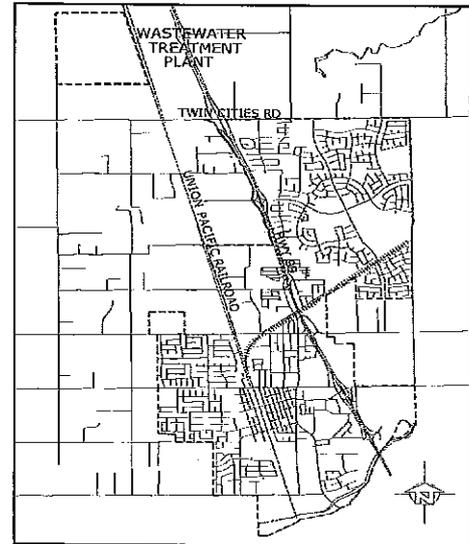
The State Water Resources Control Board (SWRCB) requires that the WWTP be permitted for the treatment and disposal of wastewater effluent. The City's current permit is valid through September 2015. Though the permit expiration is 3 1/2 years away, there are several time consuming items that need to be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

**Project Work Completed:**

**Comments:**

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

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



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

**Project Description:**

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

**Purpose/Need:**

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

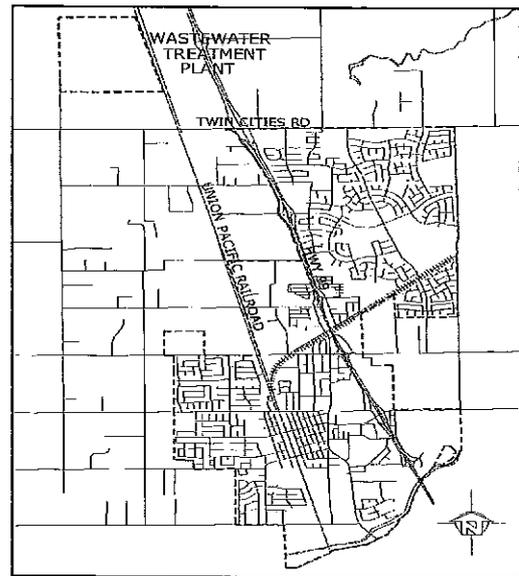
**Project Work Completed:**

**Comments:**

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

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

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



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

**Project Description:**

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

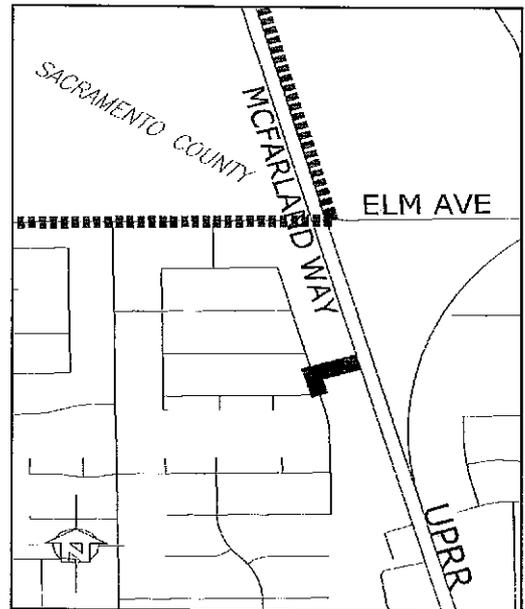
**Purpose/Need:**

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

**Project Work Completed:**

The WWCMP was completed in May 2010.

**Comments:**



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

**Project Description:**

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

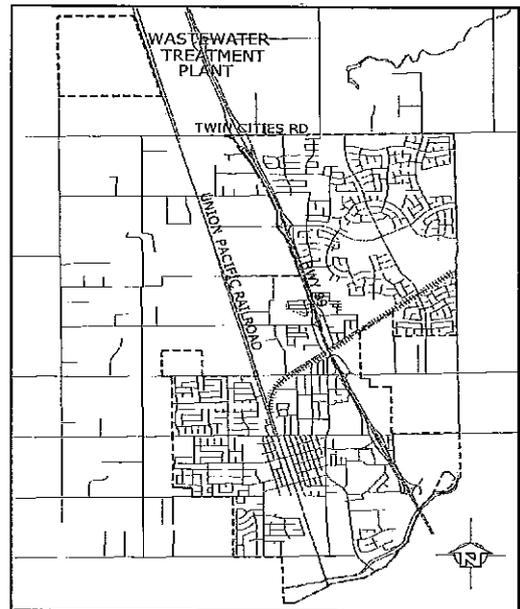
**Purpose/Need:**

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

**Project Work Completed:**

**Comments:**

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



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

**Project Description:**

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

**Purpose/Need:**

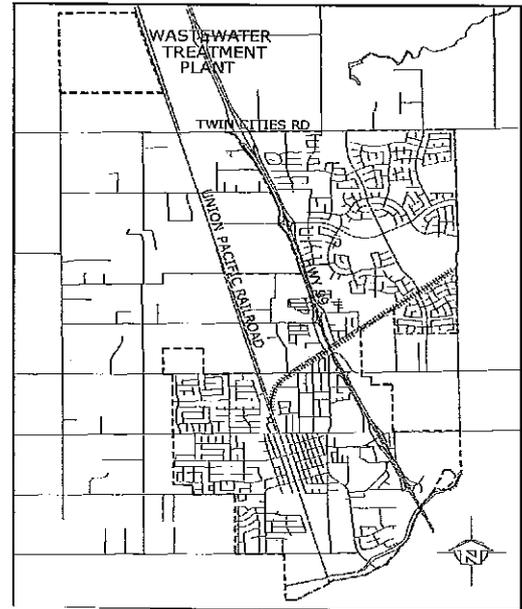
The current National Pollutant Discharge Elimination System (NPDES) permit requires that the City's effluent meet the mandated arsenic and nitrogen levels by September 2015. The City is already preparing a WWTP Facility plan which, in part, will determine the most cost effective alternative to meeting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

**Project Work Completed:**

**Comments:**

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

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Annual Lift Station Rehabilitation		
Project Number	Project Type	Project Subtype
58K	Wastewater	Collection
Project Location: Various lift stations throughout the City		Department
		Public Works

**Project Description:**

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

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

For FY 2013-2014

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

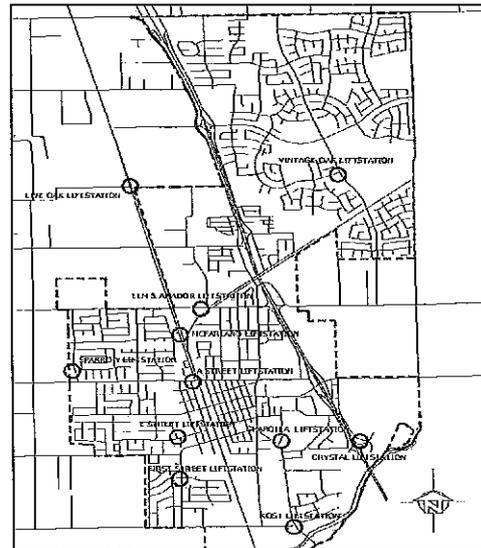
Over the next year (2012-2013) priorities will be established for additional improvements on the remaining lift stations.

**Project Work Completed:**

Four lift stations have been upgraded in recent years.

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Sewer- Capital Maintenance		
Project Number	Project Type	Project Subtype
58L	Wastewater	Collection
Project Location: Various locations throughout the City		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

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

In-house design plans and specifications for the 5th Street alley way (E Street to G Street) and Chabolla Ave. (Caroline Ave. to south end of market area) was completed March 2010.

**Comments:**

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

Please see Appendix \_\_\_\_.

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
New WTP: Kost Road WTP Install		
Project Number	Project Type	Project Subtype
51B	Water	Source/Supply
Project Location: Kost Reservoir		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

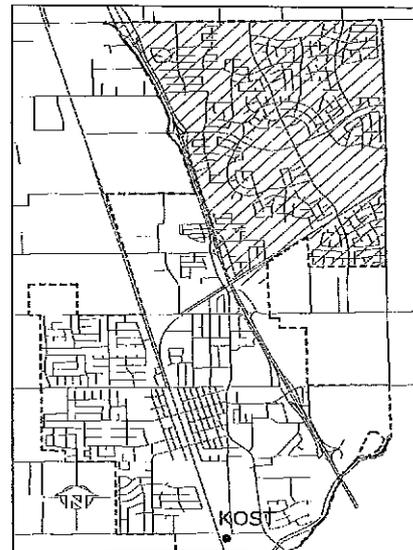
The Kost Water Treatment Plant (WTP) is one of the projects identified in the Water Master Plan.

**Project Work Completed:**

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
New Water Well: Kost Road		
Project Number	Project Type	Project Subtype
51C	Water	Source/Supply
Project Location: Kost Reservoir		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

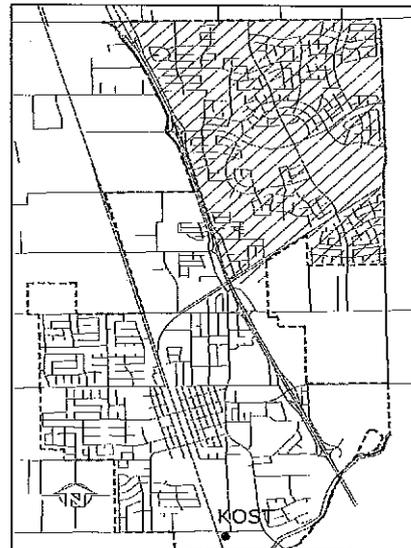
This well will, depending on its developed capacity, provide capacity to meet current demand and provide some capacity for additional development and anticipated replacement of old wells. Per approved water master plan, wells and water treatment plants are needed to serve development. The Master Plan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

**Project Work Completed:**

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

**Comments:**

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



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

**Project Description:**

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

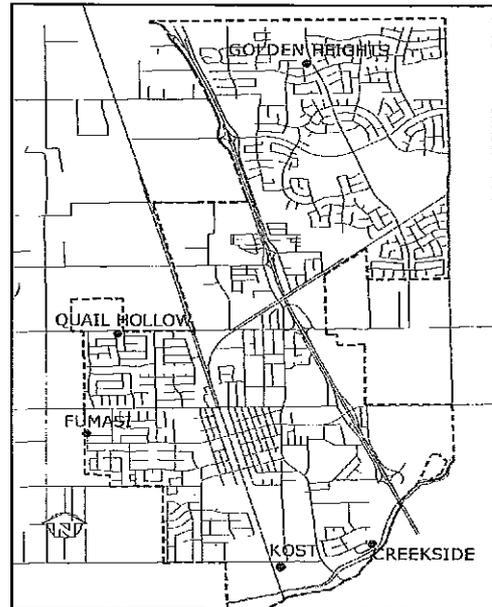
**Purpose/Need:**

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

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

**Project Work Completed:**

**Comments:**



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

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

The WDMP was completed in May 2010.

**Comments:**

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

Please see Appendix \_\_\_ for a list of the projects.

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Water Meter Retrofit Program		
Project Number	Project Type	Project Subtype
56F	Water	Distribution
Project Location: Various residential locations throughout the City		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

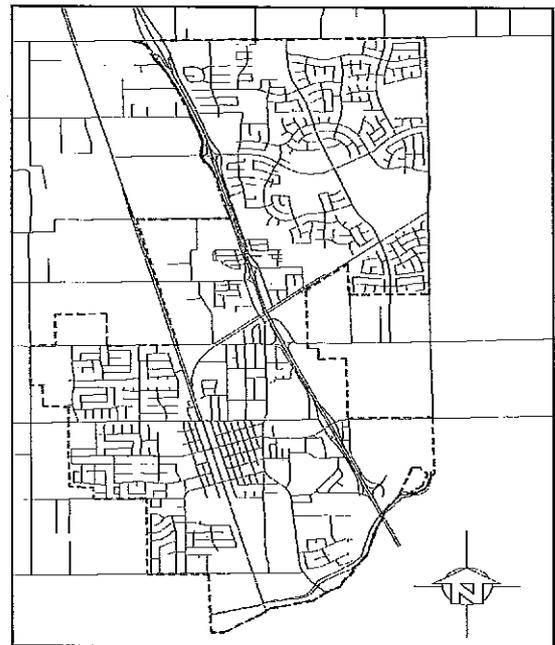
Per State of California law, the City must install water meters on all dwelling units by 2025.

**Project Work Completed:**

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

**Comments:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Water-Capital Maintenance		
Project Number	Project Type	Project Subtype
58G	Water	Distribution
Project Location: Various locations throughout the City		Department
		Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

Staff completed replacement of waterline on Elm Ave (Lincoln Way to Oak Ave.) and at Maple Street and Maple Street Alley (C Street to Caroline Ave.) in Fiscal Year 2010. The City completed the WDMP which identified improvements to existing facilities and proposed new facilities.

**Comments:**

The CIP was modified to represent all water improvements for existing users to be done in the "Beyond CIP" years, as identified in the WDMP. The CIP now includes items that meet the criteria identified above that were individual CIPs previously: such as #53AN Old Town Water Replacements.

On a long term basis, as the system ages and assuming a 100-year service life, based on the replacement value of the distribution system, approximately \$300,000 per year should be spent on main replacements.

Please see Appendix \_\_\_\_.

2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Annual Well Rehabilitation		
Project Number	Project Type	Project Subtype
58H	Water	Source/Supply
Project Location: Various water treatment plants throughout the City		Department
		Public Works

**Project Description:**

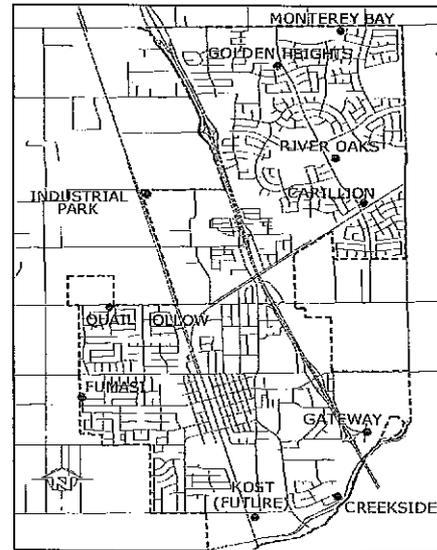
This project will rehabilitate each municipal well one time. The process consists of video of the well to evaluate any localized failures and scrubbing of well screen with chemicals to improve production. Water must be tested before well is brought back on-line.

**Purpose/Need:**

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

**Project Work Completed:**

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



2010-2015 CAPITAL IMPROVEMENT PROGRAM		
Project Name		
Standby Generator Installation/ Upgrade		
Project Number	Project Type	Project Subtype
58I	Water	Source/Supply
<b>Project Location:</b> Carillion WTP and Kost WTP 699 Carillion Boulevard and 10650 Kost Road		<b>Department</b> Public Works

**Project Description:**

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

**Purpose/Need:**

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

**Project Work Completed:**

None

**Comments:**

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

