

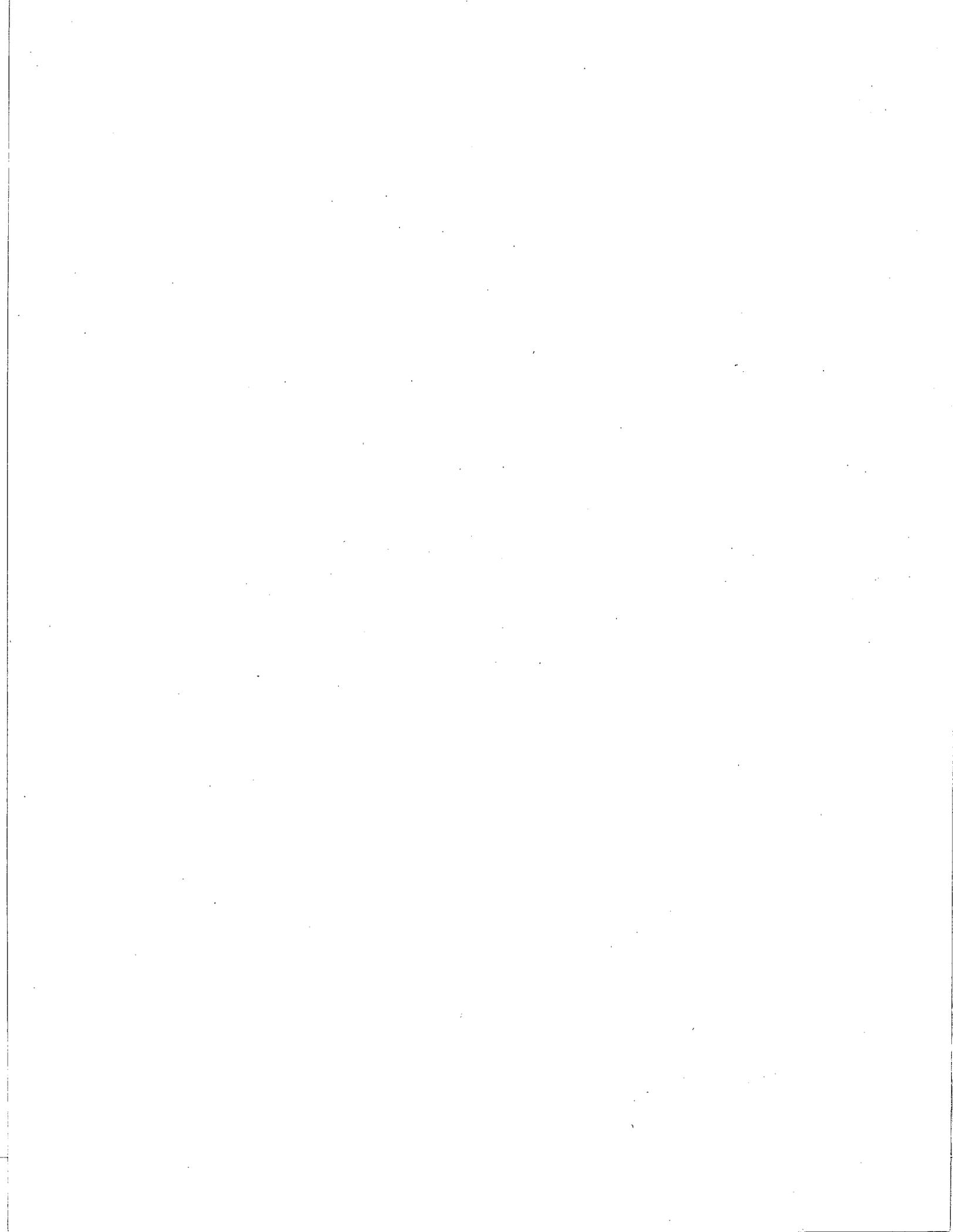
Appendix 1

Appendix 1 consists of public record documents showing the city's intended revisions of each affected Ordinance and Resolution identified in the staff report to Planning Commission for May 10, 2012 and generally described in the implementing Ordinance and Resolution proposed with said staff report.

Documents are arranged alphabetically by Project name. In some cases, only excerpts are included showing affected pages only.

The following documents or excerpts thereof are included:

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	2005-03	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)
Village at Lexington Heights	2006-03	2006-01(PC), 2008-08 (PC)



RESOLUTION NO. 00-04PC

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS FOR APPROVAL OF THE
CHANCELLOR ESTATES SMALL LOT TENTATIVE SUBDIVISION MAP**

WHEREAS, the City of Galt has held a public hearing on the proposed Chancellor Estates Small Lot Tentative Subdivision Map(Exhibit A), by the Planning Commission held on August 10, 2000; and,

WHEREAS, the Planning Commission considered documentary and oral evidence submitted at the public hearing; and,

WHEREAS, the Chancellor Estates Small Lot Tentative Map is exempt from the California Environmental Quality Act requirements as stated in Section 15182; and,

WHEREAS, the Planning Commission received and reviewed the City Planning Department's staff report discussing the Chancellor Estates Small Lot Tentative Subdivision Map and endorses same.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Galt, California, as follows:

A. CEQA Compliance: The Planning Commission hereby finds and declares that the Chancellor Estates Small Lot Tentative Map is exempt from the California Environmental Quality Act (CEQA), the State Guidelines and City Environmental procedures.

BE IT FURTHER RESOLVED that the following findings have been made on the proposed Chancellor Estates Small Lot Tentative Subdivision Map:

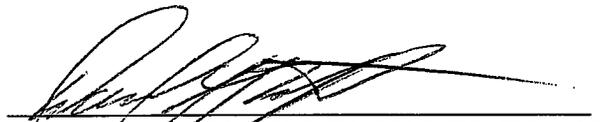
- A. A legally noticed public hearing was held for input and testimony;
- B. The proposed subdivision is compatible with the surrounding uses;
- C. That the site is physically suitable for the type and proposed density of development;
- D. That the design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- E. That the design of the subdivision supports the best extent possible future passive or natural heating and cooling opportunities.
- F. That this subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources.
- G. That this subdivision is consistent with the City of Galt General Plan.
- H. That this subdivision is consistent with the City of Galt Bicycle Transportation Plan.

BE IT FURTHER RESOLVED that the Chancellor Estates Small Lot Tentative Subdivision Map is hereby approved subject to the Conditions of Approval set forth in Exhibit "B" to this Resolution.

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

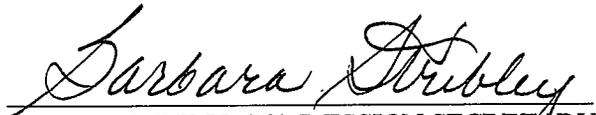
PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 10th day of August, 2000, upon motion by Planning Commissioner Stancil, second by Planning Commissioner Malson, by the following vote, to wit:

AYES:	Planning Commissioners:	Malson, Rutter, Stancil, Moore
NOES:	Planning Commissioners:	None
ABSTAIN:	Planning Commissioners:	None
ABSENT:	Planning Commissioners:	McFaddin



GALT PLANNING COMMISSION CHAIRMAN

ATTEST:



GALT PLANNING COMMISSION SECRETARY

65. That the Applicant prepare and have available for distribution purposes a summary of the Northeast Area Specific Plan, in their sales office.
66. If a model home complex is developed, at least one of the model homes must be landscaped with xeriscape landscaping in accordance with the Galt Landscape Manual. Landscape plans must be prepared and submitted in accordance with the Landscape Manual, and a \$300 initial deposit shall be submitted concurrently to pay for the cost of outside consultant review.
67. Front yard landscaping shall be installed for each residential unit in accordance with Ordinance 95-02 and garages shall be provided in accordance with Ordinance 95-01 and the Northeast Area Specific Plan requirements.
68. At the time of final map approval and execution of a subdivision agreement, said agreement or equivalent approved by the City shall be recorded in Sacramento County.
69. This grant of approval is conditioned upon the inclusion of mitigation measures so described in the Northeast Area Specific Plan Final E.I.R., Development Standards and Regulations of the Specific Plan, and such terms and conditions of Resolutions 87-50 and 87-52, as applicable.
70. The building plans approved by the City of Galt Architectural Review Committee shall be recorded with the recordation of the final map. Approval of this subdivision is expressly conditioned upon the ARC's review and approval of the floor plans and elevations on June 12, 2000. Building floor plans and elevations shall be submitted to the Architectural Review Committee for review and approval as per Section 18.24.025 of the Galt Municipal Code prior to final map approval if any change is anticipated in the floor plans and elevations that were previously approved by the ARC on June 12, 2000. All development in this subdivision shall request ARC approval for any subsequent changes.

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pursuant to Chapter 18.24 of the Galt Municipal Code. Approved ARC modifications shall supercede any previously recorded building plans, as applicable.

ORDINANCE NO. 2003-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT, FOR THE COUNTRYSIDE UNIT 2 REZONE PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby amended in order to rezone from Low-Density Single-Family Residential-Planned Development (R1A- PD) to Maximum-Density Single Family Residential -Planned Development (R1C-PD) those 3.1+ acres of land identified as Assessor Parcel Number 150-0101-033 as described in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held November 13, 2003, and the City Council decision at the public hearing held December 2, 2003.

Further, the Planning Commission and the City Council find that the proposed Countryside Unit 2 Rezone and Tentative Subdivision Map Project, with a density of 4.48 dwelling units per acre, is in conformance with the Galt General Plan land use designation of Maximum-Density Residential designation (6 dwelling units per acre). In addition, the public necessity, convenience and general welfare clearly permit the proposed rezone to Maximum-Density Single Family Residential-Planned Development (R1C-PD).

SECTION 2. This ordinance amending the zoning designation of the affected parcels is expressly conditioned upon compliance with the architectural design recommended by the Planning Commission at the November 13, 2003 regular meeting and approved by the City Council on December 2, 2003. Further the three floor plans and twelve elevations identified and included in the November 13, 2003 Planning Commission meeting and the December 2, 2003 City Council meeting, and on file with the City Clerk's Office, may not be altered, except that (1) minor alterations and/or (2) alternate floor plans exceeding 1,600 square feet and which are architecturally similar may be approved, conditionally approved or denied by the Planning Commission. Further, any changes requested for the approved floor plans or elevations, except as noted above, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.

SECTION 3. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 4. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 5. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 6. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 2nd day of December, 2003 and by unanimous vote of the Council members present, further reading was waived.

except as approved by Architectural Review Authority pursuant to Chapter 18.24 of the Galt Municipal Code.

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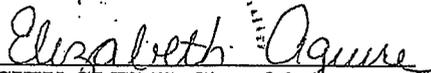
ORDINANCE NO. 2003-13

PAGE 2 OF 2

On a motion by Council Member Malson, seconded by Council Member Stancil, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 16th day of December, 2003, by the following vote, to wit:

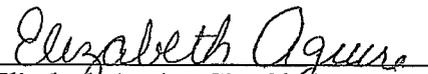
AYES:	Council members:	Shelton, Stancil, Malson, Raboy, Clare
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	None


MAYOR, City of Galt

ATTEST:

CITY CLERK, City of Galt

CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2003-13, passed by the City Council on the day and year set forth above, and published pursuant to law.


Elizabeth Aguire, City Clerk

RESOLUTION NO. 2003-06 (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR COUNTRYSIDE UNIT 2**

WHEREAS, Carl Wilkerson requests approval for a Tentative Subdivision Map for the Countryside Unit 2 Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on November 13, 2003, to consider the proposed Countryside Unit 2 Rezone and Tentative Subdivision Map Project; and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Negative Declaration, prepared for the project in accordance with the California Environmental Quality Act (CEQA), and the Countryside Unit 2 Rezone request and Architectural Review Implementation Plan, and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Countryside Unit 2 Project and considered all evidence in the record at the public hearing including the staff report and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Countryside Unit 2 Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on November 13, 2003; and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the proposed Rezone of the subject property and Architectural Review Plan), final action under CEQA will be taken by the City Council. The Planning Commission believes that the project will have no significant impact on the environment, as determined in the Initial Study and subsequent Negative Declaration for the Countryside Unit 2 Project on file with the City Clerk, and incorporated herein in full, and has separately recommended that the City Council so find in connection with its review of the proposed Rezone; and

C. The proposed subdivision is compatible with the surrounding residential land uses on three sides, which are comprised of similarly zoned, single-family neighborhoods; and

D. The proposed Countryside Unit 2 Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's Architectural Review Implementation Plan has been approved by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance. It will consist of no more than 36% (5 lots) of any one of the three approved floor plans. In addition, this subdivision shall not place, or cause to be placed, two identical elevations adjacent to one another; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, which will help mitigate the

unless an ARC modification is approved.

impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. A landscape area with a 10-foot wide easement, will be dedicated in favor of the City of Galt as shown on the tentative map (Lot 'A'). A bike and pedestrian access will also be provided at the end of the cul-de-sac providing non-motorized access from the subdivision directly to Kost Road; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This in-fill project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for Countryside Unit 2 Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone (R1A-PD to R1C-PD) and CEQA Negative Declaration for this project, then this Resolution of conditional approval shall be void and of no effect.

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

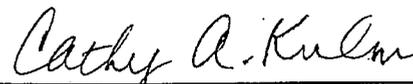
PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 13th day of November 2003, upon motion by Commissioner Albright, seconded by Commissioner Hohsfield, by the following vote, to wit:

AYES: Commissioners: Albright, Ellis, Hohsfield, McFaddin, Powers
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:



Planning Commission Chairperson, City of Galt

ATTEST:



Planning Commission Secretary, City of Galt

49. Storm drain laterals and mains shall have minimum diameters of 12" and 15" respectively.
50. The developer will, prior to approval of the Final Map, finalize and fully implement a financing mechanism, on terms and conditions acceptable to the City, which shall provide for adequate funding, periodic cost-of-living adjustments, to cover the costs of storm water pollution prevention programs and/or drainage facilities maintenance relating to the property. An acceptable funding mechanism may include, but not necessarily be limited to, voting to accept the Tier 2 fees Storm Water Drainage designated for new development.

DEVELOPMENT:

51. Project development shall include installation of six foot high solid fencing, measured from pad elevation, along the rear and side lot lines of each residential lot in the standard residential subdivision. No final permit will be issued until said fence is in place.

52. The building and elevation plans for this subdivision shall consist of no more than 36% (5 lots) of any one of the three approved floor plans. In addition, this subdivision shall not place, or cause to be placed, two identical elevations adjacent to one another. Prior to Building Permit issuance, a plan addressing these will need to be provided. Any significant changes to the building elevations will require a rezone to modify the Architectural Implementation Plan and will require subsequent approval by the Planning Commission and City Council.

53. Approval of this subdivision is conditioned upon all property within its boundaries, except public ways, in participating, joining and otherwise forming a maintenance district to finance annual maintenance for area wide parks, landscaping, drainage channels, public street lights, landscaped corridors and improvements thereon. Final map approval is conditioned upon the formation or annexation of such district, or other mechanism.

54. No multiple final maps will be permitted.

55. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).

56. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the City Engineer.

57. All development is to comply to the provisions of Title 18 of the Galt Municipal Code.

58. Provide monumentation and monument wells as required by the City Engineer in accordance with accepted standards.

Any modification to the approved ARC shall be processed in accordance with Chapter 18.24 of the Galt Municipal Code.

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69. In the event this project utilizes public or private home mortgage financing available only to very low, low, or moderate income households; the developer or his/her successors in interest agrees to provide information including, but not limited to, family size and annual income, necessary for the City to determine the income category for each housing unit in accordance with the City's Housing Element. This condition shall be recorded as a note on the final map.
70. Construction of two-story homes shall be limited to Lots 2-7 as shown on the Tentative Subdivision Map for Countryside Unit 2. The intent is to avoid constructing new two-story homes next to existing single story homes.
71. Garages shall be provided for each floor plan. Garages shall be attached and architecturally similar. Applicant is encouraged to recess garages at least twelve inches from the front of the home.  Or an ARC modification shall be obtained.

ORDINANCE NO. 2005-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, CONDITIONALLY AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT AND APPROVING THE ARCHITECTURAL REVIEW FOR
CREEKSIDE 2 UNIT 2 REZONE AND ARCHITECTURAL REVIEW PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby amended in order to rezone those 14 ± acres particularly identified as Assessor Parcel Numbers 150-0550-001, -002, and -003 as described in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held March 10, 2005 and the City Council decision at the public hearing held April 5, 2005.

SECTION 2. This project's architectural floor plans and elevations shall be in substantial compliance with the architectural floor plans, elevations & color and materials board as approved by the City Council and on file in the official file for the project at the City Clerk's Office and subject to the following conditions. 1) That the applicant abide by and satisfy all requirements contained within the August 4, 2003 certified EIR Addendum (Resolution 2003-92) to the final Environmental Impact Report for the Creekside Unit 2 Tentative Subdivision Map (SCH No. 90020038) and Mitigation Monitoring Plan for Creekside 2 Unit 2; 2) That a 15 foot Public Services Easement shall be dedicated to the City of Galt along the western property line of lot 22; and 3) That the lettered lot B (APN 150-0550-002) shall be irrevocably offered for dedication to the City of Galt.

→ Further, in addition to the approved floor plans and elevations, there shall be language contained within the covenants, conditions and restrictions (CC&Rs) to allow custom homes, as shown in Exhibit B. Further, the developer shall not place, or cause to be placed, two substantially similar production home elevations adjacent to, nor directly across from, one another, nor shall any substantially similar floor plan comprise more than 40% (15 Homes) of the lots in this subdivision. Custom home elevations will be assessed individually in determining placement in the subdivision. Each proposed custom home or additional production homes will be required to gain approval from the Planning Commission at a noticed public hearing prior to building permit issuance. Any changes requested for the approved production home elevations, except for minor alterations or insubstantial modifications to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.

SECTION 3. Prior to final map approval, this project will be required to participate in, or otherwise join, the Community Facilities District 2005-01 (CFD) being formed to finance public safety service costs related to various land uses.

SECTION 4. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Any modification of the approved ARC shall be processed in accordance with Chapter 18.24 of the Galt Municipal Code.

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Unless an ARC modification is approved.

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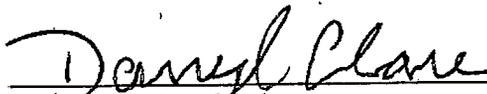
SECTION 6. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

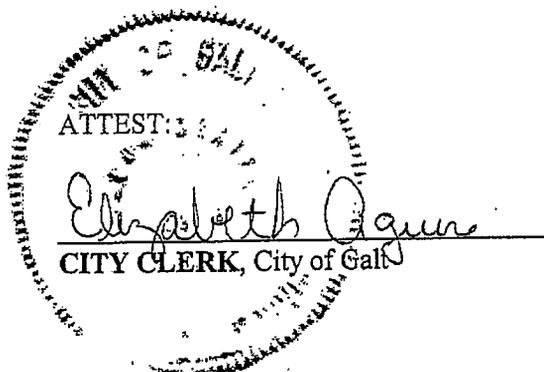
SECTION 7. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 5th day of April, 2005 and by unanimous vote of the Council members present, further reading was waived.

On a motion by Council Member Malson, seconded by Council Member Payne, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 19th day of April, 2005, by the following vote, to wit:

AYES:	Council members:	Payne, Malson, Raboy, Clare
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members :	Shelton


MAYOR, City of Galt



CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2005-03, passed by the City Council on the day and year set forth above, and published pursuant to law.

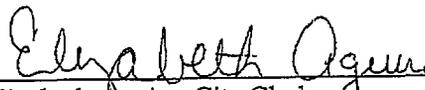

Elizabeth Aguire, City Clerk

EXHIBIT B

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**Minimum Standards and Approval Procedure for Custom Homes
Creekside 2 Unit 2**

Minimum custom home standards:

1. Habitable square footage must exceed 2,000.
2. A minimum 20 foot by 20 foot garage with a minimum door opening width of 16 feet, or equivalent individual doors, providing space for two cars, shall be constructed in conjunction with any home pursuant to §18.20.020.
3. Roofing materials shall be concrete tile.
4. Elevations shall be architecturally unique compared to those homes directly adjacent to, or across from the proposed custom home.
5. Colors and materials shall be chosen from the approved color and materials board.

Custom Home Approval Procedure:

The custom home applicant will be required to submit one 8½ x 11 inch color and materials board, 15 sets of 8½ x 11 inch floor plans and elevations meeting the minimum criteria listed above, a 500 foot radius map and stamped addressed envelopes for all property owners within 500 feet of the parcel, and a fee for processing the request to the City of Galt Planning Department. The Planning Department will then notice and place the request on the next feasible agenda for Planning Commission consideration at a Public Hearing.

RESOLUTION NO.2006 – 05(PC)

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND APPROVING THE CEQA NOTICE OF EXEMPTION AND FURTHER
APPROVING REVISIONS TO THE CREEKSIDE 2, UNIT 2 RESIDENTIAL SUBDIVISION
ARCHITECTURAL PLANS (FLOOR PLANS AND EXTERIOR ELEVATIONS)
AND REQUESTED APPROVAL OF ADDITIONAL PRODUCTION HOME PLANS
(FOR A TOTAL OF FIVE DIFFERENT FLOOR PLANS)**

WHEREAS, the applicant, 4 G's Development L.P., received approval from the Galt City Council for a rezone and architectural plans (floor plans and exterior elevations) on April 5, 2005 for the Creekside 2 Unit 2 residential subdivision project; and

WHEREAS, the applicant, 4 G's Development L.P., requests approval for minor revisions to the Creekside 2 Unit 2 residential subdivision architectural plans (floor plans and exterior elevations) and two (2) additional production homes for the Creekside 2 Unit 2 Project (Project); and

WHEREAS, Resolution 2005-45, approving the original project stated that any revisions to floor plans or addition of new production homes requires Planning Commission approval at a noticed public hearing; and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on October 12, 2006; and

WHEREAS, the Planning Commission has reviewed all evidence in the record including the staff report and oral and written testimony and intends to file a California Environmental Quality Act (CEQA) Notice of Exemption under Section 15061(b)(3): General Rule Exemption which states that CEQA is not required when there is no possibility that the action under consideration could have a significant effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt, California, using their independent judgment, hereby adopts the Notice of Exemption Section 15061(b)(3) of the California Environmental Quality Act (CEQA) for the Project providing a basis of project approval and imposition of conditions, and makes the following findings:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on October 12, 2006; and

B. The Planning Commission determines that only the floor plans and elevations of the homes are being changed and that no other changes are proposed to the previously approved rezone, subdivision map, or the certified EIR Addendum and Monitoring Plan for Creekside 2 Unit 2 such that such documents remain in full effect governing any portion outside the scope of this Rezone for Architectural Review purposes; and

C. The Planning Commission determines that the request for modifications to the architectural package is consistent with the General Plan; that these modifications are consistent with the City's Housing Element and place no further burden on the City's services as determined on April 5, 2005 when the rezone and architectural review was approved by the City Council; and

D. This project's architectural floor plans and elevations shall be in substantial compliance

with the architectural floor plans, elevations & color and materials board as approved by the City of Galt Planning Commission on October 12, 2006 attached hereto as Exhibit A and on file in the official file for the project at the City Clerk's Office. Any significant changes to the building elevations will require subsequent approval by the Planning Commission at a duly noted public hearing. Minor alterations or insubstantial modifications to the elevations and floor plans will be determined by the Community Development Director; and

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Unless an ARC modification is approved.

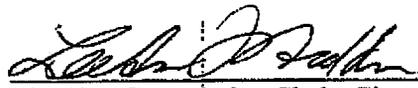
E. The Planning Commission requires this subdivision to not place, or cause to be placed, two substantially similar production home elevations adjacent to, nor directly across from, one another, nor shall any substantially similar floor plan comprise more than 40% (15 Homes) of the lots in this subdivision. Custom home elevations will be assessed individually in determining placement in the subdivision. Each proposed custom home or additional production homes will be required to gain approval from the Planning Commission at a public hearing prior to building permit issuance; and

Delete -> F. That there be no changes in the production home and custom home standards and procedures as noted in Exhibit B.

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 12th day of October 2006, upon motion by Commissioner Heuer, seconded by Commissioner Powers, by the following vote, to wit:

- AYES: Commission members: Albright, Powers, Santillan, Heuer
- NOES: Commission members:
- ABSTAIN: Commission members:
- ABSENT: Commission members:


Planning Commission Chair, City of Galt

ATTEST:


Planning Commission Secretary, City of Galt

Any modification of the approved ARC, shall be processed in accordance with Chapter 18.24 of the Galt Municipal Code.

PL0143FH - CC Resolution - 4Gs



EXHIBIT B

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Exhibit

Production and Custom Home Standards and Procedures

Minimum Production Home Standards:

1. The developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). This will allow for more pool construction and design options in the rear yards.
2. At least 50% of garage doors shall have window lights. The remaining garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features
3. All garage doors shall have a variety of stamped steel façades offered as an option.
4. At least 25% of all garage doors shall be installed with faux carriage door hardware. The remaining 75% shall have faux carriage door hardware offered as an option.
5. Rear and side elevations shall have the same trim level found around the windows on the front elevation offered as an option.
6. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

Custom Home Standards:

1. Habitable square footage must exceed 2,000
2. A minimum 20 foot by 20 foot garage with a minimum door opening width of 16 feet, or equivalent individual doors, providing space for two cars, shall be constructed in conjunction with any home pursuant to §18.20.020
3. Roofing materials shall be concrete tile
4. Elevations shall be architecturally unique compared to those homes directly adjacent to, or across from the proposed custom home
5. Colors and materials shall be chosen from the approved color and materials board

Proposed Custom Home Approval Procedure:

The custom home applicant will be required to submit one 8½ x 11 inch color and materials board, 15 sets of 8½ x 11 inch floor plans and elevations meeting the minimum criteria listed above, a 500 foot radius map and stamped addressed envelopes for all property owners within 500 feet of the parcel, and a fee for processing the request to the City of Galt Planning Department. The Planning Department will then notice and place the request on the next feasible agenda for Planning Commission consideration at a Public Hearing.

RESOLUTION NO.2008 -06 (PC)

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND APPROVING THE CEQA NOTICE OF EXEMPTION AND FURTHER
APPROVING ADDITIONAL PRODUCTION HOME PLANS
(FOR A TOTAL OF SEVEN DIFFERENT FLOOR PLANS)
TO THE CREEKSIDE 2, UNIT 2 RESIDENTIAL SUBDIVISION
ARCHITECTURAL PLANS (FLOOR PLANS AND EXTERIOR ELEVATIONS)**

WHEREAS, the applicant, 4 G's Development L.P., received approval from the Galt City Council for a rezone and architectural plans (floor plans and exterior elevations) on April 5, 2005 for the Creekside 2 Unit 2 residential subdivision project; and

WHEREAS, the applicant, 4 G's Development L.P., received approval from the Galt Planning Commission for minor revisions and additions to the architectural plans (floor plans and exterior elevations) on October 12, 2006 for the Creekside 2 Unit 2 residential subdivision project; and

WHEREAS, the applicant, 4 G's Development L.P., requests approval to add two (2) additional production home options for the Creekside 2 Unit 2 Project (Project); and

WHEREAS, Resolutions 2005-45 and 2006-05, approving the original project and revisions and additions, stated that any revisions to floor plans or addition of new production homes requires Planning Commission approval at a noticed public hearing; and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on October 9, 2008; and

WHEREAS, the Planning Commission has reviewed all evidence in the record including the staff report and oral and written testimony and intends to file a California Environmental Quality Act (CEQA) Notice of Exemption under Section 15061(b)(3): General Rule Exemption which states that CEQA is not required when there is no possibility that the action under consideration could have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt, California, using their independent judgment, hereby adopts the Notice of Exemption Section 15061(b)(3) of the California Environmental Quality Act (CEQA) for the Project providing a basis of project approval and imposition of conditions, and makes the following findings:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on October 9, 2008; and

B. The Planning Commission determines that only two (2) production homes are being added to the architectural plans and that no other changes are proposed to the previously approved rezone, subdivision map, or the certified EIR Addendum and Monitoring Plan for Creekside 2 Unit 2 such that such documents remain in full effect governing any portion outside the scope of this Rezone for Architectural Review purposes; and

C. The Planning Commission determines that the request for modifications to the architectural package is consistent with the General Plan; that these modifications are consistent with the City's Housing Element and place no further burden on the City's services as determined on April 5, 2005 when the rezone and architectural review was approved by the City Council; and

Delete both underlined sections and replace with new language below.

D. This project's architectural floor plans and elevations shall be in substantial compliance with the architectural floor plans, elevations & color and materials board per Resolution 2005 - 03 and amended by Resolution No 2006 - 05 and as amended by the City of Galt Planning Commission on October 9, 2008 to include two (2) more production home options attached hereto as Exhibit A and on file in the official file for the project at the City Clerk's Office. Any significant changes to the building elevations will require subsequent approval by the Planning Commission at a duly noted public hearing. Minor alterations or insubstantial modifications to the elevations and floor plans will be determined by the Community Development Director; and

Unless an ARC modification is approved.

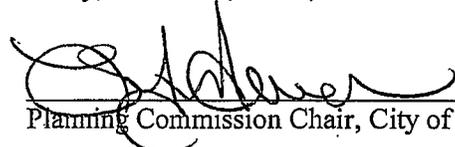
E. The Planning Commission requires this subdivision to not place, or cause to be placed, two substantially similar production home elevations adjacent to, nor directly across from, one another, nor shall any substantially similar floor plan comprise more than 40% (15 Homes) of the lots in this subdivision. Custom home elevations will be assessed individually in determining placement in the subdivision. Each proposed custom home or additional production homes will be required to gain approval from the Planning Commission at a public hearing prior to building permit issuance; and

~~F. That there be no changes in the production home and custom home standards and procedures as noted in Exhibit B.~~

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 9th day of October 2008, upon motion by Commissioner Davenport, seconded by Commissioner Powers, by the following vote, to wit:

- AYES:** Commission members: Davenport, Heuer, Powers
- NOES:** Commission members:
- ABSTAIN:** Commission members:
- ABSENT:** Commission members: Daley, McFaddin, Yates,



Planning Commission Chair, City of Galt

ATTEST:



Planning Commission Secretary, City of Galt

Any modification of the approved ARC shall be processed in accordance with Chapter 18.24 of the Galt Municipal Code.

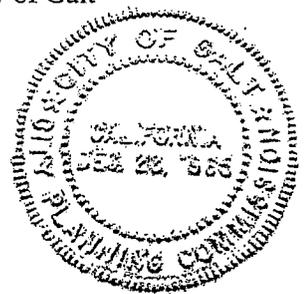


EXHIBIT B

Delete
Exhibit

Production and Custom Home Standards and Procedures

Minimum Production Home Standards:

1. The developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). This will allow for more pool construction and design options in the rear yards.
2. At least 50% of garage doors shall have window lights. The remaining garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features
3. All garage doors shall have a variety of stamped steel façades offered as an option.
4. At least 25% of all garage doors shall be installed with faux carriage door hardware. The remaining 75% shall have faux carriage door hardware offered as an option.
5. Rear and side elevations shall have the same trim level found around the windows on the front elevation offered as an option.
6. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

Custom Home Standards:

1. Habitable square footage must exceed 2,000
2. A minimum 20 foot by 20 foot garage with a minimum door opening width of 16 feet, or equivalent individual doors, providing space for two cars, shall be constructed in conjunction with any home pursuant to §18.20.020
3. Roofing materials shall be concrete tile
4. Elevations shall be architecturally unique compared to those homes directly adjacent to, or across from the proposed custom home
5. Colors and materials shall be chosen from the approved color and materials board

Proposed Custom Home Approval Procedure:

The custom home applicant will be required to submit one 8½ x 11 inch color and materials board, 15 sets of 8½ x 11 inch floor plans and elevations meeting the minimum criteria listed above, a 500 foot radius map and stamped addressed envelopes for all property owners within 500 feet of the parcel, and a fee for processing the request to the City of Galt Planning Department. The Planning Department will then notice and place the request on the next feasible agenda for Planning Commission consideration at a Public Hearing.

ORDINANCE NO. 2007-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT AND APPROVING THE ARCHITECTURAL REVIEW FOR
CREEKSIDE III REZONE AND ARCHITECTURAL REVIEW PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby conditionally amended in order to rezone 20.07-acre parcel from R1-A PD, Low Density Single Family Planned Development and NC, Neighborhood Commercial as shown in Attachment 1, to R1C-PD, Maximum Density Single Family Residential Planned Development, as shown in Attachment 2 attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held March 8, 2007 and the City Council decision at the public hearing held March 20, 2007. This site is located at the northwest corner of the intersection of Kost Road and Lincoln Way, more specifically known as Assessor's Parcel Number 150-0101-067.

The rezone is conditioned such that the architecture, floor plans, and elevations approved at the public hearings are the required floor plans and elevations for the development project. The architectural package is attached as Attachments 3-7. Further the floor plans and elevations identified and approved by the Planning Commission and City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 30% (20 Homes) of the subdivision with a minimum of 11% (7 Homes) of each floor plan in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title

18. are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

Additionally, the developer shall make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). At least 50% of garage doors shall have window lights. The remaining garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features. All garage doors shall have a variety of stamped steel façades offered as an option. At least 25% of all garage doors shall be installed with faux carriage door hardware. The remaining 75% shall have faux carriage door hardware offered as an option. All second story elevations (rear and side) shall install the same trim level found around the windows on the front elevation. Three car garages floor plans where the third tandem parking space abuts the rear wall shall have an option to install a garage door leading to the rear yard. Each architectural package shall have at least two distinct garage orientations. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

SECTION 2. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Change to "approved"

Delete underlined text and replace with new text

(Insert text)

Any requested changes to these additional ARC Standards are subject to the ARC modification procedures in Chapter 18.24 of the Galt Municipal Code.

Unless an ARC modification is approved.

ORDINANCE NO. 2007-05
PAGE 2 OF 2

SECTION 4. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 5. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published and posted in accordance with section 36933(c)(1) of the California Government Code.

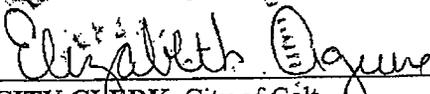
The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council, the 20th day of March, 2007, and by unanimous vote of the Council members present, further reading was waived.

On a motion by Council Member Clare, seconded by Council Member Meredith, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 3rd day of April, 2007, by the following vote, to wit:

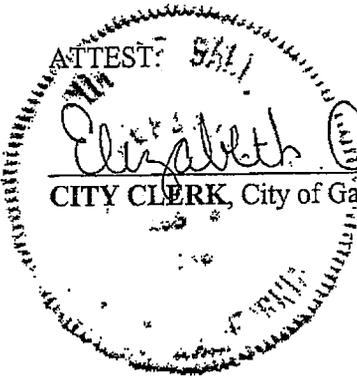
AYES:	Council members:	Meredith, Payne, Clare, Haines, Raboy
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	None



MAYOR, City of Galt

ATTEST: *SAL*


CITY CLERK, City of Galt



CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2007-05, passed by the City Council on the day and year set forth above, and published pursuant to law.



Elizabeth Aguire, City Clerk

RESOLUTION NO. 2007- 03 (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR CREEKSIDE III**

WHEREAS, Kimball Hill Homes, requests approval for a Tentative Subdivision Map for Creekside III Project (Exhibit A); and,

WHEREAS, the Planning Commission of the City of Galt held a public hearing on March 8, 2007 to consider the proposed Creekside III General Plan Amendment, Rezone and Tentative Subdivision Map Project; and,

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Initial Study Mitigated Negative Declaration and associated Mitigation Monitoring Plan for the Project prepared for the project in accordance with the California Environmental Quality Act (CEQA), and the Creekside III General Plan Amendment, Rezone request and Architectural Review Implementation Plan, and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Creekside III Project and considered all evidence in the record at the public hearing including the staff report and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Creekside III Project:

A. The proposed subdivision is compatible with the surrounding residential land uses. The Creekside III project is compatible with the surrounding land uses which are comprised of similarly zoned, single family neighborhoods, public cemetery, and rural residential homes under the jurisdiction of Sacramento County; and

B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan map and the applicable requirements of the Planned Development Combining District of the Zoning Ordinance. The low density residential general plan designation allows for up to 6 dwelling units per acre and the proposed Creekside III project proposes 3.5 units per acre, consistent with the general plan land use designation and R1-C maximum density single family zoning district by providing single family parcels that meet the standards proscribed for the R1-C zoning district, including exceed the 6,500 square feet minimum lot size. The Planned Development Combining District required that the project provide structures that demonstrate architectural diversity and avoid monotonous and repetitive appearance. Conditions of approval are provided to maintain diversity and avoid repetition; and

C. The proposed rezoning and resulting development would be compatible with existing and proposed land uses on adjacent property as the area to the south and east are developed with similar low density residential housing, to the west is a public cemetery, and the land to the north is rural residential under the jurisdiction of Sacramento County.

D. The site is physically suitable for the type of development, and the site contains no physical constraints, and the project developers extend all public services to the site, including water, sewer and storm

drain and install all public improvements. The project site is relatively flat with no water courses. Public improvements must be installed or bonded prior to final map approval. Public improvements include completion of the public streets along the west, south and east property lines, all interior public streets, all public utilities, landscaping, signage, bike lanes, water, stormwater, and sewer systems. No building permits can be issued (except for model homes) until all public improvements and private improvements needed to serve the project are completed; and,

E. The design of the subdivision does not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision and that landscape areas will be dedicated to the City of Galt as shown on the tentative map. The project does not require or provide public easements for access to or across the property since there are no public scenic areas within the project, nor does the project site require visual easements to open spaces or places of interest.; and

F. The housing needs of the surrounding region have been balanced against the public service needs of the city's residents and available fiscal and environmental resources pursuant to Section 66412.3 of the California Government Code. The project site is located within the City boundaries and has been zoned for low density residential use since the approval of the 1990 Galt General Plan. The zoning request for this project will maintain the low density status of the project site. The small size of the project and the requirement that the project developers install or pay a fair share of projected city infrastructure and traffic related upgrades resolves undue burdens on the fiscal resources of the City; and,

G. The subdivision design provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision as described in Section 66473.1 of the California Government Code. The project design provides north and south oriented lots to provide passive orientation energy efficient opportunities, and coupled with the Building Standards requirement that all new homes built meet or exceed Title 24 Energy Efficiency Standards assures that the project will provide, to the extent feasible, for energy efficiency; and,

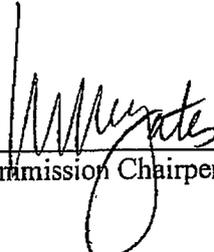
H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project is within the City limits and is bound on the west, south and east by development within the City Limits. It maximizes the use of the property while providing services to residents.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for the Creekside III Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the CEQA Initial Study Mitigated Negative Declaration for this project and proposed general plan amendment rezone consistent with the tentative map, then this Resolution of conditional approval shall be void and of no effect.

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 8th day of March 2007, upon motion by Commissioner Daley, seconded by Commissioner Yates, by the following vote, to wit:

AYES: Commissioners: Daley, Heuer, McFaddin, Yates
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:



Planning Commission Chairperson, City of Galt

ATTEST:



Planning Commission Secretary, City of Galt

PL0488 - PC Resolution



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#	CONDITION OF APPROVAL	SCHEDULE / DUE:	RESPONSIBLE ENFORCEMENT	COMPLETED DATE
66.	The building and elevation plans for this subdivision have been approved by the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Any changes requested for the approved floor plans or elevations, <u>except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.</u>	Building permit application	Planning Dept.	
67.	Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).	Improvement Plans	Planning Dept. / City Engineer	
68.	Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.	Improvement Plans and Building permits, as applicable	Building Official / City Engineer	
69.	The ODS shall provide monumentation in accordance with accepted standards.	Acceptance of Improvements	City Engineer	
70.	The ODS shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The Building Department will calculate approximate square footage, with fees being paid directly to respective districts.	Building permit issuance	Planning Dept.	
71.	No building permits shall be issued for any structure unless all on-site and off-site public and private improvements are completed, pursuant to GMC 15.24.020 & 15.24.030	Building Permit approval	City Engineer	
72.	All heating and air conditioning equipment shall be sufficiently screened to obscure views from public ways. Materials used for screening purposes shall be similar and compatible with that of the main structure so serving.	Building permit application	Planning Dept.	
73.	Roofing materials for all structures shall have a minimum Class "C" rating.	Building permit application	Building Dept.	
74.	This project is subject to SMAQMD rules and regulations in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916-874-4800. This includes, but is not limited by rules 201, 403, 442, and 902.	All phases	SMAQMD	
75.	All public improvements shall be in accordance with the latest edition of the County of Sacramento standard construction specifications and improvement standards except as modified by the City of Galt.	Improvement plans	City Engineer	
76.	Dust and particulates from construction grading activities must be minimized by sprinkling exposed	Improvement Plans	City Engineer	

shall be processed pursuant to Chapter 18.24 of the Galt Municipal Code.

ORDINANCE NO. 2005-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT AND APPROVING THE ARCHITECTURAL REVIEW FOR
CREEKSIDE 4 REZONE AND ARCHITECTURAL REVIEW PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby conditionally amended in order to rezone those 41.9 ± acres from R1A-PD (Single Family Residential, Low Density with 10,000 sq. ft. minimum lot size) and OS (Open Space) to R1C-PD (Single-Family Residential, Maximum-Density with 6,500 sq. ft. minimum lot size) and OS (Open Space) as shown in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held February 10, 2005 (continued from January 13, 2005) and the City Council decision at the public hearing held March 15, 2005. This site is located at 10570 Kost Road (APN 150-0101-074).

The rezone is conditioned such that the architecture, floor plans, and elevations approved at the public hearings are the required floor plans and elevations for the development project. The architectural package is filed in the official file for Creekside 4. Further the floor plans and elevations identified and approved by the Planning Commission and City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 30% (20 Homes) of the subdivision with a minimum of 10% (7 Homes) of each floor plan in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title

18. Shall be processed pursuant to Chapter 18.24 of the Galt Municipal Code.

Additionally, the developer shall make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). At least 50% of garage doors shall have window lights. The remaining garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features. All garage doors shall have a variety of stamped steel façades offered as an option. At least 25% of all garage doors shall be installed with faux carriage door hardware. The remaining 75% shall have faux carriage door hardware offered as an option. All second story elevations (rear and side) shall install the same trim level found around the windows on the front elevation. Three car garages floor plans where the third tandem parking space abuts the rear wall shall have an option to install a garage door leading to the rear yard. Each architectural package shall have at least two distinct garage orientations. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

SECTION 2. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the

Change to "approved"

Delete underlined text and replace with new

Insert text

Any requested changes to these additional ARC standards are subject to the ARC modification procedures in chapter 18.24 of the Galt Municipal Code.

Unless an ARC modification is approved

ORDINANCE NO. 2005-01

PAGE 2

ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

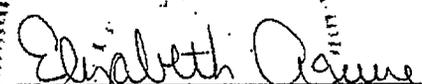
SECTION 5. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 15th day of March, 2005 and by unanimous vote of the Council members present, further reading was waived.

On a motion by Council Member Malson, seconded by Council Member Raboy, 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 April, 2005, by the following vote, to wit:

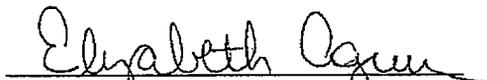
AYES:	Council members	Shelton, Payne, Malson, Raboy, Clare
NOES:	Council members	None
ABSTAIN:	Council members	None
ABSENT:	Council members	None


MAYOR, City of Galt

ATTEST:

CITY CLERK, City of Galt

CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2005-01, passed by the City Council on the day and year set forth above, and published pursuant to law.


Elizabeth Aguire, City Clerk

RESOLUTION NO. 2005-01 (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR CREEKSIDE 4**

WHEREAS, Kimball Hill Homes, requests approval for a Tentative Subdivision Map for Creekside 4 Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on February 10, 2005 (continued, without review, from noticed public hearing of January 13, 2005) to consider the proposed Creekside 4 Rezone and Tentative Subdivision Map Project; and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Mitigated Negative Declaration, prepared for the project in accordance with the California Environmental Quality Act (CEQA), and the Creekside 4 Rezone request and Architectural Review Implementation Plan, and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Creekside 4 Project and considered all evidence in the record at the public hearing including the staff report and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Creekside 4 Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on February 10, 2005 (continued from January 13, 2005); and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the proposed Rezone of the subject property and Architectural Review Plan), final action under CEQA will be taken by the City Council. The Planning Commission of the City of Galt reviewed and recommended approval of the Mitigated Negative Declaration for the Project, on file with the City Clerk, and incorporated herein in full, and has also recommended that the City Council approve the proposed Rezone and Architecture; and

C. The proposed subdivision is compatible with the surrounding residential land uses, which are comprised of similarly zoned, single-family neighborhoods and vacant land slated for future residential development; and

D. The proposed Creekside 4 Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's Architectural Review Implementation Plan has been approved by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance.

Conditions of approval have been added stating that the developer shall make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). At least 50% of garage doors shall have window lights. The remaining garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features. All garage doors shall have a variety of stamped steel façades offered as an option. At least 25% of all garage doors shall be installed with faux carriage door hardware. The remaining 75% shall have faux carriage door hardware offered as an option. All second story elevations (rear and side) shall install the same trim level found around the windows on the front elevation. Three car garages floor plans where the third tandem parking space abuts the rear wall shall have an option to install a garage door leading to the rear yard. Each floor plan shall have at least two distinct garage orientations. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

Further the floor plans and elevations, identified and approved by the Planning Commission and City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and no floor plan shall comprise more than 30% (20 Homes) of the subdivision with a minimum of 10% (7 Homes) of each floor plan in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18; and are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, which will help mitigate the impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Landscape areas with minimum 15-foot wide landscape easements, will be dedicated in favor of the City of Galt as shown on the tentative map as well as an Open Space Lot A with bike trail facilities connecting the Dry Creek Bike Path; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

Delete paragraph. It is redundant to conditions.

Delete Paragraph It is redundant to conditions.

Delete underlined text and insert new text

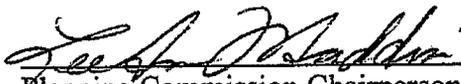
unless an ARC modification is approved

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for the Creekside 4 Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone (R1A-PD and OS to R1C-PD and OS) and CEQA Mitigated Negative Declaration for this project, then this Resolution of conditional approval shall be void and of no effect.

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 February 2005, upon motion by Commissioner Heuer, seconded by Commissioner Powers, by the following vote, to wit:

AYES: Commissioners: McFaddin, Powers, Albright, Ellis, Heuer
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:

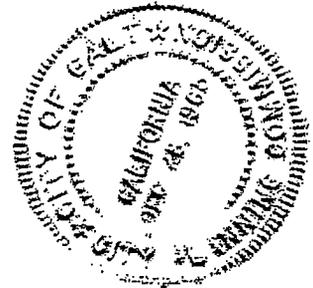


Planning Commission Chairperson, City of Galt

ATTEST:



Planning Commission Secretary, City of Galt



having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.

57. The developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E).

58. At least 50% of garage doors shall have window lights. The remaining garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features

59. All garage doors shall have a variety of stamped steel façades offered as an option.

60. At least 25% of all garage doors shall be installed with faux carriage door hardware. The remaining 75% shall have faux carriage door hardware offered as an option.

61. All second story elevations (rear and side) shall install the same trim level found around the windows on the front elevation.

62. Three car garages floor plans where the third tandem parking space abuts the rear wall shall have an option to install a garage door leading to the rear yard.

63. Each floor plan shall have at least two distinct garage orientations.

64. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

65. In addition to ensuring that no two substantially similar elevations are located adjacent to or directly across from one another, no floor plan shall comprise more than 30% (20 Homes) of the subdivision with a minimum of 10% (7 Homes) of each floor plan in this subdivision.

66. The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, will be appealed to the Architectural Review Committee and, should the appeal not be granted, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. *are subject to the ARC modification procedures in Chapter 18.24 of the Galt Municipal Code.*

67. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).

68. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.

69. All development shall comply with the provisions of Title 18 of the Galt Municipal Code.

70. Provide monumentation as required by the City Engineer in accordance with accepted standards.

71. Prior to building permit issuance, the Applicant shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The Building Department will calculate approximate square footage, with fees being paid directly to respective districts.

72. No building permits shall be issued for any structure unless all on-site and off-site public and private

All circled conditions are subject to modification, if so requested, pursuant ARC modification process in Chapter 18.24 of the Galt Municipal Code.

Delete underlined text and replace with new text.

Municipal Code.

ORDINANCE NO. 2009-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT AND APPROVING THE ARCHITECTURAL REVIEW
FOR FOUR SEASONS ESTATES REZONE PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby amended in order to rezone those 5.74± acres from R1A-PD (Low Density with 10,000 sq. ft. minimum lot size) to Maximum-Density Single Family Residential, (R1C-PD with 6,500 sq. ft. minimum lot size). The 5± acre property is located east of Highway 99, bordered by Ayers Lane to the south and Lyonia Drive to the north in the City of Galt. The site is particularly identified as Assessor Parcel Number 150-0042-093. It is described in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held April 9, 2009 and the City Council decision at the public hearing held June 2, 2009.

The rezone is conditioned such that the architecture, floor plans, and elevations approved at the public hearing are the required floor plans and elevations for the development project (Exhibit B). The architectural package is filed in the official file for Four Seasons Estates. Further the floor plans and elevations identified and approved by City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 34% of the subdivision with a minimum requirement that at least 15% of each floor plan be constructed in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Community Development Director shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. *are subject to the ARC modification*

Procedures in Galt Municipal Code Chapter 18.24.
SECTION 2. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 5. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 2nd day of June 2009 and by majority vote of the Council members present, further reading was waived.

Change to
"Approved"

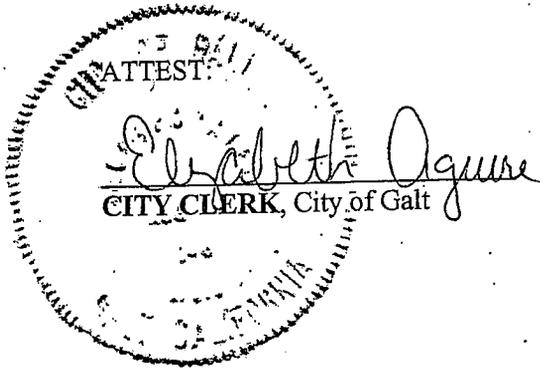
Delete
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Unless an
ARC
modification
is
approved.

On a motion by Council Member Meredith, seconded by Council Member Haines, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 16th day of June, 2009, by the following vote, to wit:

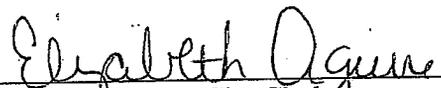
AYES:	Council members	Payne, Clare, Haines, Meredith, Shelton
NOES:	Council members	
ABSTAIN:	Council members	
ABSENT:	Council members	


MAYOR, City of Galt



CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2009-08, passed by the City Council on the day and year set forth above, and published pursuant to law.


Elizabeth Aguire, City Clerk

RESOLUTION NO. 2009-04PC

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF GALT, CALIFORNIA, MAKING FINDINGS AND
CONDITIONALLY APPROVING THE TENTATIVE SUBDIVISION
MAP FOR THE FOUR SEASONS ESTATES PROJECT**

WHEREAS, Four Seasons requests approval for a Tentative Subdivision Map for the Four Seasons Estates Rezone and Tentative Subdivision Map Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on April 9, 2009, to consider the proposed Four Seasons Estates Zoning Amendment, Tentative Subdivision Map and Architectural Review Plan, known as the Four Seasons Estates, Rezone and Tentative Subdivision Map Project (the "Project"); and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Initial Study and Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA), and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed and considered the rezone request from Single-family Residential, Low Density (R1A-PD with 10,000 sq. ft. minimum lot size) to Maximum-Density Single Family Residential, (R1C-PD with 6,500 sq. ft. minimum lot size) including the proposed architectural drawings for the future homes for the project and recommended that the City Council approve; and

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Project and considered all evidence in the record, oral and written, at the public hearing including the staff report, environmental analysis and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on April 9, 2009;

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the Rezone and Architectural Review of the subject property), final action under CEQA will be taken by the City Council. The Planning Commission believes that the Initial Study and Mitigated Negative Declaration satisfies the requirements of the California Environmental Quality Act incorporated herein in full, and has separately recommended that the City Council so find in connection with its review of the proposed Rezone and Architectural Review; and

C. The proposed Four Seasons Estates Rezone, Tentative Subdivision Map and Architectural Review is compatible with the surrounding residential land uses, which are comprised of similarly zoned, single-family neighborhoods and consistent with the General Plan policies and land use map and;

D. The proposed Project is consistent with the General Plan 1990 land use map and policies as well as the 2030 General Plan pending final adoption. This subdivision's Architectural Review Plan has been approved by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance. A condition of approval has been added to ensure that this subdivision shall not place, or cause to be placed, two identical elevations adjacent to one another to ensure a reasonable mix of styles; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, which will help mitigate the impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone or approve of the Mitigated Negative Declaration for this project, then this Resolution of conditional approval shall be void and of no effect.

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 9th day of April, 2009, upon motion by Commissioner Davenport, seconded by Commissioner McFaddin by the following vote, to wit:

AYES:	Commissioners:	Powers, McFaddin, Davenport
NOES:	Commissioners:	
ABSTAIN:	Commissioners:	Yates
ABSENT:	Commissioners:	Daley

Mayson Powers

Planning Commission Chair, City of Galt
6/11/09

ATTEST
Cathy Kincaid

Planning Commission Secretary, City of Galt



#	CONDITION OF APPROVAL	SCHEDULE / DUE:	RESPONSIBLE ENFORCEMENT	COMPLETED DATE
	<p>PG&E Gas Maintenance & Operations (916-386-5153) to repair damaged pipe wrap.</p> <p>The gas facilities located within the project area may require special construction equipment weight limits when working over or near these facilities. The ODS shall consult with PG&E prior to construction. An application for gas services is required by PG&E.</p>			
51	Project development shall include installation of six foot high solid wood fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.	Building permit inspection	Building Inspector	
52	The developer should make every effort to locate air conditioning condensers in the side yards (providing the air conditioning condensers do not encroach on the required five foot setback) with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E).	Building permit application	Planning Dept.	
53	Hackberry (<i>Celtis occidentalis</i>) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.	Landscape plans	Planning Dept.	
54	The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Further the floor plans and elevations identified and approved by City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 34% of the subdivision with a minimum requirement that at least 15% of each floor plan be constructed in this subdivision. In addition, this subdivision shall not place, or cause to be placed, two identical elevations directly across from nor adjacent to one another. Any changes requested for the approved floor plans or elevations, <u>except for minor alterations to be determined by the Community Development Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.</u> are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.	Building permit application	Planning Dept.	
55	Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).	Improvement Plans	Planning Dept. / City Engineer	Galt Municipal Code Chapter 18.24.
56	Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property	Improvement Plans and	Building Official / City Engineer	

unless an ARC modification is approved.

Delete underlined text and replace with new text.

are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

ORDINANCE NO. 2009-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT AND APPROVING THE ARCHITECTURAL REVIEW FOR
LONNIE ESTATES REZONE PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby amended in order to rezone those 5± acres from R1A-PD (Low Density with 10,000 sq. ft. minimum lot size) to Maximum-Density Single Family Residential, (R1C-PD with 6,500 sq. ft. minimum lot size). The 5± acre property is located east of Highway 99, bordered by Ayers Lane to the south and Lyonia Drive to the north in the City of Galt. The site is particularly identified as Assessor Parcel Number 150-0030-013. It is described in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held April 9, 2009 and the City Council decision at the public hearing held June 2, 2009.

The rezone is conditioned such that the architecture, floor plans, and elevations approved at the public hearing are the required floor plans and elevations for the development project (Exhibit B). The architectural package is filed in the official file for Lonnie Estates. Further the floor plans and elevations identified and approved by City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 34% of the subdivision with a minimum requirement that at least 15% of each floor plan be constructed in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Community Development Director, will be appealed to the Architectural Review Committee and, should the appeal not be granted, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

SECTION 2. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 5. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 2nd day of June, 2009 and by majority vote of the Council members present, further reading was waived.

Change to
"Approved"

Delete
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text and
replace
with
new

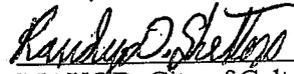
unless an ARC
modification is
approved.

ORDINANCE NO. 2009-09

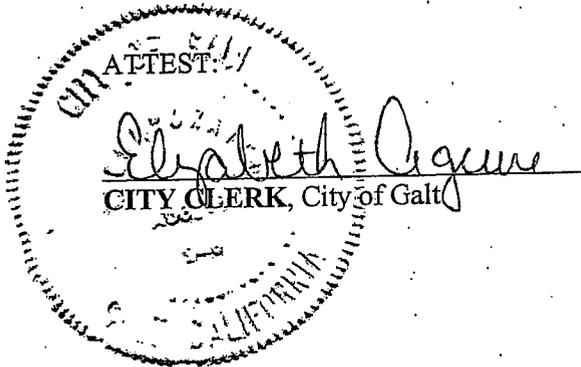
PAGE 2 OF 2

On a motion by Council Member Meredith, seconded by Council Member Haines, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 16th day of June, 2009, by the following vote, to wit:

AYES:	Council members	Payne, Clare, Haines, Meredith, Shelton
NOES:	Council members	
ABSTAIN:	Council members	
ABSENT:	Council members	

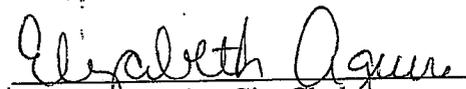


MAYOR, City of Galt



CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2009-09, passed by the City Council on the day and year set forth above, and published pursuant to law.



Elizabeth Aguire, City Clerk

RESOLUTION NO. 2009-05PC

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF GALT, CALIFORNIA, MAKING FINDINGS AND
CONDITIONALLY APPROVING THE TENTATIVE SUBDIVISION
MAP FOR THE LONNIE ESTATES PROJECT**

WHEREAS, Lonnie Estates requests approval for a Tentative Subdivision Map for the Lonnie Estates Rezone and Tentative Subdivision Map Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on April 9, 2009, to consider the proposed Lonnie Estates Zoning Amendment, Tentative Subdivision Map and Architectural Review Plan, known as the Lonnie Estates, Rezone and Tentative Subdivision Map Project (the "Project"); and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Initial Study and Mitigated Negative Declaration prepared for the project in accordance with the California Environmental Quality Act (CEQA), and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed and considered the rezone request from Single-family Residential, Low Density (R1A-PD with 10,000 sq. ft. minimum lot size) to Maximum-Density Single Family Residential, (R1C-PD with 6,500 sq. ft. minimum lot size) including the proposed architectural drawings for the future homes for the project and recommended that the City Council approve; and

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Project and considered all evidence in the record, oral and written, at the public hearing including the staff report, environmental analysis and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on April 9, 2009;

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the Rezone and Architectural Review of the subject property), final action under CEQA will be taken by the City Council. The Planning Commission believes that the Initial Study and Mitigated Negative Declaration satisfies the requirements of the California Environmental Quality Act incorporated herein in full, and has separately recommended that the City Council so find in connection with its review of the proposed Rezone and Architectural Review; and

C. The proposed Lonnie Estates Rezone, Tentative Subdivision Map and Architectural Review is compatible with the surrounding residential land uses, which are comprised of similarly zoned, single-family neighborhoods and consistent with the General Plan policies and land use map and;

D. The proposed Project is consistent with the General Plan 1990 land use map and policies as well as the 2030 General Plan pending final adoption. This subdivision's Architectural Review Plan has been approved by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance. A condition of approval has been added to ensure that this subdivision shall not place, or cause to be placed, two identical elevations adjacent to one another to ensure a reasonable mix of styles; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, which will help mitigate the impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone or approve of the Mitigated Negative Declaration for this project, then this Resolution of conditional approval shall be void and of no effect.

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 9th day of April, 2009, upon motion by Commissioner Davenport, seconded by Commissioner Powers, by the following vote, to wit:

AYES:	Commissioners: Powers, McFaddin, Yates, Davenport
NOES:	Commissioners:
ABSTAIN:	Commissioners:
ABSENT:	Commissioners: Daley, Pellandini

Marylou Powers

Planning Commission Chair, City of Galt
6/11/09

ATTEST:
Cathy K. O'Connell

Planning Commission Secretary, City of Galt



#	CONDITION OF APPROVAL	SCHEDULE / DUE:	RESPONSIBLE ENFORCEMENT	COMPLETED DATE
	The gas facilities located within the project area may require special construction equipment weight limits when working over or near these facilities. The ODS shall consult with PG&E prior to construction. An application for gas services is required by PG&E.			
52.	Project development shall include installation of six foot high solid wood fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.	Building permit inspection	Building Inspector	
53.	The developer should make every effort to locate air conditioning condensers in the side yards (providing the air conditioning condensers do not encroach on the required five foot setback) with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E).	Building permit application	Planning Dept.	
54.	Hackberry (<i>Celtis occidentalis</i>) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.	Landscape plans	Planning Dept.	
55.	The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Further the floor plans and elevations identified and approved by City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 34% of the subdivision with a minimum requirement that at least 15% of each floor plan be constructed in this subdivision. In addition, this subdivision shall not place, or cause to be placed, two identical elevations directly across from nor adjacent to one another. Any changes requested for the approved floor plans or elevations, <u>except for minor alterations to be determined by the Community Development Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.</u>	Building permit application	Planning Dept.	
56.	Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).	Improvement Plans	Planning Dept. / City Engineer	
57.	Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property	Improvement Plans and	Building Official / City Engineer	

unless an ARC modification is approved.

(Delete underlined text and replace with new text)

are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

ORDINANCE NO. 2004-08

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE CITY
OF GALT, FOR THE MEADOWS REZONE PROJECT**

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby amended in order to rezone from Low-Density Single-Family Residential-Planned Development (R1A-PD) to Maximum-Density Single Family Residential -Planned Development (R1C-PD) those 8.91± acres of land identified as Assessor Parcel Number 148-0074-055 as described in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held September 23, 2004, and the City Council decision at the public hearing held October 19, 2004.

Further, the Planning Commission and the City Council find that the proposed The Meadows Rezone and Tentative Subdivision Map Project, with a density of 4.04 dwelling units per acre, is in conformance with the Galt General Plan land use designation of Maximum-Density Residential designation (6 dwelling units per acre). In addition, the public necessity, convenience and general welfare clearly permit the proposed rezone to Maximum-Density Single Family Residential-Planned Development (R1C-PD).

Further the floor plans and elevations identified and approved by the Planning Commission and City Council for The Meadows and filed in the official file for The Meadows Project, shall not be placed whereas two identical elevations will be directly across from nor adjacent to one another. Lots 9-13, those abutting existing single story homes in the Grizzly Hollow Subdivision, shall be restricted to only single story floor plans. And, there shall be no less than 17% (6 homes) of any one floor plan nor more than 31% (11 homes) of any one floor plan to ensure diversity. ✓ The developer has indicated that a distribution plan adhering to the above restrictions will be submitted prior to building permit issuance for Planning Department approval for diversity.

Staff will review the submitted floor plans and elevations to ensure that no two substantially similar elevations are located adjacent to or directly across from one another. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall be appealed to the Architectural Review Committee.

are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

SECTION 2. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 5. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

Unless an ARC modification is approved

Delete underlined text and replace with new text

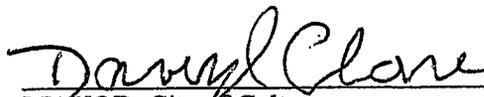
ORDINANCE NO. 2004-08

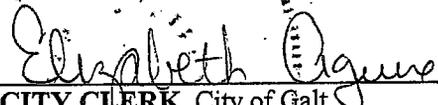
PAGE 2 OF 2

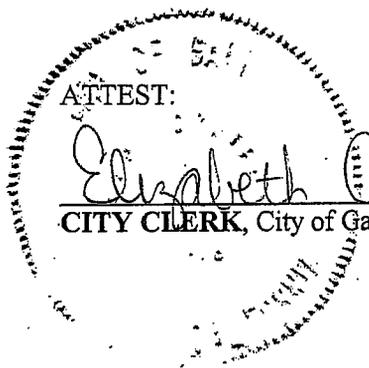
The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 19th day of October, 2004 and by unanimous vote of the Council members present, further reading was waived.

On a motion by Council Member Malson seconded by Council Member Stancil, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 2nd day of November, 2004, by the following vote, to wit:

AYES:	Council members	Shelton, Stancil, Malson, Raboy, Clare
NOES:	Council members	None
ABSTAIN:	Council members	None
ABSENT:	Council members	None

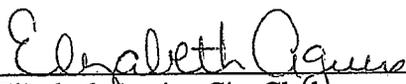

MAYOR, City of Galt

ATTEST:

CITY CLERK, City of Galt



CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2004-08, passed by the City Council on the day and year set forth above, and published pursuant to law.


Elizabeth Aguire, City Clerk

RESOLUTION NO. 2004-08 (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR THE MEADOWS**

WHEREAS, DKCR Properties, Inc. requests approval for a Tentative Subdivision Map for The Meadows Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on September 23, 2004 to consider the proposed The Meadows Rezone and Tentative Subdivision Map Project; and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Notice of Exemption, prepared for the project in accordance with the California Environmental Quality Act (CEQA), and The Meadows Rezone request and Architectural Review Implementation Plan, and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for The Meadows Project and considered all evidence in the record at the public hearing including the staff report and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for The Meadows Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on September 23, 2004; and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the proposed Rezone of the subject property and Architectural Review Plan), final action under CEQA will be taken by the City Council. The Planning Commission of the City of Galt reviewed and recommended approval of the Notice of Exemption under Section 15182 of the California Environmental Quality Act (CEQA): Residential Projects Pursuant to a Specific Plan for the Project, on file with the City Clerk, and incorporated herein in full, and has recommended that the City Council so find in connection with its review of the proposed Rezone; and

C. The proposed subdivision is compatible with the surrounding residential land uses, which are comprised of similarly zoned, single-family neighborhoods; and

D. The proposed The Meadows Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's Architectural Review Implementation Plan has been approved

by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance.

Conditions of approval have been added stating that the developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E) which will allow for more pool construction and design options in the rear yards. At least 50% of all garage doors shall have window lights installed to enhance the "curb appeal" of residences with prominent garage features. And also, that Hackberry (*Celtis occidentalis*) trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

Delete

unless an ARC modification is approved.

Another condition of approval has been included that states there shall be no less than 17% (6 homes) of any one floor plan nor more than 31% (11 homes) of any one floor plan to ensure diversity. The developer has indicated that a distribution plan adhering to the above restrictions will be submitted prior to building permit issuance for Planning Department approval for diversity. Staff will review the submitted floor plans and elevations to ensure that no two substantially similar elevations are located adjacent to or directly across from one another. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall be appealed to the Architectural Review Committee; and

are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

Delete underlined text and replace with new text

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, which will help mitigate the impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. A landscape area with a 12½ -foot wide landscape easement, will be dedicated in favor of the City of Galt as shown on the tentative map; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This in-fill project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

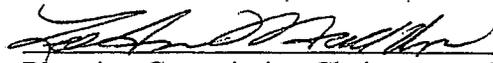
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for The Meadows Project set forth in Exhibit A is hereby approved subject to the

Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone (R1A-PD to R1C-PD) and CEQA Notice of Exemption for this project, then this Resolution of conditional approval shall be void and of no effect.

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

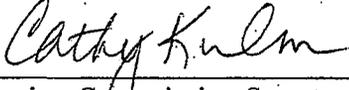
PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 23rd day of September 2004, upon motion by Commissioner Albright, seconded by Commissioner Powers, by the following vote, to wit:

AYES: Commissioners: Albright, McFaddin, Ellis, Powers, Pearson
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:



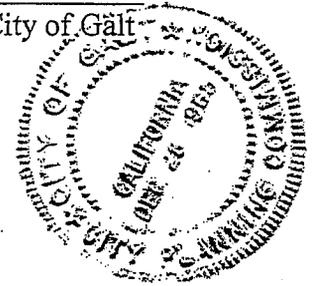
Planning Commission Chairperson, City of Galt

ATTEST:



Planning Commission Secretary, City of Galt

PL0202AX - PC Resolution on TM and Rezone



must be completed prior to acceptance of public improvements. There is a \$300.00 deposit required for review of the landscape plan by the City Landscape Architect. If the review costs exceed \$300, an additional deposit will be required.

45. If model homes are proposed, a landscape/irrigation plan shall be prepared for one model home to demonstrate xeriscape principles. See Galt Landscape Manual for submittal requirements.
46. Front yard landscaping shall be installed for each residential unit in accordance with Ordinance 95-02. A typical front yard landscape plan shall be submitted to the Planning Department prior to building permit issuance in the subdivision. See Galt Municipal Code §18.20.030 for requirements.
47. All public improvements shown on the tentative map and/or required as conditions of approval for this project, shall be shown on improvement plans to be submitted for review and approval by the City Engineer. Applicant shall construct and install facilities as per approved plans and dedicate public ways, public improvements, as determined by the City Engineer. Improvement plans to include:
 - Public street plan/ Street Lighting Plan
 - Storm drain plan
 - Sanitary sewer plan
 - Water plan (note that if residential fire sprinklers are installed, the waterline riser to the house must be 1.5")
 - Grading plan/grading detail/dust control/erosion control
 - Landscape, irrigation and masonry walls
 - Striping and Signage Plan

Improvement plans shall be consistent with adopted public improvement standards in the Northeast Community Facilities Plan, and Northeast Area Specific Plan and Final E.I.R.

DRAINAGE:

48. Pay acreage drainage fee in accordance with established fee schedule at the time of final map recordation.
49. Provide drainage easements and install drainage facilities to the satisfaction of the City Engineer.
50. Improvement plans shall address drainage along Stockton Boulevard as well as the interior streets of the subdivision. In accordance with Caltrans standard comments, any runoff from the proposed tentative map area must not contribute a contaminant load to storm waters handled by the State, for example oils, grease, sand, sediment, and debris. Any runoff that enters the State right of way must meet Regional Water Quality Control Board (RWQCB) standards for clean water. (In accordance with the current plans, there will be no runoff entering the state right of way. The condition is informational only).

DEVELOPMENT:

51. Project development shall include installation of six foot high solid fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.
52. Developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E).
53. Garages shall be provided in accordance with Ordinance 95-01 and the Northeast Area Specific Plan requirements. Additionally, a minimum of fifty percent (50%) of all garage doors shall have window lights installed. *unless an ARC modification is approved.*
54. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees.

55. The developer may submit a layout of the various floor plans, elevations, and colors in the subdivision prior to building permit issuance for Planning Department approval for diversity.
56. Lots 9-13, those abutting existing single story homes in the Grizzly Hollow Subdivision, shall be restricted to only single story floor plans.
57. All existing structures that do not meet structural setback requirements based on the proposed tentative map layout shall be removed or modified to meet setbacks except for the western portion of the existing residence which may remain adjacent to the noise attenuation wall (with the additional right of way dedication) at a setback less than the required 5 feet. The existing carport must be removed if it cannot meet setback requirements.
58. The Applicant shall have a copy of the Northeast Area Specific Plan on display in their sales office for interested parties.
59. The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Further, there may be no less than 17% (6 homes) of any one floor plan nor more than 31% (11 homes) of any one floor plan. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. *unless an ARC modification is approved.*
60. Indicate proposed *procedures in Galt Municipal Code Chapter 18.24.* ~~pad elevations~~ and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).
61. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.
62. All development shall comply with the provisions of Title 18 of the Galt Municipal Code.
63. Provide monumentation as required by the City Engineer in accordance with accepted standards.
64. Prior to building permit issuance, the Applicant shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The Building Department will calculate approximate square footage, with fees being paid directly to respective districts.
65. No building permits shall be issued for any structure unless all on-site and off-site public and private improvements are completed, pursuant to Ordinance 88-30.
66. All heating and air conditioning equipment shall be sufficiently screened to obscure views from public ways. Materials used for screening purposes shall be similar and compatible with that of the main structure so serving.
67. Roofing materials for all structures shall have a minimum Class "C" rating.
68. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations and procedures applicable at the time of development.
69. All homes must have clearly marked address numbers affixed to the front of the residence. The numbers shall be of a contrasting color to the residence and shall be of a sufficient size to be visible from the road frontage.
70. If any cultural resources are exposed by construction activities, including but not limited to, artifacts, structural features, midden deposits, or burial remains, construction at the site will cease immediately until a qualified archaeologist can be consulted to evaluate the significance of the resources and make appropriate recommendations. Any costs associated with an archaeological survey shall be the responsibility of the

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ORDINANCE NO. 2005-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, CONDITIONALLY AMENDING THE DISTRICT ZONING MAP OF THE CITY OF GALT AND APPROVING THE ARCHITECTURAL SUBMITTAL FOR THE MORALI ESTATES REZONE PROJECT

THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby amended in order to rezone from Low-Density Single-Family Residential-Planned Development (R1A- PD) to Maximum-Density Single Family Residential-Planned Development (R1C-PD) those 12.6± acres of land identified as Assessor Parcel Number 148-0074-034 and that 0.34 acre of land identified as Assessor Parcel Number 148-0074-054 as described in Exhibit A attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held March 10, 2005, and the City Council decision at the public hearing held April 5, 2005.

Further, the Planning Commission and the City Council find that the proposed Morali Estates Rezone and Tentative Subdivision Map Project, with a density of 3.97 dwelling units per acre, is in conformance with the Galt General Plan land use designation of Maximum-Density Residential designation (6 dwelling units per acre). In addition, the property is surrounded by R1C zoning, and the public necessity, convenience and general welfare clearly permit the proposed rezone to Maximum-Density Single Family Residential-Planned Development (R1C-PD).

Delete "only"

SECTION 2. The floor plans and elevations approved by the City Council for Morali Estates and filed in the official file for the Morali Estates Project, are the ~~only~~ approved floor plans and elevations for the subdivision's homes and shall not be placed whereas two identical elevations will be directly across from nor adjacent to one another. Lots 1-8, 21 & 22, and 44-50, those abutting existing single story homes in neighboring subdivisions, shall be restricted to only single story floor plans and there shall be no less than 15% (8 homes) of any one floor plan nor more than 34% (17 homes) of any one floor plan to ensure diversity. The Planning Department will review the submitted floor plans and elevations to ensure that no two substantially similar elevations are located adjacent to or directly across from one another. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall constitute a rezone and require a rezone application and subsequent public hearing.

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The following additional stipulations shall also apply to the approved architectural review submittal:

1. The developer should make every effort to locate air conditioning condensers away from windows in the side yards, providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). This will allow for more pool construction and design options in the rear yards. Any model homes built need to reflect the locations of the equipment.
2. All garage doors shall have window lights as an option to enhance the "curb appeal" of residences with prominent garage features such as Plan 3.
3. Plan 3 shall offer a wrought iron security gate option for the entrance to the courtyard.
4. Floor Plans 2 and 4 shall offer a front porch as an option to facilitate neighborhood socialization.
5. Lots 1-8, 21 and 22, and 44-50, those abutting existing single story homes to the north and east, shall be restricted to only single story floor plans.

Unless an ARC modification is approved pursuant Galt Municipal Code Chapter 18.24)

SECTION 3. Prior to final map approval, this project will be required to participate in or otherwise join Community Facilities District 2005-01 (CFD) being formed to finance public safety service costs related to various land uses.

Any modification to the approved ARC shall be processed in accordance with Galt Municipal Code Chapter 18.24.

SECTION 4. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 6. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 7. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

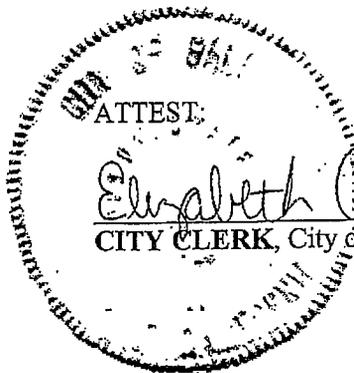
The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 5th day of April, 2005 and by unanimous vote of the Council members present, further reading was waived.

On a motion by Council Member Shelton, seconded by Council Member Malson, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 19th day of April, 2005, by the following vote, to wit:

AYES:	Council members:	Shelton, Payne, Malson, Raboy, Clare
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	None

Danuel Clare
MAYOR, City of Galt

ATTEST:
Elizabeth Aguire
CITY CLERK, City of Galt



CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2005-04, passed by the City Council on the day and year set forth above, and published pursuant to law.

Elizabeth Aguire
Elizabeth Aguire, City Clerk

RESOLUTION NO. 2005-03 (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR MORALI ESTATES**

WHEREAS, Danny Van Horn, New Hope LLC, requests approval for a Tentative Subdivision Map for the Morali Estates Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on March 10, 2005 to consider the proposed Morali Estates Rezone and Tentative Subdivision Map Project; and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing, including the proposed Notice of Exemption, prepared for the project in accordance with the California Environmental Quality Act (CEQA), and the Morali Estates Rezone request and Architectural Review Implementation Plan, and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Morali Estates Project and considered all evidence in the record at the public hearing including the staff report and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Morali Estates Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on March 10, 2005; and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the proposed Rezone of the subject property and Architectural Review Plan), final action under CEQA will be taken by the City Council. The Planning Commission of the City of Galt reviewed and recommended approval of the Notice of Exemption under Section 15182 of the California Environmental Quality Act (CEQA): Residential Projects Pursuant to a Specific Plan for the Project, on file with the City Clerk, and incorporated herein in full, and has recommended that the City Council so find in connection with its review of the proposed Rezone; and

C. The proposed subdivision is compatible with the surrounding residential land uses, which are comprised of similarly zoned, single-family neighborhoods; and

D. The proposed Morali Estates Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's Architectural Review Implementation Plan has been approved

by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance; and

Conditions of approval have been added stating that the developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E) which will allow for more pool construction and design options in the rear yards. Any model homes built need to reflect the locations of the equipment. All garage doors shall have window lights as an option to enhance the "curb appeal" of residences with prominent garage features such as Plan 3. Floor Plans 2 and 4 shall offer a front porch as an option to facilitate neighborhood socialization. Plan 3 shall offer a wrought iron security gate option for the entrance to the courtyard. Lots 1-8, 21 and 22, and 44-50, those abutting existing single story homes to the north and east, shall be restricted to only single story floor plans; and

Delete underlined text - Redundant to conditions

unless an ARC modification is approved.

Another condition of approval has been included that states there shall be no less than 15% (8 homes) of any one floor plan nor more than 34% (17 homes) of any one floor plan to ensure diversity. The developer has indicated that a distribution plan adhering to the above restrictions will be submitted prior to building permit issuance for Planning Department approval for diversity. Staff will review the submitted floor plans and elevations to ensure that no two substantially similar elevations are located adjacent to or directly across from one another. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning

Director, shall constitute a rezone; and are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

Delete underlined text and replace with new text

E. The site is physically suitable for the type and proposed density of development.

The site is virtually level with no watercourses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, which will help mitigate the impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. A landscape area with a 12½ -foot wide landscape easement, will be dedicated in favor of the City of Galt as shown on the tentative map; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This in-fill project site is adjacent to residential urban development within existing City Limits. It maximizes the use of the property while providing services to the residents. Morali Estates will be required to join the

Northeast Area Lighting, Landscape and Maintenance District (LLMD) and be responsible for annexation costs. Annexation to the LLMD is required prior to final map approval. Morali Estates will also be required to join Community Facilities District (CFD) 2001-1 and pay catch-up taxes for police services. The project opted out of CFD 1988-1 when it was originally established for NEASP infrastructure. Since the project will now benefit, it needs to pay catch-up taxes and commence annual assessment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for the Morali Estates Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone (R1A-PD to R1C-PD) and CEQA Notice of Exemption for this project, then this Resolution of conditional approval shall be void and of no effect.

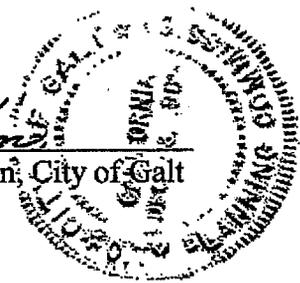
The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 10th day of March 2005, upon motion by Commissioner Ellis, seconded by Commissioner Hohsfield, by the following vote, to wit:

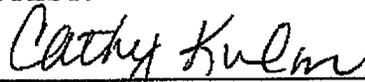
AYES: Commissioners: McFaddin, Ellis, Høhsfield
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners: Albright, Powers, Heuer



Planning Commission Chairperson, City of Galt



ATTEST:



Planning Commission Secretary, City of Galt

- Landscape, irrigation and masonry walls
- Striping and Signage Plan

Improvement plans shall be consistent with adopted public improvement standards in the Northeast Community Facilities Plan, and Northeast Area Specific Plan and Final E.I.R.

DRAINAGE:

53. Pay acreage drainage fee in accordance with established fee schedule at the time of final map recordation.
54. Provide drainage easements and install drainage facilities to the satisfaction of the City Engineer.
55. Improvement plans shall address drainage along Stockton Boulevard as well as the interior streets of the subdivision. In accordance with Caltrans standard comments, any runoff from the proposed tentative map area must not contribute a contaminant load to storm waters handled by the State, for example oils, grease, sand, sediment, and debris. Any runoff that enters the State right of way must meet Regional Water Quality Control Board (RWQCB) standards for clean water. (In accordance with the current plans, there will be no runoff entering the state right of way. The condition is informational only).
56. The storm drain outfall serving this project shall be designed to comply with the Sacramento County Design Standards for Public Improvements and the City of Galt NPDES Storm Water Permit. A Storm Water Pollution Prevention Plan shall be prepared as a part of required grading plan for review and approval by the Public Works Department detailing erosion control for the drain outfall; surface stabilization techniques, sediment control measures, and landscaping to be undertaken during and after construction to prevent any sediment transport into the stream channel. The Drainage Plan and future connections will also be evaluated by the Public Works Department to assure that adequate drainage capacity is available to meet future drainage requirements.
57. The developer will, prior to approval of the Final Map, finalize and fully implement a financing mechanism, on terms and conditions acceptable to the City, which shall provide for adequate funding, including periodic cost-of-living adjustments, to cover the costs of storm water pollution prevention programs and/or drainage facilities maintenance relating to the property. An acceptable funding mechanism may include, but not necessarily be limited to, joining the City Drainage Utility and accepting associated fees.

DEVELOPMENT:

58. Project development shall include installation of six foot high solid fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.
59. Developer should make every effort to locate air conditioning condensers in the side yards, providing the air conditioning condensers do not encroach on the required five foot setback, with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E).
60. Garages shall be provided in accordance with Section 18.36.040 of the Zoning Code and the Northeast Area Specific Plan requirements. Additionally, a minimum of fifty percent (50%) of all garage doors shall have window lights installed. Developer shall provide a running tabulation with each building permit submitted addressing compliance with this condition.
61. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees.
62. Lots 1-8, 21 and 22, and 44-50, those abutting existing single story homes shall be restricted to only single story floor plans.

Circled conditions are subject to modification, if requested, pursuant to ARC modification procedures in Galt Municipal Code Chapter 18.24.

unless ARC modification is approved

63. The Applicant shall have a copy of the Northeast Area Specific Plan on display in their sales office for interested parties.
64. The building and elevation plans for this subdivision have been approved by the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Further, there may be no less than 15% (8 homes) of any one floor plan nor more than 34% (17 homes) of any one floor plan. Staff will review the submitted floor plans to ensure that no two substantially similar elevations are located adjacent to or directly across from each other. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.
65. Floor Plan number 3 shall offer a wrought iron security gate option for the entrance to the courtyard.
66. Floor Plan numbers 2 and 4 shall offer a front porch option to facilitate neighborhood socialization.
67. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).
68. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.
69. The project shall provide a plan for approval by the Galt Planning Director and SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average at time of construction.
70. The project representative shall submit to the Galt Development Engineer and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.
71. The project shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the Galt Development Engineer and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.
72. The applicant shall pay SMAQMD Off-Site Mitigation Fee Program fees for those project NOx emissions that, as projected by URBEMIS 2002, and after application of the SMAQMD standard mitigation identified above, still exceed the construction period significance threshold of 85 lbs/day. Said fees shall be calculated

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RESOLUTION NO. 2008-03 (PC)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT,
CALIFORNIA MAKING FINDINGS FOR APPROVAL OF
MORALI ESTATES TENTATIVE SUBDIVISION MAP TIME EXTENSION #2**

WHEREAS, the City of Galt Planning Commission held a public hearing on the proposed Morali Estates Tentative Subdivision Map Project and conditionally approved said tentative map on March 10, 2005 for a period of two years; and

WHEREAS, the City of Galt Planning Commission held a public hearing for a time extension for Morali Estates Tentative Subdivision Map Project and conditionally approved said extension on March 8, 2007 for a period of one year; and

WHEREAS, the applicant requests an additional one year time extension for Morali Estates Tentative Subdivision Map (Exhibit A); and

WHEREAS, the City of Galt Planning Commission held a duly noticed public hearing on the Notice of Exemption and time extension request for the Morali Estates Tentative Subdivision Map Project on April 10, 2008 and, using their independent judgment, considered all evidence in the public record relative to the Notice of Exemption, staff report, and public testimony; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Galt, California that the following findings have been made on the time extension for Morali Estates Tentative Subdivision Map:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on April 10, 2008; and

B. A Notice of Exemption is approved per California Environmental Quality Act, Section 15182; and

C. The approved subdivision is compatible with the surrounding residential land uses. The surrounding land uses include residential development to the south, north and east. Sacramento County rural residential to the west of Highway 99; and

D. The approved Morali Estates Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements which will mitigate the impacts on the existing road system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are presently no public access easements across the project site; and

G. The design of the subdivision supports to the best extent possible future passive or natural heating and cooling opportunities. The north/south orientation of the homes in the subdivision provides an opportunity for the use of solar as well as providing shading opportunities; and

H. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources. The developer is providing above moderate income housing which is an identified need in the General Plan; and

I. The time extension of this map is consistent Section 17.16.160 of the Galt Municipal Code which states that the Planning Commission, at its sole discretion, may approve, conditionally approve or deny a request to extend the approval of a tentative map; and

J. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. The project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Morali Estates Tentative Subdivision Map set forth in Exhibit A is hereby approved for a time extension for one (1) year subject to the Conditions of Approval set forth in Exhibit B to this Resolution.

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

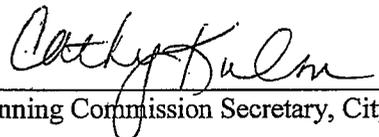
PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 10th day of April, 2008, upon motion by Planning Commissioner Davenport, seconded by Planning Commissioner Daley by the following vote, to wit:

AYES:	Planning Commissioners:	Daley, Davenport, Yates
NOES:	Planning Commissioners:	
ABSTAIN:	Planning Commissioners:	
ABSENT:	Planning Commissioners:	Heuer, McFaddin, Powers


Chair, City of Galt Planning Commission



ATTEST:



Planning Commission Secretary, City of Galt

evaluated by the Public Works Department to assure that adequate drainage capacity is available to meet future drainage requirements.

The project shall utilize runoff reduction and source control measures consistent with the Stormwater Quality Design Manual to the maximum extent practicable and to the satisfaction of the City Engineer. The final map and improvement plans shall indicate method of post construction stormwater pollution prevention for the site to the satisfaction of the City Engineer.

54. The developer will, prior to approval of the Final Map, finalize and fully implement a financing mechanism, on terms and conditions acceptable to the City, which shall provide for adequate funding, including periodic cost-of-living adjustments, to cover the costs of storm water pollution prevention programs and/or drainage facilities maintenance relating to the property. An acceptable funding mechanism may include, but not necessarily be limited to, joining the City Drainage Utility and accepting associated fees.

DEVELOPMENT:

55. Project development shall include installation of six foot high solid fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.
56. Developer should make every effort to locate air conditioning condensers in the side yards, providing the air conditioning condensers do not encroach on the required five foot setback, with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E).
57. Garages shall be provided in accordance with Section 18.36.040 of the Zoning Code and the Northeast Area Specific Plan requirements. Additionally, a minimum of fifty percent (50%) of all garage doors shall have window lights installed. Developer shall provide a running tabulation with each building permit submitted addressing compliance with this condition. (Or an ARC modification would be required).
58. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees.
59. Lots 1-8, 21 and 22, and 44-50, those abutting existing single story homes shall be restricted to only single story floor plans.
60. The Applicant shall have a copy of the Northeast Area Specific Plan on display in their sales office for interested parties.
61. The building and elevation plans for this subdivision have been approved by the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Further, there may be no less than 15% (8 homes) of any one floor plan or more than 34% (17 homes) of any one floor plan. Staff will review the submitted floor plans to ensure that no two substantially similar elevations are located adjacent to or directly across from each other. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.
62. Floor Plan number 3 shall offer a wrought iron security gate option for the entrance to the courtyard.
63. Floor Plan numbers 2 and 4 shall offer a front porch option to facilitate neighborhood socialization. (Or an ARC modification would be required).
64. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).
65. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing

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Any modification to the approved ARC shall be processed in accordance with Galt Municipal Code Chapter 18.24.

ORDINANCE NO. 2007-04

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, CONDITIONALLY AMENDING THE DISTRICT ZONING
MAP OF THE CITY OF GALT FOR APNS 150-0012-004, 150-0012-005, AND
150-0012-032, FOR THE PLANNED UNIT DEVELOPMENT PLAN AND
DEVELOPMENT STANDARDS IDENTIFIED AS THE "PARK CREEK VILLAGE
PLANNED UNIT DEVELOPMENT: R1-C PUD" AND OPEN SPACE ZONING**

WHEREAS, on December 14, 2006, a duly noticed public hearing was held by the Planning Commission of the City of Galt with continuance to January 11, 2007 and February 8, 2007, and due consideration was given to all evidence and testimony given at said hearing, and the Planning Commission recommended that the City Council approve a CEQA Exemption 15182 (Residential Projects Pursuant to a Specific Plan), and further approve a zoning map amendment from R1-A PD (Low-Density Single Family) and R1-B PD (Medium Density Single Family) to the "Park Creek Village Planned Unit Development: R1-C PUD" (the "Project") and OS, Open Space, shown on attachments 1 and 2 to this ordinance (the "Property"); and

WHEREAS, on February 20, 2007, the City Council of the City of Galt held a duly noticed public hearing regarding the proposed Project and received all evidence including the Planning Commission recommendation, staff report and written and oral testimony providing a basis of project approval; and

WHEREAS, on February 20, 2007, the City Council adopted Resolution No. 2007-22, approving the filing of a Notice of Exemption under the California Environmental Quality Act (CEQA) pursuant to Article 12, Section 15182, Residential Projects Pursuant to a Specific Plan, as prepared for the Park Creek Village Planned Unit Development Project.

NOW, THEREFORE, the City Council of the City of Galt does ordain as follows:

SECTION 1. FINDINGS.

- (a) The proposed Development is consistent with the General Plan of the City and with the Northeast Area Specific Plan; and
- (b) The proposed Development is designed and of sufficient size to provide a desirable environment within its own boundaries; and
- (c) The proposed Development is compatible with existing and proposed land uses on the adjacent property; and
- (d) All exceptions to the standard requirements of the zoning ordinance contained in the proposed development standards for the proposed Development are justified by the design of the development; and
- (e) The arrangement of dwellings and mixture of dwelling types is justified by the provision of larger and more usable open space and recreational amenities; and
- (f) All public improvements will be installed at the scheduled times; and
- (g) There is adequate assurance that the development schedule will be met.

SECTION 2. APPROVALS.

- (a) The official district zoning map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby conditionally amended to the "Park Creek Village Planned Unit Development: R1-C-PUD" and OS, Open Space, as specified on the map of the property attached hereto and incorporated herein as Attachment 1 and 2, , the architectural designs and floor plans incorporated herein as Attachments 3-7, and the Conditions of Approval for Park Creek Village PUD, included as Attachment 8.
- (b) The Development Plan for the Park Creek Village Planned Unit Development, comprised of all of the property as shown on Attachment 1 is hereby approved and shall constitute the zoning development standards for the property.
- (c) The Development Plan for Park Creek Village Planned Unit Development (the "PUD PLAN"), the Development Standards for Park Creek Village project (the "Development Standards") and the architectural floor plans and elevations are hereby approved as the PUD plan and minimum development standards and architectural plans for the Park Creek Village Planned Development. Unless specifically provided otherwise in the Development Standards, the provisions of the City's zoning code and other City ordinances and regulations shall be applicable to development of the Park Creek Village Planned Unit Development.
- (d) Authority to approve insubstantial modifications to the PUD Plan and Development Standards is hereby delegated to the Galt Planning Commission. Substantial modifications shall constitute a rezone of the subject property.
- (e) The documents constituting the record of proceedings upon which the City Council's decision on this matter is based are located at City Hall, 380 Civic Drive, Galt, California, in the custody of the City Clerk.

to the PUD Plan and Development Standards

SECTION 3. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. NO MANDATORY DUTY OF CARE. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 6. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

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Changes to the Architectural Plans are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

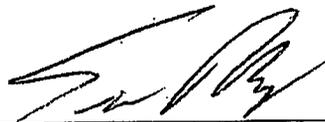
ORDINANCE NO. 2007-04

PAGE 2 OF 3

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 20th day of February, 2007, and by unanimous vote of the Council members present, further reading was waived.

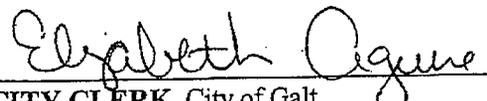
On a motion by Council Member Meredith, second by Council Member Clare, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 6th day of March, 2007, by the following vote, to wit:

AYES:	Council members:	Meredith, Payne, Clare, Haines, Raboy
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	None



MAYOR, City of Galt

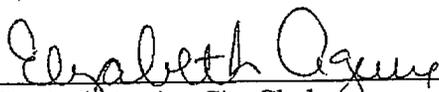
ATTEST:



CITY CLERK, City of Galt

CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2007-04, passed by the City Council on the day and year set forth above, and published pursuant to law.



Elizabeth Aguire, City Clerk

#	CONDITIONS OF APPROVAL	SCHEDULE / DUE	RESPONSIBLE ENFORCEMENT	COMPLETED DATE
	approval of the final map, either annex all three project parcels into Galt's Lighting and Landscape Maintenance District #3 or create a Residential-Commercial/Industrial Lighting and Landscaping District with terms and conditions acceptable to the City Engineer, which shall provide adequate funding, including periodic cost-of-living adjustments, to cover the costs of energy and maintenance for the street lighting, landscaped areas, parks and other requirements pursuant to the Lighting and Landscaping Act of 1972.			
71.	The ODS shall be responsible for costs to respread existing assessments for the CFD 88-1 and LLMD #3 as well as annexation of the three parcels to LLMD #3 (or equivalent funding district approved by the City) and annexation of all parcels to CFD 2005-01. Contact the finance Department for the procedures to accomplish this respread. The process may take as long as 90 days, so ODS should commence in a timely manner. Annexation procedures could take longer than 90 days and should also be commenced early in the process.	Final Map	City Engineer and Community Development Director	
72.	Hackberry (<i>Celtis occidentalis</i>) trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.	Landscape Plan	Community Development Director	
73.	The development and construction of this site must be consistent with the Development Plan and Standards for the Park Creek Village Planned Development Plan as approved by the City Council. Any changes requested to the approved plan, except for insubstantial modifications to be determined by the Planning Commission, shall constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.	All Phases	Community Development Director	
<p>Changes to the Architectural Plans, on the other hand, are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.</p>				
74.	Indicate on building permit application the proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum), or to the satisfaction of the Building Official.	Building Permit	Building Official	
75.	Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback there from. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.	Building Permits	City Engineer and Building Official	
76.	Prior to building permit issuance, the ODS shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The	Building Permits	Building Official	

RESOLUTION NO. 2007-01(PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR PARK CREEK VILLAGE PROJECT**

WHEREAS, Four G's Development requests approval for the Tentative Subdivision Map for the Park Creek Village Planned Unit Development project (Exhibit "A"); and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on December 14, 2006, continued to January 11, 2007 and February 8, 2007, to consider the CEQA Notice of Exemption, proposed Park Creek Village Planned Unit Development (PUD) Plan Rezone and Tentative Subdivision Map Project; and

WHEREAS, at that same public hearing the Planning Commission of the City of Galt reviewed all evidence in the record, including the staff report and public testimony comments, for the Planned Unit Development Plan rezone and tentative subdivision map in accordance with the California Environmental Quality Act (CEQA), and recommended that City Council approve the Notice of Exemption and Rezone for the Park Creek Village Planned Unit Development; and

WHEREAS, at the same noticed public hearings, the Planning Commission of the City of Galt reviewed all evidence in the record for the Park Creek Village Planned Unit Development Project Tentative Subdivision Map.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Park Creek Village Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on December 14, 2006 with continuance to January 11, 2007 and February 8, 2007; and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the rezone for the proposed Planned Unit Development Plan), final action regarding CEQA and the rezone to the Park Creek Village PUD will be taken by the City Council. The Planning Commission of the City of Galt reviewed and recommended that City Council approve the filing of a Notice of Exemption under the California Environmental Quality Act (CEQA) pursuant to Article 12, Section 15182, Residential Projects Pursuant to a Specific Plan, and further recommended that City Council approve the Planned Unit Development Plan rezone for the Park Creek Village Planned Unit Development Plan Project; and

C. The proposed subdivision is compatible with the surrounding land uses, which are comprised of single-family homes to the north and south, open space and Deadman Gulch to the east, and SR 99 to the west; and

D. The proposed Park Creek Village Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's architectural design and variance in development standards related to lot-size, average lot width, lot coverage, and setbacks has been recommended for approval to City Council to meet the intent of the Planned Unit Development Combining District to encourage a creative and efficient use of land; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no physical constraints to the development of the site. The project developer will be required to extend all public services to the site, including water, sewer, and storm drain. The developer will install public water and sewer lines within a specified easement beneath the project's private street, with the stormwater system to be private and maintained by the project's HOA. The developer is also required to construct street improvements, including the interior private streets, adjoining public street "A", and the bike/pedestrian trail and bridge along the east and north boundaries of the project; and

F. The design of the subdivision will provide landscape areas along East Stockton Boulevard on the western boundary of the project and additional landscape area as approved with the tentative subdivision map to be dedicated in favor of the City of Galt; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources by providing reduced-size, market rate entry-level housing to the mix of housing options in the Galt area. The project will provide low-maintenance, secure home-ownership within a gated community to senior citizens wanting the comfort and convenience of home-ownership with less maintenance; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project is an in-fill project, consistent with the City's policies, as the project site is surrounded by existing or planned urban development within the existing City Limits, including the Emerald Park Unit 18 to the north, River Oaks Unit 1A across Deadman Gulch to the east, and Ashbrook to the south across an existing vacant parcel. It maximizes the use of the property by providing a higher density product with recreational and leisure amenities including a community club house and extension of the Deadman Gulch bike and pedestrian path.

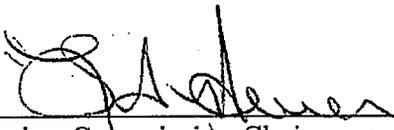
I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as described in the Subdivision Map Act Section 66473.1 by preserving existing mature oak trees and by providing structural design with sufficient shading provided by roof overhangs, shielding glazing from full summer radiant exposure.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for the Park Creek Village Project set forth in Exhibit "A" is hereby approved subject to the Conditions of Approval set forth in Exhibit "B" to this Resolution; provided, however, that in the event the City Council does not approve the proposed Planned Unit Development Plan Rezone, this Resolution of conditional approval shall be void and of no effect.

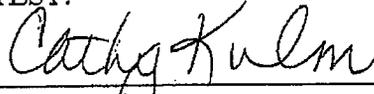
The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 8th day of February, 2007, upon motion by Commissioner Powers, seconded by Commissioner Daley, by the following vote, to wit:

AYES:	Commissioners:	Powers, Daley, Heuer, Yates, Davenport
NOES:	Commissioners:	
ABSTAIN:	Commissioners:	
ABSENT:	Commissioners:	McFaddin



 Planning Commission Chairperson, City of Galt

ATTEST:


 Planning Commission Secretary, City of Galt



#	CONDITIONS OF APPROVAL	SCHEDULE / DUE	RESPONSIBLE ENFORCEMENT	COMPLETED DATE
	Commercial/Industrial Lighting and Landscaping District with terms and conditions acceptable to the City Engineer, which shall provide adequate funding, including periodic cost-of-living adjustments, to cover the costs of energy and maintenance for the street lighting, landscaped areas, parks and other requirements pursuant to the Lighting and Landscaping Act of 1972.			
71.	The ODS shall be responsible for costs to respread existing assessments for the CFD 88-1 and LLMD #3 as well as annexation of the three parcels to LLMD #3 (or equivalent funding district approved by the City) and annexation of all parcels to CFD 2005-01. Contact the finance Department for the procedures to accomplish this respread. The process may take as long as 90 days, so ODS should commence in a timely manner. Annexation procedures could take longer than 90 days and should also be commenced early in the process.	Final Map	City Engineer and Community Development Director	
72.	Hackberry (<i>Celtis occidentalis</i>) trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.	Landscape Plan	Community Development Director	
73.	The development and construction of this site must be consistent with the Development Plan and Standards for the Park Creek Village Planned Development Plan as approved by the City Council. Any changes requested to the approved plan, except for insubstantial modifications to be determined by the Planning Commission, shall constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. ←	All Phases	Community Development Director	
74.	Indicate on building permit application the proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum), or to the satisfaction of the Building Official.	Building Permit	Building Official	*
75.	Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback there from. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.	Building Permits	City Engineer and Building Official	
76.	Prior to building permit issuance, the ODS shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The Building Department will calculate approximate square footage, with fees being paid directly to respective districts.	Building Permits	Building Official	

← Changes to the Architectural Plans, on the other hand, are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

ORDINANCE NO. 2007-01

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE CITY OF GALT
FOR APN 148-0080-084, AND APPROVING A PLANNED UNIT DEVELOPMENT PLAN
AND DEVELOPMENT STANDARDS TO BE KNOWN AS THE "PARLIN OAKS
TOWNHOMES PLANNED UNIT DEVELOPMENT: R-3 PUD"**

WHEREAS, on December 14, 2006, a duly noticed public hearing was held by the Planning Commission of the City of Galt, and due consideration was given to all evidence and testimony given at said hearing, and the Planning Commission recommended that the City Council approve a CEQA Exemption 15182 (Residential Projects Pursuant to a Specific Plan), and further approve a zoning amendment for the planned unit development plan, and development standards to be known as "Parlin Oaks Townhome Planned Development" (the "Project") and to be comprised of all that real property shown on attachment 1 to this ordinance (the "Property"); and

WHEREAS, on January 2, 2007, the City Council of the City of Galt held a duly noticed public hearing regarding the proposed Project and received all evidence related to the proposed Parlin Oaks Townhome Planned Unit Development, including the Planning Commission recommendations; and

WHEREAS, on January 2, 2007, the City Council approved Resolution 2007 05, approving the filing of a Notice of Exemption under the California Environmental Quality Act (CEQA) pursuant to Article 12, Section 15182, Residential Projects Pursuant to a Specific Plan, as prepared for the Parlin Oaks Townhome Planned Unit Development Project.

NOW, THEREFORE, the City Council of the City of Galt does ordain as follows:

SECTION 1. FINDINGS.

- (a) The proposed Development is consistent with the General Plan of the City and with the Northeast Area Specific Plan; and
- (b) The proposed Development is designed and of sufficient size to provide a desirable environment within its own boundaries; and
- (c) The proposed Development is compatible with existing and proposed land uses on the adjacent property; and
- (d) All exceptions to the standard requirements of the zoning ordinance contained in the proposed development standards for the proposed Development are justified by the design of the development; and
- (e) The arrangement of dwellings and mixture of dwelling types is justified by the provision of larger and more usable open space and recreational amenities; and
- (f) All public improvements will be installed at the scheduled times; and
- (g) There is adequate assurance that the development schedule will be met.

SECTION 2. APPROVALS.

- (a) The official district zoning map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby conditionally amended to the "Parlin Oaks Townhome Planned Unit Development: R3-PUD", and as specified on the map of the property attached hereto and incorporated herein as Attachment 1, the architectural designs and floor plans incorporated herein as Attachments 2-9, and the Conditions of Approval for Parlin Oaks PUD, included as Attachment 10.
- (b) The Development Plan for the Parlin Oaks Townhome Planned Unit Development, comprised of all of the property as shown on Attachment 1 is hereby approved.
- (c) The Development Plan for Parlin Oaks Townhome Planned Unit Development (the "PUD PLAN") and the Development Standards for Parlin Oaks Townhome project (the "Development Standards") attached hereto and incorporated herein as Attachments 1 through 9, are hereby approved as the PUD plan and development standards for the Parlin Oaks Townhome Planned Development. Unless specifically provided otherwise in the Development Standards, the provisions of the City's zoning code and other City ordinances and regulations shall be applicable to development of the Parlin Oaks Townhome Planned Unit Development.
- (d) Authority to approve insubstantial modifications to the PUD Plan and Development Standards is hereby delegated to the Galt Planning Commission.
- (e) The documents constituting the record of proceedings upon which the City Council's decision on this matter is based are located at City Hall, 380 Civic Drive, Galt, California, in the custody of the City Clerk.
- (f) Council has determined that the proposed metal tubular "see-through" fencing along Deadman Gulch meets the intent of the Northeast Area Specific Plan fencing requirements by maintaining visual access to the corridor.

SECTION 3. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. NO MANDATORY DUTY OF CARE. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 6. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

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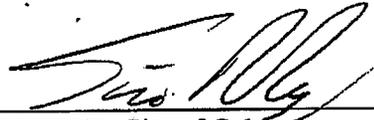
Changes to the Architectural Plans are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

ORDINANCE NO. 2007-01
PAGE 2

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 2nd day of January, 2007 and by unanimous vote of the Council members present, further reading was waived.

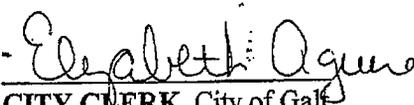
On a motion by Council Member Clare, second by Council Member Meredith, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 16th day of January, 2007, by the following vote, to wit:

AYES:	Council members:	Meredith, Payne, Clare, Haines, Raboy
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	None



MAYOR, City of Galt

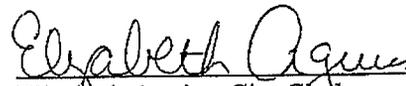
ATTEST



CITY CLERK, City of Galt

CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2007-01, passed by the City Council on the day and year set forth above, and published pursuant to law.



Elizabeth Aguire, City Clerk

RESOLUTION NO. 2006-08(PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR PARLIN OAKS TOWNHOME PROJECT**

WHEREAS, Masud Monfred, Parlin Spring Lake I LLC, requests approval for the Tentative Subdivision Map for the Parlin Oaks Townhome Planned Unit Development project (Exhibit "A"); and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on December 14, 2006 to consider the proposed Parlin Oaks Townhome Planned Unit Development (PUD) Plan CEQA Notice of Exemption, Rezone and Tentative Subdivision Map Project; and

WHEREAS, at that same public hearing the Planning Commission of the City of Galt reviewed all evidence in the record, including the staff report and public testimony comments, for the Planned Unit Development rezone, development plan, development standards and tentative subdivision map in accordance with the California Environmental Quality Act (CEQA), and recommended that City Council approve the Notice of Exemption and Rezone for the Parlin Oaks Townhome Planned Unit Development; and

WHEREAS, at the same December 14, 2006 noticed public hearing, the Planning Commission of the City of Galt reviewed all evidence in the record for the Parlin Oaks Townhome Tentative Subdivision Map Planned Unit Development Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Parlin Oaks Townhomes Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on December 14, 2006; and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the rezone for the proposed Planned Unit Development Plan), final action under CEQA and the rezone to the Parlin Oaks Townhome PUD will be taken by the City Council. The Planning Commission of the City of Galt reviewed and recommended that City Council approve the filing of a Notice of Exemption under the California Environmental Quality Act (CEQA) pursuant to Article 12, Section 15182, Residential Projects Pursuant to a Specific Plan, and further recommended that City Council approve the Planned Unit Development Plan rezone for the Parlin Oaks Townhome Planned Unit Development Plan Project; and

C. The proposed subdivision is compatible with the surrounding land uses, which are comprised of similarly zoned, medium and high density single-family homes to the west, open space and Deadman Gulch to the south, Galt Community Park to the west and vacant land slated for future commercial development to the north; and

D. The proposed Parlin Oaks Townhome Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's architectural design and variance in development standards related to lot size, average lot width, lot coverage, setbacks, garage and driveway size, and parking has been recommended for approval to City Council to meet the intent of the Planned Unit Development Combining District to encourage a creative and efficient use of land; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no physical constraints to the development of the site. The project developer will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct street improvements, including the interior private streets, adjoining south segment of Walnut Avenue, and the adjoining west segment of Carillion Boulevard; and

F. The design of the subdivision will provide landscape areas along Walnut Avenue on the northern boundary of the project, and Carillion Boulevard along the eastern boundary of the project, to be dedicated in favor of the City of Galt as shown on the tentative map; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources by providing reduced-size, market rate entry-level housing to the mix of housing options in the Galt area. The project will provide low-maintenance, secure home-ownership within a gated community to first-time buyers and down-sizers wanting the comfort and convenience of home-ownership with less maintenance; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project is an in-fill project, consistent with the City's policies, as the project site is surrounded by existing or planned urban development within the existing City Limits, including the Grizzly Mesa Townhomes to the west, the future commercial development to the north, the Galt community Park to the east, and the River Oaks Residential Subdivision across Deadman Gulch to the south. It maximizes the use of the property by providing a higher density product with recreational and leisure amenities including a community club house, swimming pool and tot lots.

I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as described in the Subdivision Map Act Section 66473.1.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for the Parlin Oaks Townhomes Project set forth in Exhibit "A" is hereby approved subject to the Conditions of Approval set forth in Exhibit "B" to this Resolution; provided, however, that in the event the City Council does not approve the proposed Planned Unit Development Plan Rezone, this Resolution of conditional approval shall be void and of no effect.

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 14th day of December, 2006, upon motion by Commissioner Albright seconded by Commissioner Heuer, by the following vote, to wit:

AYES:	Commissioners: <u>Albright, Heuer, McFadden, Powers, Santillan</u>
NOES:	Commissioners:
ABSTAIN:	Commissioners:
ABSENT:	Commissioners:

[Signature]
Planning Commission Chairperson, City of Galt

ATTEST:

[Signature]
Planning Commission Secretary, City of Galt

PL0530 - H- PC Resolution on TM and Rezone Parlin Oaks



shall be submitted to the Planning Department for approval prior to final map approval. Landscaping and irrigation improvements must be completed prior to acceptance of public improvements. The ODS shall provide street trees and landscaping along Walnut Avenue and Carillion Boulevard consistent with the Northeast Area Specific Plan.

40. A separate submittal for private landscape plans, prepared at developer's expense by a licensed landscape architect in accordance with the City of Galt Landscape Manual, for all common-area landscape and recreational areas shall be submitted to the Planning Department for approval prior to final map approval, and must be completed prior to residential occupancy. Recreational, landscaping and irrigation improvements within the project site will be maintained by the HOA.
41. There is a \$300.00 deposit required for review of each landscape plan (public improvements and private improvements) by the City Landscape Architect. If the review costs exceed \$300, an additional deposit will be required.
42. The development and construction of this site must be consistent with the Development Plan and Standards for the Parlin Oaks Townhome Planned Development Plan as approved by the City Council. ^{other} Any changes requested to the approved plan, ^{and} including but not limited to parcel sizes, setbacks, garages, driveways, circulation, parking, recreational amenities, floor plans, elevations, or materials, except for insubstantial modifications to be determined by the Planning Commission, shall require approval by the City Council, with recommendation from the Planning Commission pursuant to Galt Municipal Code, Title 18.
43. Detailed drawings of solid waste and recycling container enclosures shall be provided to the Planning Department for approval prior to Final Map approval and shown in improvement plans. In order to ensure accommodations for both containers within the enclosure, the interior dimensions shall be a minimum 10-feet by 15-feet. In addition, source control measures for stormwater quality shall be incorporated into the trash enclosure/utility design pursuant to Guidance Manual for On-Site Stormwater Quality Control Measures.
44. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).
45. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback there from. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.
46. All heating and air conditioning equipment shall be sufficiently screened to obscure views from public ways and shown on building permit application site plans. Materials

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Any changes to the Architectural Plans are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

ORDINANCE NO. 2004-09

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE ZONING MAP FOR THE CITY OF GALT
AND APPROVING THE ARCHITECTURAL REVIEW FOR
THE RIVER OAKS UNIT 3 PLANNED UNIT DEVELOPMENT PROJECT**

WHEREAS, at the meeting of the Galt Planning Commission held on August 12, 2004, a public hearing was held, and due consideration was given to all testimony given at said hearing, and the Planning Commission recommended that the City Council approve the proposed General Plan and Specific Plan amendments, Rezone (to include a Planned Unit Development), Vesting Tentative Map and Architectural Review plan known as the River Oaks Unit 3 Planned Unit Development Project (the "Project") comprised of all that real property shown on Exhibit A to this Ordinance; and

WHEREAS, on December 7, 2004, in the City of Galt's City Council Chambers at 380 Civic Drive, Galt, California, the Galt City Council held a duly noticed public hearing regarding the proposed River Oaks Unit 3 Planned Unit Development Project, and considered all evidence in the record including the staff report, oral and written comments received at/or prior to the public hearings, and documents and reports concerning the proposed development; and

WHEREAS, on December 7, 2004, the City Council approved Resolution No. 2004-142 approving the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring Program for Project; and

WHEREAS, the applicant will be required to enter a development agreement demonstrating consistency with General Plan and Specific Plan policies, and other policies and regulations of the City, and requiring the applicant or the applicant's successor to pay all fees in accordance with approved schedules of the City which may be in effect at the time of building permit issuance, issuance of certificate of occupancy or other prescribed time for the payment of such fees, including without limitation sewer, water, inspection, final map, park-in-lieu, storm drain, traffic, fire, police, administration, library, building and other fees in accordance with Galt Ordinances and Policies in effect at that time, and Resolution No. 90-95. Lacking such an agreement, it is very doubtful, findings of consistency can be made, nor finding of no adverse environmental impacts associated with City operations, including, but not limited to: infrastructure, public safety, parks and recreation, street maintenance, general government operations or utilities; and

WHEREAS, the applicant, Elliott Homes, Price Walker, representative was present at the August 12, 2004, and December 7, 2004, meetings and agreed with such recommended conditional rezoning of the property; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Galt finds:

SECTION 1. FINDINGS

1. The proposed development is consistent with the General Plan of the City and with the Northeast Area Specific Plan;
2. The proposed development is so designed and of sufficient size to provide a desirable environment within its own boundaries;
3. The proposed development is compatible with existing and proposed land uses on adjacent property;

4. Any exceptions to the standard requirements of the zoning ordinance contained in the proposed development standards for the development are justified by the design of the development;
5. The arrangement of dwellings and mixture of dwelling types shown for this project is justified by the provision of usable open space;
6. All public improvements will be installed at the scheduled times; and
7. There is adequate assurance that the development schedule will be met.

SECTION 2. APPROVALS: The City Council hereby makes the following approvals, all of which are expressly conditioned upon and subject to Elliott Homes first executing a Development Agreement with the City on terms mutually agreeable to City and subdivider, within 180 days of approval of this resolution, otherwise approval of this resolution shall be null and void and of no further effect.

1. The official zoning map of the City of Galt is hereby amended to make the changes specified on the map of the property attached hereto and incorporated herein as Exhibit A.
2. The Planned Unit Development Plan for "River Oaks Unit 3 Planned Development" attached hereto and incorporated herein as Exhibit A is hereby approved. The minimum street frontage requirements are hereby modified as shown on the Planned Unit Development Plan. No other development standards will be modified.

Further the floor plans and elevations identified and approved by the Planning Commission and the City Council for River Oaks Unit 3 Planned Unit Development Project (Exhibit B) shall not be placed whereas two identical elevations will be directly across from nor adjacent to one another nor shall any floor plan comprise more than 25% with a minimum of 10% of each floor plan in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alternations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

unless an ARC modification is approved.

Delete underlined text and replace with new text

3. The documents constituting the record of proceedings upon which the City Council's decision on this matter is based are located at City Hall, 380 Civic Drive, Galt, CA, in the custody of the City Clerk.

SECTION 3. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 4. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 5. Effective Date. This ordinance shall become effective thirty (30) days after its final

ORDINANCE NO. 2004-09

PAGE 3 of 3

passage and adoption.

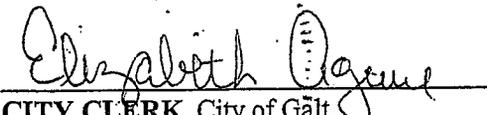
SECTION 6. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 7th day of December, 2004. and by majority vote of the Council members present, further reading was waived.

On a motion by Council Member Malson, seconded by Council Member Shelton, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 21st day of December, 2004, by the following vote, to wit:

AYES:	Council members:	Shelton, Payne, Malson, Raboy, Clare
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	None


MAYOR, City of Galt

ATTEST:

CITY CLERK, City of Galt

CERTIFICATION STATEMENT

I, Elizabeth Aguire, City Clerk of the City of Galt, do hereby certify that the foregoing ordinance is a true and correct copy of Ordinance No. 2004-09, passed by the City Council on the day and year set forth above, and published pursuant to law.

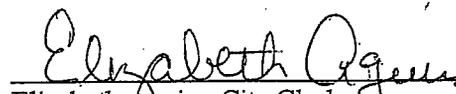

Elizabeth Aguire, City Clerk

Exhibit B to Ordinance 2004 - 09

River Oaks Unit 3 Planned Unit Development

Floor Plans and Elevations identified and approved by the Planning Commission
and the City Council for River Oaks Unit 3 Planned Unit Development.

Any modifications to the approved plans are subject to the ARC

	<u>Plan #</u>	<u>Sq. Ft.</u>	<i>modification procedures in Galt Municipal Code Chapter 18.24.</i>
1.	5202	2,005	
2.	5203	2,214	
3.	5204	2,500	
4.	3241	2,584	
5.	3243	2,784	

RESOLUTION NO. 2004-05 PC

**RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF GALT, CALIFORNIA, MAKING FINDINGS AND
CONDITIONALLY APPROVING THE VESTING TENTATIVE SUBDIVISION
MAP FOR RIVER OAKS UNIT 3 PLANNED UNIT DEVELOPMENT PROJECT**

WHEREAS, Elliott Homes requests approval for a Vesting Tentative Subdivision Map for the River Oaks Unit 3 Planned Unit Development Project (Exhibit A); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on August 12, 2004, to consider the proposed River Oaks Unit 3 General Plan and Northeast Area Specific Plan Amendments and Zoning Amendment, (to include Planned Unit Development), Vesting Tentative Subdivision Map and Architectural Review Plan, known as the River Oaks Unit 3 Planned Unit Development Project (the "Project"); and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the proposed Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan prepared for the project in accordance with the California Environmental Quality Act (CEQA), and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed vesting tentative subdivision map for the River Oaks Unit 3 Planned Unit Development Project and considered all evidence in the record, oral and written, at the public hearing including the staff report, environmental analysis and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the River Oaks Unit 3 Planned Unit Development Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on August 12, 2004;

B. Because the Planning Commission's approval of a vesting tentative map for the project is conditioned on final action by the City Council (to approve the proposed General Plan and Northeast Area Specific Plan Amendments and conditional Zoning Amendment and Architectural Review of the subject property), final action under CEQA will be taken by the City Council. The Planning Commission believes that the Initial Study and Negative Declaration satisfies the requirements of the California Environmental Quality Act incorporated herein in full, and has separately recommended that the City Council so find in connection with its review of the proposed General Plan and Northeast Area Specific Plan Amendments and conditional Zoning Amendment (Planned Unit Development) and Architectural Review; and

C. The proposed River Oaks Unit 3 General Plan and Northeast Area Specific Plan Amendments and conditional Zoning Amendment (Planned Unit Development), Vesting Tentative Subdivision Map and Architectural Review is consistent with the General Plan policies and land use map, and the Northeast Area Specific Plan policies and applicable requirements of the Planned Development Combining District and;

D. The proposed development is so designed and of sufficient size to provide a desirable environment within its own boundaries. The design of the subdivision will provide housing, which is an identified need in the General Plan;

E. The proposed development would be compatible with existing and proposed land uses on the adjacent property. The proposed subdivision is compatible with the surrounding residential land uses, which are comprised of similar density, single-family neighborhoods and;

F. All public improvements will be installed at the scheduled times. No Final Map shall be issued until the public improvements are accepted by the City and;

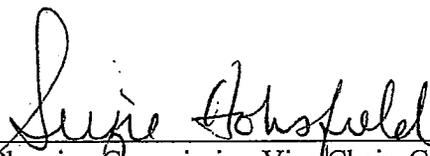
G. There is adequate assurance that the development schedule will be met. This is based on the applicant's proven ability to deliver projects on time.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Vesting Tentative Subdivision Map for River Oaks Unit 3 Project set forth in Exhibit A is hereby approved subject to the Conditions of Approval set forth in Exhibit B to this Resolution; provided, however, that in the event the City Council does not approve the proposed General Plan and/or Northeast Area Specific Plan Amendments and/or the conditional Zoning Amendment ("River Oaks Unit 3 Planned Unit Development") or approval of the Mitigated Negative Declaration for this project, then this Resolution of conditional approval shall be void and of no effect.

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

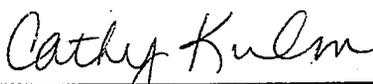
PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 12th day of August 2004, upon motion by Commissioner Albright, seconded by Commissioner Powers, by the following vote, to wit:

AYES: Commissioners: Albright, McFaddin, Pearson, Powers
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:



Planning Commission Vice Chair, City of Galt

ATTEST:



Planning Commission Secretary, City of Galt



are subject to the ARC modification
Procedures in Galt Municipal Code
Chapter 18.24

61. It is noted that the lot frontages on the approved Tentative Map vary from the standard requirements in the R1B zone, as approved in the PUD. The final map shall substantially comply with the approved Tentative Map.
62. The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Any changes requested for the approved floor plans or elevations, except for minor alternations to be determined by the Planning Director, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. Staff shall review all floor plans and elevations to ensure that no two substantially similar elevations are located adjacent to or directly across from one another, nor shall any floor plan comprise more than 25% with a minimum of 10% of each floor plan in this subdivision. If there is a dispute as to staff's interpretation of substantially similar, the appeal shall be heard by the Architectural Review Committee. Authority.
63. Provide minimum pad/floor elevations to the satisfaction of the City Engineer.
64. The final map shall be consistent with, and shall comply with, all provisions of the Northeast Area Specific Plan, as amended.
65. The applicant shall have available for examination purposes a copy of the Northeast Area Specific Plan in their sales office.
66. Prior to building permit issuance, signed certificates of mitigation from both School Districts must be provided to the Building Department as evidence of fee payment.
67. Front yard landscaping shall be installed for each residential unit in accordance with Ordinance 95-02 and garages shall be provided in accordance with Ordinance 95-01 and the Northeast Area Specific Plan requirements. Front yard landscape plans must be submitted to the Planning Department for approval prior to building permit issuance. A "typical" interior and corner lot plan will be acceptable.
68. The vesting tentative subdivision map is inconsistent with the City's General Plan, with the Northeast Area Specific Plan, and with the City's current Zoning Ordinance. Approval of this vesting tentative subdivision map is conditioned on the subdivider obtaining the necessary amendments to the General Plan, Specific Plan and Zoning Ordinance, and on the City's approval of a Development Agreement with subdivider, if required by City as a condition of its approval of the General Plan, Specific Plan and Zoning Ordinance amendments.
69. Applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorney's fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of City's approval of this project or subdivision map or any environmental or other documentation related to this project or subdivision map. Applicant further agrees to provide a defense for the City in any such action.

ENVIRONMENTAL COMPLIANCE

70. This grant of approval is conditioned upon the inclusion of mitigation measures so described in the Northeast Area Specific Plan Final E.I.R., Development Standards and Regulations of the Specific Plan, and such terms and conditions of Resolutions 87-50 and 87-52, as applicable.

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Unless an ARC modification is approved.

ORDINANCE NO. 2006-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE
CITY OF GALT AND APPROVING THE ARCHITECTURAL REVIEW FOR
THE VILLAGE AT LEXINGTON HEIGHTS REZONE AND
ARCHITECTURAL REVIEW PROJECT

WHEREAS, on March 16, 2006, a duly noticed public hearing was held by the Planning Commission of the City of Galt, and due consideration was given to all evidence and testimony given at said hearing, and the Planning Commission recommended that the City Council certify the Final Environmental Impact Report (FEIR) and also approve the Lexington Heights Rezone and Architectural Review Project (the "Project") comprised of all that real property shown on Attachment 1 to this ordinance (the "Property"); and

WHEREAS, on April 4, 2006, the City Council of the City of Galt held a duly noticed public hearing regarding the proposed Project and due consideration was given to all evidence and testimony given at said hearing, including the recommendations of the Galt Planning Commission on the Final EIR and the rezone request and architectural review; and

WHEREAS, on April 4, 2006, the City Council of the City of Galt, using their independent judgment, adopted Resolution No. 2006-32 certifying the Final Environmental Impact Report prepared for the Project; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA, does ordain as follows:

SECTION 1. The Official District Zoning Map of the City of Galt established by Galt Municipal Code Section 18.08.040, is hereby conditionally amended in order to rezone those 19.38 ± acres from R1A-PD (Single Family Residential, Low Density with 10,000 sq. ft. minimum lot size and a Planned Development Combining District) and Open Space (OS) to R1C-PD (Single-Family Residential, Maximum-Density with 6,500 sq. ft. minimum lot size and a Planned Development Combining District) and Open Space (OS) as shown in Exhibit "A" attached hereto and incorporated herein in conformance with the Galt Planning Commission recommendation at a public hearing held March 16, 2006 and the City Council decision at the public hearing held April 4, 2006. This site includes APN 150-0030-014, 015, 016 and 017.

The rezone is conditioned such that the architecture, floor plans, and elevations approved at the public hearings are the ~~required~~ ^{approved} floor plans and elevations for the development project. The architectural package is filed in the official file for the Village at Lexington Heights. Further the floor plans and elevations identified and approved by the Planning Commission and City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and that no floor plan shall comprise more than 30% (18 Homes) of the subdivision with a minimum requirement that at least 10% (6 Homes) of each floor plan be constructed in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Community Development Director, will be appealed to the Architectural Review Committee and, should the appeal not be granted, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. ^{unless an ARC modification is approved.}

Additionally, the developer shall make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). All garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with

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are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

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ORDINANCE NO. 2006-03

PAGE 2

prominent garage features. All elevations (rear and side) shall install the same trim level found around the windows on the front elevation. Hackberry (*Celtis occidentalis*) trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

SECTION 2. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons and property within or without the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. Effective Date. This ordinance shall become effective thirty (30) days after its final passage and adoption.

SECTION 5. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be published in full in accordance with Section 36933 of the Government Code.

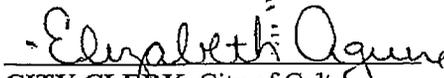
The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council, the 4th day of April, 2006, and by unanimous vote of the Council members present, further reading was waived.

On a motion by Councilmember Malson, seconded by Councilmember Clare, the foregoing ordinance was duly passed and adopted by the City Council of the City of Galt at a regular meeting thereof, this 18th day of April, 2006 by the following vote, to wit:

AYES:	Council members	Shelton, Payne, Malson, Raboy, Clare
NOES:	Council members	None
ABSTAIN:	Council members	None
ABSENT:	Council members	None


MAYOR, City of Galt

ATTEST:


CITY CLERK, City of Galt

RESOLUTION NO. 2006-01 (PC)

**RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GALT, CALIFORNIA,
MAKING FINDINGS AND CONDITIONALLY APPROVING
THE TENTATIVE SUBDIVISION MAP FOR THE VILLAGE AT LEXINGTON HEIGHTS**

WHEREAS, Eagle Meadows of Galt, LLC, requests approval for a Tentative Subdivision Map for the Village at Lexington Heights (Exhibit "A"); and

WHEREAS, the Planning Commission of the City of Galt held a public hearing on March 16, 2006 to consider the proposed Village at Lexington Heights Rezone and Tentative Subdivision Map Project, including Architectural Review; and

WHEREAS, the Planning Commission of the City of Galt reviewed all evidence in the record at said public hearing including the staff report, public comments, the Final Environmental Impact Report, Mitigation Measures and Monitoring Plan, prepared for the project in accordance with the California Environmental Quality Act (CEQA), and the Village at Lexington Heights Rezone request and Architectural Review, and recommended that City Council approve same, and;

WHEREAS, the Planning Commission reviewed the proposed tentative subdivision map for the Village at Lexington Heights Project and considered all evidence in the record at the public hearing including the Final Environmental Impact Report and Mitigation Measures and Monitoring Plan, staff report and public testimony, providing a basis of project approval and imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Galt has made the following findings on the tentative subdivision map for the Village at Lexington Heights Project:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on March 16, 2006; and

B. Because the Planning Commission's approval of a tentative map for the project is conditioned on final action by the City Council (to approve the proposed Rezone of the subject property and Architectural Review), final action under CEQA will be taken by the City Council. The Planning Commission of the City of Galt reviewed and recommended approval of the Final Environmental Impact Report, except mitigation measures 5.4-1 and including 5.4-2 (A) do not apply, for the Project, on file with the City Clerk, and incorporated herein in full, and has also recommended that the City Council approve the proposed Rezone and Architectural Review; and

C. The proposed subdivision is compatible with the surrounding residential land uses, which are comprised of similarly zoned, single-family neighborhoods and vacant land slated for future residential development; and

D. The proposed Village at Lexington Heights Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District. This subdivision's Architectural Review has been approved by City Council to meet the intent of the Planned Development Combining District to encourage architectural diversity and avoid monotonous and repetitive subdivision appearance.

Conditions of approval have been added stating that the developer shall make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). All garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features. All elevations (rear and side) shall install the same trim level found around the windows on the front elevations. Hackberry (*Celtis occidentalis*) Trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

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Further the floor plans and elevations, identified and approved by the Planning Commission and City Council, shall not be placed whereas two substantially similar elevations are located adjacent to or directly across from one another, and no floor plan shall comprise more than 30% (18 homes) of the subdivision with a minimum of 10% (6 homes) of each floor plan in this subdivision. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Community Development Director, will be appealed to the Architectural Review Committee and, should the appeal not be granted, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18.; and

unless an ARC modification is approved.

Delete underlined text and replace with new text.

are subject to the ARC modification procedures in Galt Municipal Code Chapter 18.24.

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no physical constraints to the development of the site except as noted in the Final Environmental Impact Report. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements, including a crossing at Cedar Flat Avenue across the open space area which will help mitigate the impacts on the existing road system and is required to pay capital impact fees which are intended to mitigate impacts on the city-wide circulation system and/or satisfy specific mitigation measures of the Final Environmental Impact Report requiring the calculation of costs of other off site capital improvements and fee payment on a proportionate basis to be determined by the City; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Landscape areas with minimum 24-foot wide landscape easements, will be dedicated in favor of the City of Galt as shown on the tentative map as well as an Open Space Lots adjacent to the open space corridor to the east and north of the site, including bike trail facilities adjacent such open space drainage ways; and

G. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources; and

H. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. This project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Tentative Subdivision Map for the Village at Lexington Heights Project set forth in Exhibit "A" is hereby approved subject to the Conditions of Approval set forth in Exhibit "B" to this Resolution; provided, however, that in the event the City Council does not approve the proposed rezone (R1A-PD to RIC-PD) or the Final Environmental Impact Report for this project, then this Resolution of conditional approval shall be void and of no effect.

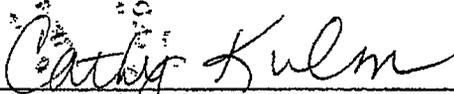
The Planning Commission Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 16th day of March 2006, upon motion by Commissioner Albright, seconded by Commissioner Powers, by the following vote, to wit:

AYES:	Commissioners:	Albright, Hohsfield, McFaddin, Powers, Santillan
NOES:	Commissioners:	
ABSTAIN:	Commissioners:	
ABSENT:	Commissioners:	Heuer



Planning Commission Chairperson, City of Galt

Planning Commission Secretary, City of Galt

PL0484AT - PC Resolution on TM and Rezone



front yard landscape plan shall be submitted to the Community Development Department prior to building permit issuance in the subdivision. See Galt Municipal Code Chapter 18.20.030 for requirements.

42. All public improvements shown on the tentative map and/or required as conditions of approval for this project, shall be shown on improvement plans to be submitted for review and approval by the City Engineer. Applicant shall construct and install facilities as per approved plans and dedicate public ways, public improvements, as determined by the City Engineer. Improvement plans to include:

- Public street plan (including curb, gutter, and sidewalks)
- Street Lighting Plan
- Storm drain plan
- Sanitary sewer distribution plan
- Water distribution plan
- Grading plan/grading detail/dust control/erosion control
- Landscape, irrigation and masonry walls
- Striping and Signage Plan

Improvement plans shall be consistent with adopted public improvement standards.

DRAINAGE:

43. Pay acreage drainage fee in accordance with established fee schedule at the time of final map recordation.
44. Provide drainage easements and install drainage facilities to the satisfaction of the City Engineer.
45. The developer will, prior to approval of Final Map, finalize and fully implement a financing mechanism, on terms and conditions acceptable to the City, which shall provide for adequate funding, including periodic cost-of-living adjustments, to cover the costs of storm water pollution prevention programs and/or drainage facilities maintenance relating to the property. An acceptable funding mechanism may include, but not necessarily be limited to, joining the City Drainage Utility and accepting associated fees.

DEVELOPMENT:

46. Project development shall include installation of six foot high solid fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.
47. The developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). This will allow for more pool construction and design options in the rear yards.

All circled conditions are subject to modification, if requested, pursuant to ARE modification procedures in Chapter 18.24 of the Galt Municipal Code.

48. All garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features.
49. All elevations (rear and side) shall install the same trim level found around the windows on the front elevation.
50. Hackberry (*Celtis occidentalis*) trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.
51. The developer shall not place, or cause to be placed, two substantially similar elevations adjacent to, nor directly across from one another, nor shall any floor plan comprise less than 10% (6 homes) or more than 30% (18 Homes) of the lots in this subdivision.
52. The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Community Development Director, will be appealed to the Architectural Review Committee

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- and, should the appeal not be granted, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18. *are subject to the ARC modification procedures in Chapter 18.24 of the Galt Municipal Code.*
53. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).
 54. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.
 55. All development shall comply with the provisions of Title 18 of the Galt Municipal Code.
 56. Provide monumentation as required by the City Engineer in accordance with accepted standards.
 57. Prior to building permit issuance, the Applicant shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The Building Department will calculate approximate square footage, with fees being paid directly to respective districts.
 58. No building permits shall be issued for any structure unless all on-site and off-site public and private improvements are completed, pursuant to Ordinance 88-30.
 59. All heating and air conditioning equipment shall be sufficiently screened to obscure views from public ways. Materials used for screening purposes shall be similar and compatible with that of the main structure so serving.
 60. Roofing materials for all structures shall have a minimum Class "C" rating.
 61. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations and procedures applicable at the time of development.
 62. All homes must have clearly marked address numbers affixed to the front of the residence. The numbers shall be of a contrasting color to the residence and shall be of a sufficient size to be visible from the road frontage.
 63. All public improvements shall be in accordance with the latest edition of the County of Sacramento standard construction specifications and improvement standards except as modified by the City of Galt.
 64. The tentative subdivision map is inconsistent with the City's current Zoning Ordinance. Approval of this tentative subdivision map is conditioned on the subdivider obtaining the necessary amendments to the Zoning Ordinance. (R1A-PD and OS to R1C-PD and OS).
 65. Applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorney's fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of City's approval of this project or subdivision map or any environmental or other documentation related to this project or subdivision map. Applicant further agrees to provide a defense for the City in any such action.

ENVIRONMENTAL COMPLIANCE – MITIGATION MEASURES

Transportation and Circulation

66. This grant of approval is conditioned upon compliance with the mitigation measures so described in the Village at Lexington Heights Final Environmental Impact Report and Mitigation Monitoring and Reporting Plan prepared for this project.
67. Prior to the recording of the final map, the owner/developer shall pay the project's fair share, as determined by the City Engineer, towards the Simmerhorn Road and Amador Avenue overpass reconfigurations (either Alternative 4 or Alternative 6 as identified in the Draft EIR p. 5.1-30 and 5.1-31). The City has not determined

RESOLUTION NO. 2008-08 (PC)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT,
CALIFORNIA MAKING FINDINGS FOR APPROVAL OF
THE VILLAGE AT LEXINGTON HEIGHTS
TENTATIVE SUBDIVISION MAP TIME EXTENSION**

WHEREAS, the City of Galt Planning Commission held a public hearing on the proposed The Village at Lexington Heights Tentative Subdivision Map Project and conditionally approved said tentative map on March 16, 2006 for a period of two years; and

WHEREAS, the applicant requests an additional one year time extension for The Village at Lexington Heights Tentative Subdivision Map (Exhibit A); and

WHEREAS, the City of Galt Planning Commission held a duly noticed public hearing on the Notice of Exemption and time extension request for The Village at Lexington Heights Tentative Subdivision Map Project on May 8, 2008 and, using their independent judgment, considered all evidence in the public record relative to the Notice of Exemption, staff report, and public testimony; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Galt, California that the following findings have been made on the time extension for The Village at Lexington Heights Tentative Subdivision Map:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on May 8, 2008; and

B. A Notice of Exemption is approved per California Environmental Quality Act, Section 15061 (b) (3); and

C. The approved subdivision is compatible with the surrounding residential land uses. The surrounding land uses include the Union Pacific Ione Rail Road, and Sacramento County rural residential beyond, to the south, Deadman Gulch and single family residential to the north and east, and vacant land zoned residential to the west; and

D. The approved Village at Lexington Heights Tentative Subdivision Map is consistent with the General Plan land use map and policies and applicable requirements of the Planned Development Combining District; and

E. The site is physically suitable for the type and proposed density of development. The site is virtually level with no water courses or other physical constraints to the development of the site. The project proponent will be required to extend all public services to the site, including water, sewer, and storm drain. The developer is also required to construct road improvements which will mitigate the impacts on the existing road system; and

F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are presently no public access easements across the project site; and

G. The design of the subdivision supports to the best extent possible future passive or natural heating and cooling opportunities; and

H. This subdivision is in conformance with the City's policies in relation to satisfying local housing needs and balancing those needs against public service needs and fiscal and environmental resources. The

developer is providing above moderate income housing which is an identified need in the General Plan; and

I. The time extension of this map is consistent Section 17.16.160 of the Galt Municipal Code which states that the Planning Commission, at its sole discretion, may approve, conditionally approve or deny a request to extend the approval of a tentative map; and

J. The City's policies in relation to public facilities emphasize the need to direct urban development to avoid scattered development, to minimize the cost of providing new public services, and to assure the provision of water and sewer service on a benefit received basis. The project site is adjacent to residential urban development within the existing City Limits. It maximizes the use of the property while providing services to the residents.

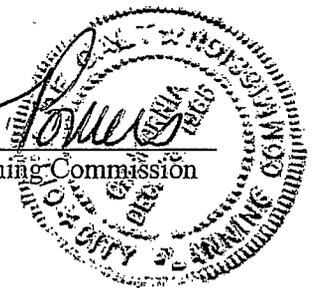
NOW, THEREFORE, BE IT FURTHER RESOLVED that The Village at Lexington Heights Tentative Subdivision Map set forth in Exhibit A is hereby approved for a time extension for one (1) year (March 16, 2009) subject to the Conditions of Approval set forth in Exhibit B to this Resolution.

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

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 8th day of May, 2008, upon motion by Planning Commissioner Daley, seconded by Planning Commissioner Powers by the following vote, to wit:

AYES:	Planning Commissioners:	Daley, Yates, Powers, Heuer
NOES:	Planning Commissioners:	
ABSTAIN:	Planning Commissioners:	
ABSENT:	Planning Commissioners:	Davenport, McFaddin

Marylou Powers
 Chair, City of Galt Planning Commission



ATTEST:

Cathy Kulm
 Planning Commission Secretary, City of Galt

completed prior to acceptance of public improvements. There is a \$300.00 deposit required for review of the landscape plan by the City Landscape Architect. If the review costs exceed \$300.00, an additional deposit will be required.

42. If model homes are proposed, a landscape/irrigation plan shall be prepared for one model home to demonstrate xeriscape principles. See Galt Landscape Manual for submittal requirements.
43. Front yard landscaping shall be installed for each residential unit in accordance with Ordinance 95-02. A typical front yard landscape plan shall be submitted to the Community Development Department prior to building permit issuance in the subdivision. See Galt Municipal Code Chapter 18.20.030 for requirements.
44. All public improvements shown on the tentative map and/or required as conditions of approval for this project, shall be shown on improvement plans to be submitted for review and approval by the City Engineer. Applicant shall construct and install facilities as per approved plans and dedicate public ways, public improvements, as determined by the City Engineer. Improvement plans to include:
 - Public street plan (including curb, gutter, and sidewalks)
 - Street Lighting Plan
 - Storm drain plan
 - Sanitary sewer distribution plan
 - Water distribution plan
 - Grading plan/grading detail/dust control/erosion control
 - Landscape, irrigation and masonry walls
 - Striping and Signage Plan

Improvement plans shall be consistent with adopted public improvement standards.

DRAINAGE:

45. Pay acreage drainage fee in accordance with established fee schedule at the time of final map recordation.
46. Provide drainage easements and install drainage facilities to the satisfaction of the City Engineer.
47. The developer will, prior to approval of Final Map, finalize and fully implement a financing mechanism, on terms and conditions acceptable to the City, which shall provide for adequate funding, including periodic cost-of-living adjustments, to cover the costs of storm water pollution prevention programs and/or drainage facilities maintenance relating to the property. An acceptable funding mechanism may include, but not necessarily be limited to, joining the City Drainage Utility and accepting associated fees.

DEVELOPMENT:

48. Project development shall include installation of six foot high solid fencing along the rear and side lot lines of each residential lot in the standard residential subdivision that is not already identified as having a noise attenuation wall along the side or rear lot line. No final permit will be issued until said fences are in place.
49. The developer should make every effort to locate air conditioning condensers in the side yards providing the air conditioning condensers do not encroach on the required five foot setback with a six foot high solid fence separating the equipment from the adjacent property per Galt Municipal Code, 18.20.060 (E). This will allow for more pool construction and design options in the rear yards.
50. All garage doors shall have window lights offered as an option to enhance the "curb appeal" of residences with prominent garage features.
51. All elevations (rear and side) shall install the same trim level found around the windows on the front elevation.
52. Hackberry (*Celtis occidentalis*) trees shall not be planted as street trees. These trees have attracted an insect infestation elsewhere in the City which created sticky areas below them.

All circled conditions are subject to modification, if requested, pursuant to ARC modification procedures in Chapter 18.24 of the Galt Municipal Code.

53. The developer shall not place, or cause to be placed, two substantially similar elevations adjacent to, nor directly across from one another, nor shall any floor plan comprise less than 10% (6 homes) or more than 30% (18 Homes) of the lots in this subdivision.

54. The building and elevation plans for this subdivision have been approved by the Planning Commission and the City Council and must match the Approved Architectural Review submittal in the official file with the City of Galt. Any changes requested for the approved floor plans or elevations, except for minor alterations to be determined by the Community Development Director, will be appealed to the Architectural Review Committee

and, should the appeal not be granted, shall require and constitute rezoning of the property pursuant to Galt Municipal Code, Title 18

55. Indicate proposed pad elevations and show existing elevations around the subdivision boundary. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).

56. Grading of lots shall be designed so that all areas drain to the street and the top of slope is located on the property line or setback therefrom. Where lots abut the subdivision boundary, the elevation difference between existing and proposed grades shall be kept to an absolute minimum (approximately 0.5' maximum). Where elevation differences are necessary, a low spot at the common lot line shall be avoided by use of retaining walls or the acquisition of adjacent slope rights, etc., as approved by the Building Official.

57. All development shall comply with the provisions of Title 18 of the Galt Municipal Code.

58. Provide monumentation as required by the City Engineer in accordance with accepted standards.

59. Prior to building permit issuance, the Applicant shall provide certificates of mitigation from both the Galt Elementary and High School Districts. The Building Department will calculate approximate square footage, with fees being paid directly to respective districts.

60. No building permits shall be issued for any structure unless all on-site and off-site public and private improvements are completed, pursuant to Ordinance 88-30.

61. All heating and air conditioning equipment shall be sufficiently screened to obscure views from public ways. Materials used for screening purposes shall be similar and compatible with that of the main structure so serving.

62. Roofing materials for all structures shall have a minimum Class "C" rating.

63. This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations and procedures applicable at the time of development.

64. All homes must have clearly marked address numbers affixed to the front of the residence. The numbers shall be of a contrasting color to the residence and shall be of a sufficient size to be visible from the road frontage.

65. All public improvements shall be in accordance with the latest edition of the County of Sacramento standard construction specifications and improvement standards except as modified by the City of Galt.

66. The tentative subdivision map is inconsistent with the City's current Zoning Ordinance. Approval of this tentative subdivision map is conditioned on the subdivider obtaining the necessary amendments to the Zoning Ordinance. (R1A-PD and OS to R1C-PD and OS).

67. Applicant shall indemnify and hold harmless the City, its council members and commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs and fees, including without limitation attorney's fees, incurred by the City and/or awarded to any plaintiff in any action related to or arising out of City's approval of this project or subdivision map or any environmental or other documentation related to this project or subdivision map. Applicant further agrees to provide a defense for the City in any such action.

Delete underlined text and replace with new text.

are subject to the ARC modification procedures in Chapter 18.24 of the Galt Municipal Code.