



**AGENDA**  
**SPECIAL PLANNING COMMISSION MEETING**  
**COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT**  
**THURSDAY, AUGUST 23, 2012, 6:30 P.M.**

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

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

**CALL MEETING TO ORDER**

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

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

**INFORMATION/CONSENT CALENDAR**

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

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

(3)2. **SUBJECT:** Report to Planning Commission of Planning Director's approval of a Site Plan and Minor Use Permit application to erect and operate a 40 foot tall Amateur Radio Antenna and related equipment at 955 Roundstone Drive

**RECOMMENDATION:**

Galt Municipal Code Section 18.76.020 allows the Planning Director to decide minor use permit applications, but those decisions must then be reported to the Planning Commission at its next meeting. If the Planning Commission disagrees with the Director's decision, a public hearing must be scheduled. Otherwise, the Director's decision (which was issued August 3, 2012) will be final. This memorandum constitutes the reporting of the Planning Director's decision.

**PUBLIC HEARING**

(11)1. **SUBJECT:** FAIRWAY OAKS REZONE AND VESTING TENTATIVE SUBDIVISION MAP PROJECT

**RECOMMENDATION**

1) Recommend that the City Council adopt Resolution 2012-\_\_\_ adopting the Initial Study, Mitigated Negative Declaration and adopting the Mitigation Monitoring and Reporting Program for the Fairway Oaks Project; and

- 2) Recommend that City Council introduce Ordinance 2012-\_\_\_ amending the district zoning map of the City of Galt for the Fairway Oaks Project; and
- 3) Approve Resolution 2012-\_\_\_PC adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and conditionally approving the Vesting Tentative Subdivision Map for the Fairway Oaks Project.

**(67)2. SUBJECT: EGG-LAYING CHICKENS**

**RECOMMENDATION**

That the Planning Commission recommend to the City Council the adoption of an ordinance amending Chapter 18 of the Galt Municipal Code regarding the keeping of egg-laying chickens.

**(71)3. SUBJECT: PLANNING COMMISSION ANNUAL REPORT – FY 2011-12**

**RECOMMENDATION**

That the Planning Commission review and make recommendations and/or revisions as needed to finalize the first Planning Commission Annual Report for presentation to the City Council.

**DEPARTMENT PRESENTATION – None.**

**ADJOURN**

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

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



## **MINUTES**

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

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

Staff members present: Senior Planner Erias, City Attorney Rudolph, Development Services Engineer Forrest, Senior Building Inspector James and PC Secretary Kulm.

### **INFORMATION/CONSENT CALENDAR**

1. **SUBJECT:** Minutes of the June 14, 2012 regular meeting.

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

### **PUBLIC COMMENTS –**

Kelly Keagy, 1079 Ranford Court, asked to be notified of any upcoming Planning Commission discussions defining design guidelines and/or insubstantial modifications for construction of single family dwellings.

Chairperson McFaddin reversed the order of the agenda items, hearing #2 first.

### **PUBLIC HEARING:**

1. **SUBJECT:** 1021 MEADOWVIEW DRIVE SETBACK VARIANCE FOR SIDE AND REAR YARD SETBACKS

#### **RECOMMENDATION**

That the Planning Commission adopt Resolution 2012-\_\_\_\_(PC) denying a variance at 1021 Meadowview Drive modifying the required setbacks in the side yard from 5 feet to approximately 4.5 feet and in the rear yard from 10 feet to 4.5 feet.

Erias gave the staff report. Morris noted that he had met with the applicant to discuss the issues.

Herbert Hobbs, property owner, explained the background of the property noting that the surrounding property owners are in support of the project. Mr. Hobbs talked about some of the work he had put into the rental, i.e., new HVAC and new roof. McFaddin asked the owner if he had secured building permits for either of those repairs. Mr. Hobbs said that he did not pull permits for either project. McFaddin asked if there was a way the building could remain in the current location. Erias explained in order for that to happen, the Commission would have to grant the variance and Mr. Hobbs would then need to secure a building permit(s) for a shed/shop and meet all current Building Codes. Pellandini asked if the building had a separate electrical meter. Mr. Hobbs replied no, the electricity comes from the house.

Chairperson McFaddin opened the public hearing.

City Attorney Rudolph noted that a possible solution to meet City codes and regulations might include a lot line adjustment of the rear property line. Rudolph also indicated the Commission could choose to continue the matter to a later date which would allow Mr. Hobbs additional time to seek an alternative solution. Discussion continued regarding setbacks, code compliance, safety issues, possible solutions, etc.

Rita Villareal, 1101 Meadowview Dr., neighbor to Mr. Hobbs is opposed to granting the variance; however, she is not opposed to converting the rental to a storage shed.

Jose (inaudible), 1017 Meadowview Drive, spoke in favor of the variance.

**ACTION:** Dees moved to continue the project to the Sept. 2012 regular meeting; second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez - Yes. **Motion was unanimously carried.**

**ACTION:** Dees revised the motion to continue the project to the Oct. 2012 regular meeting to accommodate the applicant; second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes; Morris – Yes; Rodriguez - Yes. **Motion was unanimously carried.**

2. **SUBJECT: ARCHITECTURAL REVIEW MODIFICATION FOR CREEKSIDE 2 UNIT 2 RESIDENTIAL SUBDIVISION**

**RECOMMENDATION**

That the Planning Commission Adopt Resolution 2012 - \_\_ (PC) modifying the approved Architectural Review Plan to include additional home plans (floor plans and elevations) to the range of approved home options in the Creekside 2 Unit 2 Subdivision (and changes to the plans will not become effective until July 19, 2012.

Commissioners McFaddin and Rodriguez excused themselves from the project due to a conflict of interest.

Commissioner Morris noted that he had met with the applicant on July 10, 2012 to discuss the issues.

Erias distributed revised floor plans to the commissioners and then gave the staff report. Morris said that he had received a phone call from a concerned citizen regarding possible water issues on the west side of the City when the new homes are built. Forrest explained that City wells should be sufficient enough to accommodate the homes in the proposed subdivision.

Mike Guttridge, applicant, explained that his company is trying to focus more on homes in the 1,800 sq. ft. range for now because getting appraisals for anything larger is very difficult due to the current economy.

**ACTION:** Morris moved to approve staff's recommendation as presented with the revised floor plans distributed by Mr. Erias; second by Pellandini. A roll call vote was taken by those commissioners present: Pellandini – Yes; Morris – Yes; Dees - Yes. **Motion was unanimously carried.**

Commissioner Dees closed the public hearing.

**DEPARTMENT REPORTS – Tentative Map Information**

Erias gave a presentation on the mapping process. Erias and Bill Forrest explained the various steps and processes necessary to approve a tentative map.

Meeting adjourned at 8:20 p.m.

Respectfully submitted by:

Cathy Kulm, Commission Secretary



**City of Galt**  
**Community Development Department**  
*Building • Planning • Redevelopment*

To: Chairperson and Planning Commissioners

From: Sandra Kiriu, Community Development Director 

Subject: Report to Planning Commission of Planning Director's approval of a Site Plan and Minor Use Permit application to erect and operate a 40 foot tall Amateur Radio Antenna and related equipment at 955 Roundstone Drive

Galt Municipal Code Section 18.76.020 allows the Planning Director to decide minor use permit applications, but those decisions must then be reported to the Planning Commission at its next meeting. If the Planning Commission disagrees with the Director's decision, a public hearing must be scheduled. Otherwise, the Director's decision (which was issued August 3, 2012) will be final. This memorandum constitutes the reporting of the Planning Director's decision.

**Recommendation**

Affirm the Planning Director's decision to file a California Environmental Quality Act Exemption CEQA Guidelines § 15303 New Construction of Small Structures) and to approve a Minor Use Permit for construction and operation of an amateur radio antenna and related equipment at 955 Roundstone Drive. The action also includes approval of the site plan, in accordance with Chapter 18.68 of the Galt Municipal Code, for erection of a radio tower up to 40 feet in height.

**Background**

The Galt Zoning Ordinance requires approval of a Minor Use Permit for any "Radio, television, or commercial communications transmitter, receiver, or translator" in any zoning district in the City. This would include any amateur radio antennas commonly known as Ham radio equipment.

However, the City's ability to regulate an amateur radio antenna installation is strictly limited by California Government Code Section 65850.3. Since amateur radio communication is an expression of free speech and can be a significant source of information and assistance during times of emergency, the Federal Communications Commission supports its use and significantly preempts local regulations that could preclude it.

communications, and shall constitute the minimum practicable regulation to accomplish the city's or county's legitimate purpose".

In this case, the city's "legitimate purpose" in regulating the use is to minimize the aesthetic impact to the surrounding residential neighborhood to the extent possible while still allowing the use to be conducted at that site. A Minor Use Permit is considered the "minimum practicable regulation" to accomplish that purpose because it gives the City the opportunity to evaluate the proposed location of the antenna to see if it is the best location to minimize aesthetic impacts on the neighborhood while still allowing the use to operate.

### **Proposed Project**

The property owner at 955 Roundstone Drive requested a Minor Use Permit (MUP) to install an amateur radio antenna in the rear yard of the property which is zoned R1A (Single Family Residential, 10,000 s.f. min. lot size) (Exhibit A). It is a crank up style antenna which will be about 14 feet in height when it is cranked down to its lowest position and will reach a maximum of 40 feet in height for some applications. According to the application, the antenna would not be extended to its maximum height more than eight hours per day.

The two story house on the property is approximately 30 feet in height which is the maximum height allowed in this zoning district except for radio towers which may be erected up to 75 feet with site plan approval (only 40 feet is requested for this application). Most of the antenna structure will be hidden from view from the public street because of the 30 foot tall house, and the distance of the antenna nearly 52 feet from the street. There are a number of existing trees (mostly evergreen) around the perimeter of the property where the antenna will be located, and the applicant is planting three new trees to provide additional screening for the three immediately adjacent homes (Exhibit B).

Exhibit C shows part of the supporting "tower" and the antenna itself. The antenna "tower" is pretty unobtrusive with a simple, open metalwork design which will minimize the visual impact. The antenna itself also has a very simple design which is parallel with the ground, so it will have minimal visual profile in the air. The boom (main axis) is 17'-4" in length and the perpendicular elements (cross bars) are about 5/8" in diameter by 4 feet in total length (2 feet on each side of the center axis).

The antenna base and tower will be located approximately 19.5 feet from the nearest side property line which is the south side. The antenna itself will take up nearly 9 feet of that space, leaving a side setback of 10+ feet which exceeds the minimum requirement. The antenna tower will be about 25 feet from the rear property line leaves a setback of about 23 feet when the antenna is installed. Again, that exceeds the minimum structural setback requirement. Finally, the antenna tower with antenna will be about 7.5 feet from the house itself.

### **Basis for Approval**

The Planning Director (Community Development Director) has made the required findings for approval of a Minor Use Permit, pursuant Galt Municipal Code Section 18.76.040 as noted below. In addition, the Director has granted Site Plan Approval in accordance with Galt Municipal Code Chapter 18.68 for the 40 foot height of the radio tower. The findings are noted below:

**A. The proposed use is consistent with the goals and policies of the general plan and any applicable specific plan.**

Analysis: The rights of amateur radio communication users are rigorously protected by state and federal law. Therefore, there are limited policies in the local General Plan and the Northeast Area Specific Plan that are specifically relevant. However, Galt General Plan policy PFS-12.1 supports the concept by recognizing the need to facilitate and support development of the infrastructure necessary for all residents to use and benefit from communication technologies including wireless communications. There are several policies that address protection of the City's residential neighborhoods from poor design and incompatible uses (CC-1.1 through CC-1.3). However, the applicant has made every feasible attempt to minimize the aesthetic impact of the proposed amateur radio antenna by locating it in the rear yard, meeting structural setbacks from adjacent neighbors, planting additional trees, and by the minimalist design of the antenna and tower itself. In addition, the Northeast Area Specific Plan (NEASP) and the Zoning Code allow radio towers up to 75 feet whereas this application is only requesting a maximum of 40 feet. Consequently, the Director has determined that the project is consistent with the General Plan and NEASP.

**B. The proposed use is consistent with the purpose of the applicable zoning district.**

Analysis: The property is zoned R1A which is the Single Family Residential zone with 10,000 s.f. lot sizes. The purpose statement of that district says it provides a low density, residential environment characterized by large residential lots designed to promote the development of single family dwellings at a low suburban density with ample open space and separation between residences. This Chancellor Estates neighborhood illustrates that concept with relatively large scale homes and a preponderance of two story units. Because the lots are at least 10,000 s.f., the rear yards are also relatively large which creates good separation between residences. The location of the proposed antenna has been designed to minimize any aesthetic impact on its surrounding neighbors. It exceeds the setback requirements and although it will be somewhat taller than the house when it is fully elevated, its mass and bulk will be far less imposing than a large storage building or similar structure which could be located in the yard. It will also create no noise or other impacts that could result from some other type of structure. The Director finds that the use is consistent with the purpose of the zoning district.

**C. The proposed use is listed as a use that is subject to a minor use permit in the zoning district.**

Analysis: Galt Municipal Code §18.16.030 identifies the use of "Radio, television, or commercial communications transmitter, receiver, or translator" as a use permitted in all zoning districts in the city subject to approval of a Minor Use Permit (MUP).

**D. The proposed use meets the minimum requirements of the zoning code applicable to the use and complies with all other applicable laws, ordinances, and regulations of the City and the State of California.**

Analysis: The applicant made application for the required Minor Use Permit and paid all appropriate application fees. After a review of the zoning code setbacks and the aesthetic qualities of the antenna and its location, the Director approved the MUP on August 3, 2012 and filed a CEQA Notice of Exemption. Site Plan Approval was also granted to allow the 40 foot height of the radio tower in accordance with Galt Municipal Code Section 18.20.020(B)(4)(b) and Chapter 18.68. Written notice of the approval was provided to the applicant. The Director's decision was reported to the Planning Commission on August 23, 2012. In accordance with California Government Code Section 65850.3, this constitutes the minimal practicable regulation of the project by the City.

**E. The proposed use will not be materially detrimental to the health, safety, or welfare of the public or to property and residents in the vicinity.**

Analysis: As noted in this staff report, state law allows the city to only impose minimal practicable regulations for a legitimate purpose that do not preclude amateur radio communications. Therefore, the focus of the Minor Use Permit was to minimize the aesthetic impact of the antenna structure. This was done by locating the structure in the rear yard, meeting structural setbacks from adjacent properties, screening the equipment behind trees and the adjacent house, and selecting a relatively sleek design for the structure. In addition, the antenna base will be installed in accordance with Building Code requirements and a building permit. Therefore, the use will meet this finding.

**F. The proposed use is suitable for the site and is compatible with neighboring uses.**

Analysis: The California Government Code states that any city ordinance that regulates amateur radio station antenna structures shall allow those structures to be erected at heights and dimensions sufficient to accommodate amateur radio service communications, shall not preclude amateur radio service communications, shall reasonably accommodate amateur radio service communications, and shall constitute the minimum practicable regulation to accomplish the city's or county's legitimate purpose. Based on those restrictions and the measures the applicant has taken to minimize the aesthetic impact as outlined in "E" above, the Director finds that the proposed use is suitable for the site and compatible with neighboring uses.

heights and dimensions sufficient to accommodate amateur radio service communications, shall not preclude amateur radio service communications, shall reasonably accommodate amateur radio service communications, and shall constitute the minimum practicable regulation to accomplish the city's or county's legitimate purpose. Based on those restrictions and the measures the applicant has taken to minimize the aesthetic impact as outlined in "E" above, the Director finds that the proposed use is suitable for the site and compatible with neighboring uses.

#### **Environmental Determination**

CEQA Guidelines Section 15303 provides a Categorical Exemption for new construction of small structures. Examples cited under this section are single family residences, stores under 2500 square feet, and accessory structures including garages, carports, patios, and swimming pools. The proposed amateur radio tower/antenna has a relatively small footprint and meets the zoning requirements for setbacks and maximum height. In addition, none of the exceptions noted in CEQA Guidelines Section 15300.2 apply to the project. Consequently, the Director filed a Notice of CEQA Exemption on August 6, 2012.

#### **Attachments**

- Exhibit A: Aerial location photo
- Exhibit B: Site plan showing setbacks and screening
- Exhibit C: Photo illustrating antenna and tower design

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



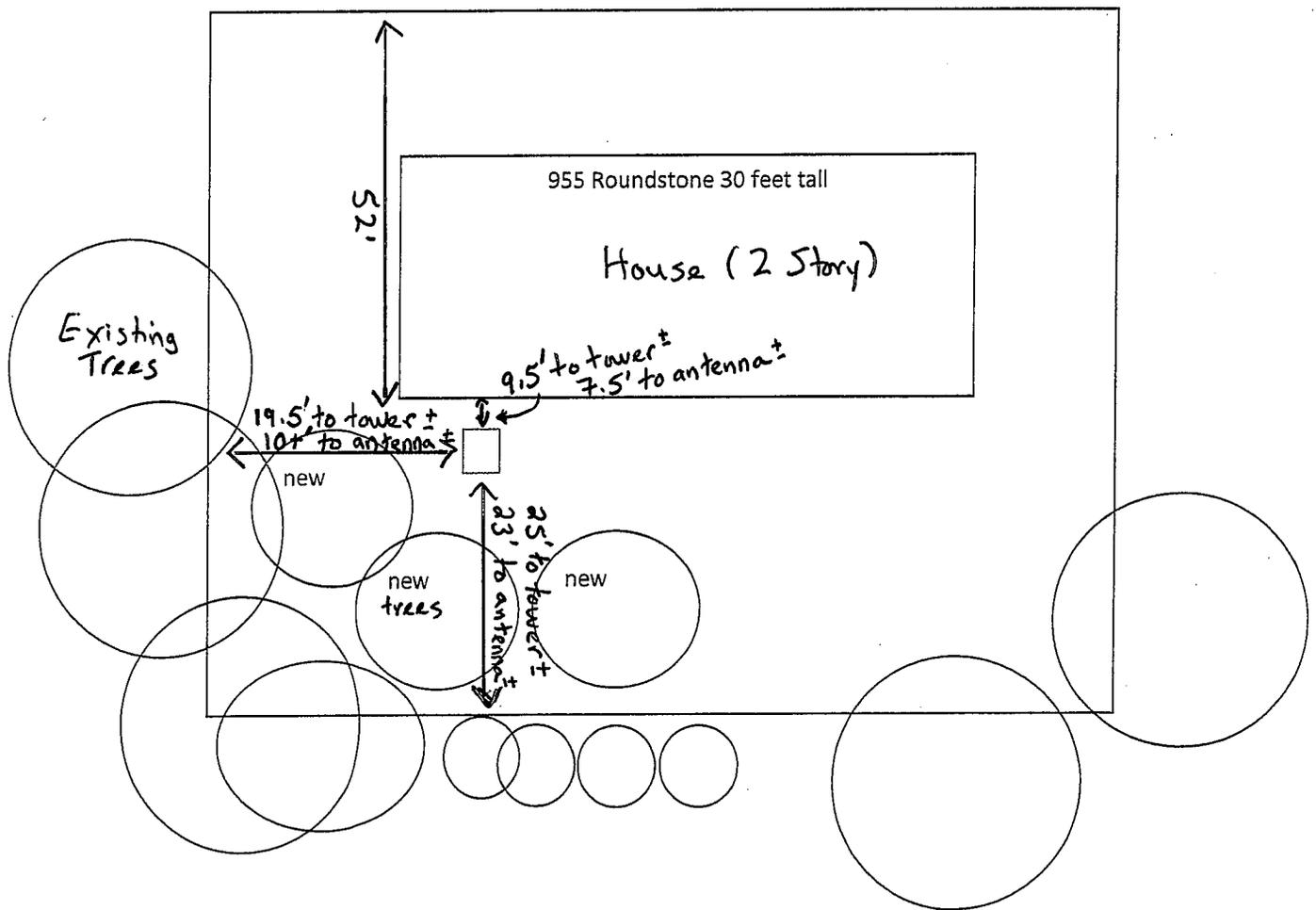
EXHIBIT A

### 955 Roundstone Antenna Installation, aesthetics

The antenna base is 14 feet when "nested."

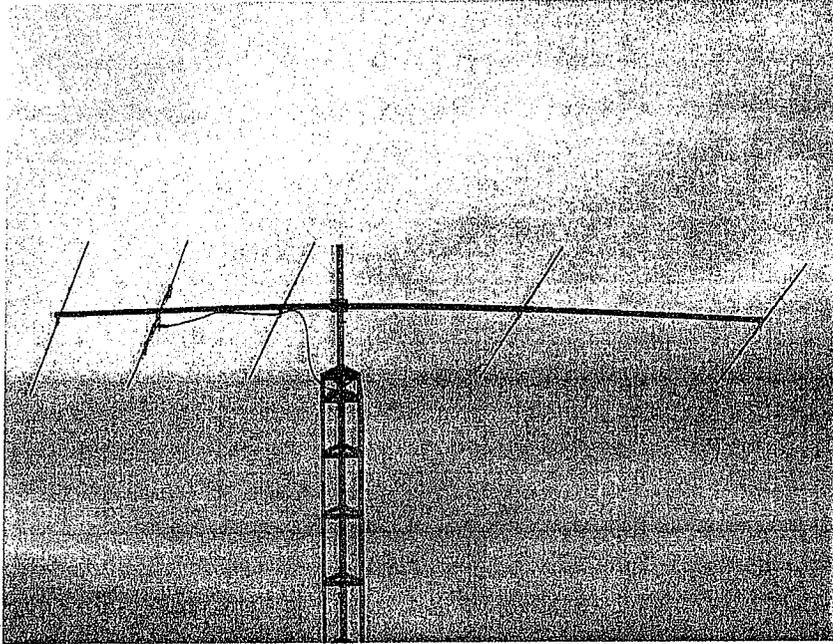
It is not visible from Roundstone Drive due to the height of the home. It is also not visible from the back or side property lines due to mature trees. In addition, owner is installing three additional trees that will have 20 foot canopies.

#### Roundstone Drive



The antenna will be at maximum height (40 feet) for no ore than 8 hours when needed for certain ranges. It will be at 14 feet, well below the tree and roof line at all other times.

EXHIBIT B



DS 50-50 Antenna. The elements are 5/8 inch by 48 inches.

The boom is ~~17~~ 4 inches long.

17'-4" long

EXHIBIT C



## PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 23, 2012

**Prepared by:** Chris Erias, Senior Planner  
**Reviewed by:** Steve Rudolph, City Attorney

**SUBJECT FAIRWAY OAKS REZONE AND VESTING TENTATIVE  
SUBDIVISION MAP PROJECT**

### RECOMMENDATION

- 1) Recommend that the City Council adopt Resolution 2012-\_\_\_ adopting the Initial Study, Mitigated Negative Declaration and adopting the Mitigation Monitoring and Reporting Program for the Fairway Oaks Project; and
- 2) Recommend that City Council introduce Ordinance 2012-\_\_\_ amending the district zoning map of the City of Galt for the Fairway Oaks Project; and
- 3) Approve Resolution 2012-\_\_\_ PC adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and conditionally approving the Vesting Tentative Subdivision Map for the Fairway Oaks Project.

### LOCATION

The project site consists of 42.9 acres located in the City of Galt, south of Glendale Avenue, west of State Route 99 (SR 99), northwest of Dry Creek, and east of the Creekside 2 Unit 2 development. The site is particularly identified as Assessor Parcel Numbers 150-0101-19, 150-0101-21 and 150-0101-59.

**OWNER/APPLICANT** Arcadia Homes, Inc.  
Contact: Mike Oliver  
Municipal Resource Group, LLC  
675 Hartz Avenue, Suite 300  
Danville, CA 94526  
Ph: (925) 314-3889

**ZONING** R1A-ARC (Low-Density Single-Family) and OS (Open Space)

### PROJECT DESCRIPTION

The project includes a proposed rezone from R1A-ARC (Single Family Residential 10,000 sq. ft. minimum lot size) to R1C-ARC (Single-Family Residential, 6,500 sq. ft. minimum lot size), and approval of a Vesting Tentative Map to subdivide the 42.9± acre site into 100 residential lots. The ARC suffix stands for "Architecture Review." This combining zone district requires that the developer ultimately obtain approval of the proposed floor plans and building elevations from the Planning Commission at a separately noticed public hearing prior to final map. The proposed minimum lot size is 8,000 square feet

and the largest lot is 18,462 square feet. The project also includes a 10.7 acre neighborhood park with an oak tree preserve that will be located within the Open Space zone southeast of the project site. A Class I bicycle lane will border the park along Dry Creek.

## **ENVIRONMENTAL STATUS**

The Initial Study/Mitigated Negative Declaration (IS/MND) evaluated the proposed project consistent with the California Environmental Quality Act. The public review period for the proposed MND was from June 27, 2102 to July 27, 2012 at 5:30 p.m. Four comment letters on the Negative Declaration were received during the public review period. The comments received were from the Sacramento Metropolitan Air Quality Management District (SMAQMD), Caltrans, the Sacramento Area Bicycle Advocates and the Central Valley Regional Water Quality Control Board. The Water Control Board comments were general in nature and do not require a response. The recommendations and comments from the Sacramento Area Bicycle Advocates, the Air Board and Caltrans are addressed in the Response to Comments which is not available at the time of this writing. It will be delivered to the Planning Commission as soon as it is available.

The Planning Commission will certify the project IS/MND and the Mitigation Monitoring and Reporting Program (MMRP). Section 18.52.050 (A, 8) of the Galt Municipal Code (GMC) states that the Planning Commission shall certify environmental documents which are required prior to taking action on an application. Since CEQA requires action on an environmental document before approval, the Planning Commission must certify the Fairway Oaks IS/MND and MMRP before approving the Fairway Oaks Vesting Tentative Subdivision Map application.

Section 18.52.050 (B, 2) of the Galt Municipal Code (GMC) states that for all approvals for which the Planning Commission is the recommending body and the City Council is the approving body, the Planning Commission shall make recommendations on the environmental document. Since the City Council is the approving body for the Fairway Oaks rezone, the Planning Commission will also make a recommendation to the City Council on the IS/MND and MMRP so that it can take action on the document.

A copy of the Project IS/MND was delivered at the July 12, 2012 Planning Commission meeting. Please refer to it or to the City's website at <http://www.ci.galt.ca.us/index.aspx?page=783>.

## **REZONE REQUEST**

The applicant is proposing to rezone the subject property from Single-family Residential, Intermediate Density R1A-ARC (Single Family Residential 10,000 sq. ft. minimum lot size) to R1C-ARC (Single-Family Residential, 6,500 sq. ft. minimum lot size). The proposed lot sizes on the tentative map range from 8,000 square feet to 18,462 square feet. This zoning designation allows detached single family dwellings.

The ARC suffix stands for "Architecture Review." This combining zone district requires that the developer obtain approval of the proposed floor plans and building elevations from the Planning Commission at a separately noticed public hearing prior to final map. Consequently, there is no approval of the project architecture at this time. It will come back separately to the Planning

Commission for approval.

The Planning Commission will make a recommendation to the City Council on the rezone request.

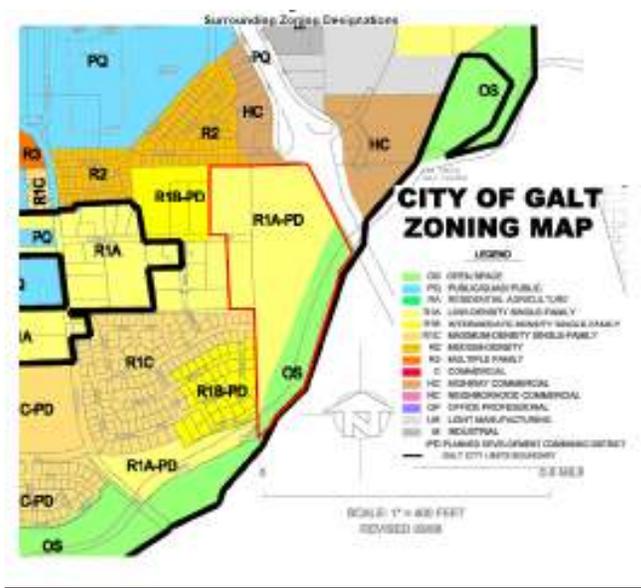
Pursuant to Municipal Code Section 18.88.030, the Planning Commission may recommend or conditionally recommend and the City Council may approve or conditionally approve an application for an amendment to this title or the official zoning map if it finds all of the following:

**FINDING:** The proposed amendment is in conformance with the General Plan and any applicable specific plan;

**DISCUSSION:** The proposed Fairway Oaks project is consistent with the Low Density Residential General Plan designation. It does not conflict with any goals and policies of the General Plan. There is no General Plan Amendment needed for the project. The project includes detached single family residences at densities consistent with the general plan.

**FINDING:** The public necessity, convenience, and general welfare require or clearly permit the adoption of the proposed amendment;

**DISCUSSION:** The public necessity, convenience, and general welfare require or clearly permit the adoption of the proposed amendment. The proposed project is compatible with the surrounding developments. The site is surrounded on all sides with residentially compatible land uses and development. The property to the north is the existing Gulf Side Terrace subdivision containing higher density single family homes zoned R2. The developments to the southwest are the Russell Ranch and Creekside Unit 2 Phase 1 and 2 subdivisions. They are zoned R1C and R1B. Property adjacent to the west along Cornell is zoned R1A and properties beyond it are large lot residential under the jurisdiction of Sacramento County. See map below.



## VESTING TENTATIVE SUBDIVISION MAP

If the rezone entitlement is granted, the applicant is then seeking approval of the attached vesting tentative map to create 100 single family home lots. A vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is accepted. An analysis of the major issues and map requirements are listed below

### Parks

The project includes a dedication of land for a neighborhood park rather than payment of a parkland-in-lieu fee. The City's Housing Element indicates that the average number of persons per single-family household in Galt is 3.23 persons. The project is therefore expected to result in the addition of 323 persons to the Galt population (3.23 multiplied by 100 housing units). The 2030 Galt General Plan requires five acres of parkland per 1,000 residents; therefore, the project would be required to supply 1.6 acres of parkland (five acres multiplied by 323 residents, the product of which is divided by 1,000 residents). The project includes 10.7 acres of park area, which is well over the amount of park area required (Parcel A). This is consistent with the Parks and Recreation Department requirements. Amenities in the park have not been identified at this time. The park area is adjacent to Dry Creek, a 100-year floodplain. No construction will occur in the flood plain. The park area and flood plain will help preserve many of the oak trees in the project site area allowing the existing riparian strip along the creek to remain undisturbed. A Class I bicycle lane will border the eastern edge of the park separating it from the riparian strip along Dry Creek.

An 11-foot-tall noise barrier will be constructed adjacent to the proposed 15-foot easement along State Highway 99. The easement will be dedicated to the City along with the park area. It will be landscaped according to code requirements.

### City Utilities

Water: Parcel B located on the south end of the project along Chase Drive will also be dedicated to the City. It is part of the City's existing well site on Trade Post Trail in the Creekside 2 Unit 2 Subdivision. The well provides water to the nearby developments and will supply water to the proposed project. There is ample water capacity to serve the new development.

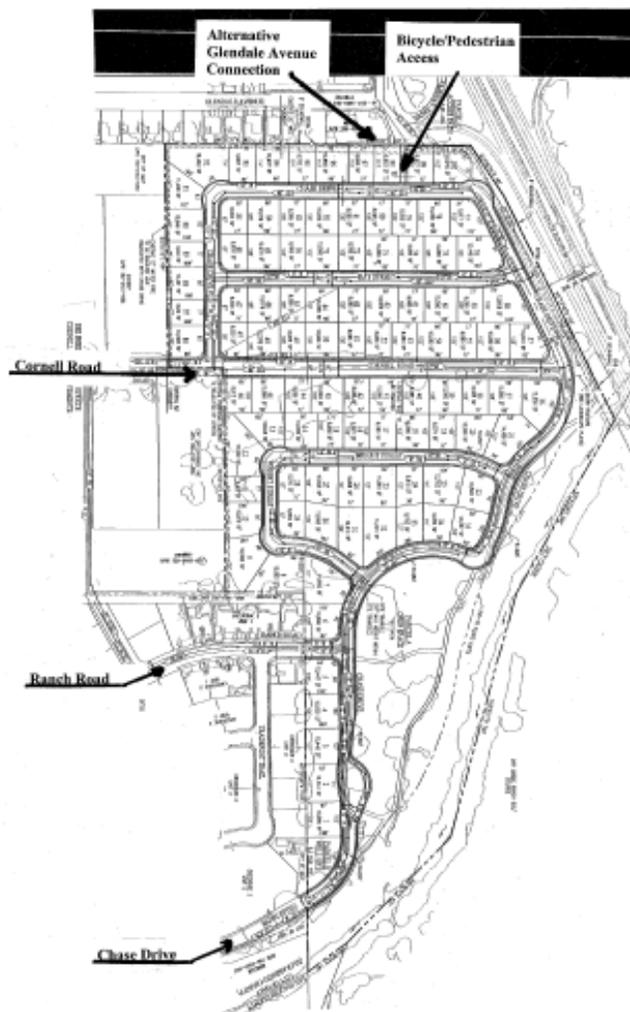
Sewer: The project will be required to provide sewer lines connecting the project to the City's wastewater system and wastewater treatment plant. There is sufficient capacity in the wastewater treatment plant to handle the proposed project. The wastewater treatment plant is currently operating under capacity and can be expanded to accommodate growth.

Stormdrain: The project site will be graded to accommodate the new development. Prior to grading, the developer shall create and submit a stormdrain model to analyze the existing stormdrain system and a Drainage Master Plan. The Drainage Master Plan shall describe how on-site draining systems will be designed to compensate for the reduced water absorption capacity of the site and to prevent flooding of adjacent properties. The Plan must ensure that all stormwater entering or originating within the project

site shall be conveyed, without diversion of the watershed, to the nearest adequate, natural watercourse, or adequate man-made drainage facility. The Drainage Master Plan shall implement Best Management Practices to control quality of stormwater runoff.

### Access

Access to the site is from Cornell Road, Ranch Road and Chase Drive. Chase Drive runs along the projects' east boundary by the open space area and proposed park. It connects to Chisholm Trail in the adjacent Creekside 2 Unit 2 subdivision to the south. Chisholm Trail then connects to Ranch Road in the Russell Ranch development. Ranch Road terminates at South Lincoln Way. Cornell Road runs directly to the proposed Fairway Oaks subdivision from the west connecting the project to South Lincoln Way. As part of the proposed project, Cornell Road will be improved with 24' wide new pavement with a separated bicycle/pedestrian path along one side of the road. Chase Drive and Ranch Road are already developed and can accommodate traffic from the proposed subdivision. A bicycle/pedestrian path located between lots 98 and 99 connects the subdivision to Gulf Side Terrace on Glendale Drive.



As part of the proposed project, an alternative vehicle access to the subdivision was evaluated. The alternative would connect Glendale Drive in the existing Gulf Side Terrace subdivision to Chase Drive in the proposed Fairway Oaks subdivision roughly at the same location of the bicycle/pedestrian path between lots 98 and 99. Staff does not recommend this alternative because it creates conflicts with the existing hook ramp at Highway 99 (Caltrans also does not recommend the alternative). The three vehicle connections and the bicycle/pedestrian path provide sufficient access for the proposed subdivision.

### Internal Circulation

Internally, the subdivision provides a number of connector streets predominantly in a east-west, north-south orientation. There are no cul-de-sacs in the subdivision but there are two loops. Wright Street will loop and connect to Chase Drive. Chase Drive will form a loop running along the eastern border of the project site turning to the northern boundary and connecting with Cornell Road at the western edge of the subdivision. There will be a median at the southern most portion of Chase Drive. The median will preserve one of the existing oak trees. The applicant will be responsible to build all subdivision streets to current standards.

## **FINDINGS**

Pursuant to Municipal Code Section 17.16.110 (A), the Planning Commission may approve or conditionally approve a tentative map if it finds all of the following:

FINDING: That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and any applicable specific plan;

**DISCUSSION:** The proposed Fairway Oaks project is consistent with the General Plan. It does not conflict with any goals and policies of the General Plan. There is no General Plan Amendment needed for the proposal.

The project is consistent with Policy C-1.12: Grid-Like Street System, which encourages a grid like street system in order to ease traffic flow, reduce traffic barriers, increase linkages between communities, and promote walking biking. The Fairway Oaks map design has a decent grid like pattern as the basis of its map and connects well to existing neighborhoods.

In addition, the map is consistent with General Plan Policy CC 1.6. It promotes a design that incorporates Galt's natural features into the travel experience. The Fairway Oaks project has a road as well as bike and a pedestrian path running along the creek area which preserves many of the existing oak trees and the riparian corridor.

The proposed park and open space feature of the project is consistent with Policy CC-1.7. This policy states that the City should work to protect views from frequently used gathering places, major streets, and pedestrian paths to provide a sense of place and orientation. The preservation of the oak trees and the riparian strip along Dry Creek provide a sense of place and will provide scenic views from the proposed park, Chase Drive and bicycle/pedestrian path.

The preservation of the oak trees is also consistent with Policy CC-4.2 which requires that all new development protect existing trees. Not only does the proposed Fairway Oaks project protect the oak trees along the Dry Creek corridor, it also protects a large oak tree along Chase Drive. The oak tree will be part of an island in Chase Drive at the southern part of the street.

The project is consistent with Policy COS-1.11 which recommends the protection, preservation and improvement of riparian corridors. As mentioned, the project will leave the existing riparian corridor along Dry Creek undisturbed, thereby protecting it from development. The proposed park area will enhance the riparian corridor.

The bicycle/pedestrian connection at Glendale Avenue promotes a walkable design which is consistent with Policy COS-5.2. It encourages new development to maximize pedestrian and bicycle circulation and promote street designs that strongly encourages biking and walking. The Glendale bicycle/pedestrian connection will encourage biking and walking to the commercial areas along Fairway Drive. A separated bicycle/pedestrian path along Cornell Road is also proposed which will also promote walking and biking.

The project is also consistent with Policy COS-5.3. This policy encourages growth within existing urban areas (infill) as a priority over urban expansion. The proposed site of the Fairway Oaks project is in the existing City limits and requires no expansion. It has been planned for residential growth since the previous General Plan.

Since the project site is an infill site, it is also consistent with Policy LU-1.6: Orderly Growth. This policy ensures that development occurs in an orderly sequence based on the logical and practical extension of public facilities and services. The project site is bordered by existing development being served by all City services. The extension of services into the site is orderly and logical, and has been planned for residential growth since the previous General Plan. Providing City services to the site has been part of the planning process.

Finally, the project is also consistent with Policy LU-4.3. This policy designates areas of the City for low density residential uses that include detached single family housing at suburban densities where full urban services can be economically provided. The project includes detached single family residences at densities consistent with the general plan. The maximum density per the 2030 General Plan Low Density Residential land use designation is 6 per acre. The project density is 3.1.

The project site is not located in a specific plan area.

**FINDING:** That 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;

**DISCUSSION:** The proposed project does not include affordable housing. The project is proposed to provide above moderate income housing. The City has strong track record of providing housing for all income groups and has developed its regional share of the regions affordable housing needs. The proposed housing as part of this project will not harm any fiscal and/or environmental resources.

**FINDING:** Except for condominium conversion projects where no new structures are added, that the design of the proposed subdivision 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 Subdivision Map Act and any guidelines promulgated by the city council;

**DISCUSSION:** The layout of the subdivision is in an east-west alignment and allows southern exposure. This provides natural heating in the winter months. The east-west alignment also allows for cooling opportunities which can take advantage of shade or prevailing breezes.

Pursuant to Municipal Code Section 17.16.110 (B), the Planning Commission shall deny approval of a tentative map if any of the following findings are made:

**FINDING:** The proposed development is not consistent with the General Plan of the City, the Northeast Area Specific Plan (NEASP), and the Housing Element;

**DISCUSSION:** As mentioned above in the approval findings, the project is consistent with the 2030 General Plan. The proposed low density land use is consistent with the Low Density Land Use Designation of the General Plan. No amendments are requested or needed as part of the project. The project site is not located in a specific plan area.

**FINDING:** That the design or improvement of the proposed subdivision is not consistent with the General Plan and applicable specific plans:

**DISCUSSION:** The project includes a design and improvements that are consistent with the General Plan. All street, utility and park improvements are consistent with the General Plan. The layout of the map, the 8,000 square foot lot minimum and single family homes are consistent with the low density residential designation of the General Plan.

**FINDING:** That the site is not physically suitable for the type of development;

**DISCUSSION:** The proposed project site is suitable for the development. The 100 lots, proposed park and all other site amenities are easily accommodated on the site. In addition, it is compatible with the surrounding developments. The site is surrounded on all sides with residentially compatible land uses and development. The property to the north is the existing Gulf Side Terrace subdivision containing higher density single family homes zoned R2. The developments to the southwest are the Russell Ranch and Creekside Unit 2 Phase 1 and 2 subdivisions. They are zoned R1C and R1B. Property adjacent to the west along Cornell is zoned R1A and properties beyond it are large lot residential under the jurisdiction of Sacramento County.

**FINDING:** That the site is not physically suitable for the proposed density of development;

**DISCUSSION:** The 2030 General Plan evaluated the site for a low density residential type of development. Since the project density is consistent with the 2030 General Plan, the site is physically suited for the development.

**FINDING:** That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

**DISCUSSION:** The project included a biological assessment of the site. Most of the sensitive environmental areas such as Dry Creek and the 100 flood plain will be left undisturbed. Any loss or harm of wildlife as a result of the project will be mitigated according to the measures described in the biology section of the IS/MND.

**FINDING:** That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

**DISCUSSION:** The design of the subdivision and the type of improvements will not cause serious public health problems. The project is similar to other nearby subdivisions which have not caused any public health problems. In addition, the project IS/MND evaluated potential negative impacts the project may have. No potential public health problems were identified.

**FINDING:** That the design of the subdivision or the type of improvements will conflict with easements of record or assessments established by court judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

**DISCUSSION:** The project does not conflict with any easements.

**FINDING:** That all requirements of the California Environmental Quality Act (CEQA) and the rules and procedures adopted by the city council pursuant thereto have not been met;

**DISCUSSION:** All requirements of CEQA have been satisfied. Refer to the project IS/MND.

**FINDING:** That the proposed map fails to meet or perform any of the requirements or conditions of this chapter or the Subdivision Map Act, unless upon appeal the city council finds and determines that such failure is a result of a technical and inadvertent error which does not materially affect the validity of the map;

**DISCUSSION:** The project meets all requirements of the Galt Municipal Code and Subdivision Map Act.

## **ATTACHMENTS**

Resolution 2012-\_\_\_\_, adopting the CEQA Initial Study and Mitigated Negative Declaration  
and Mitigation Monitoring and Reporting Program.

Ordinance 2012-\_\_\_\_, amending the Zoning Map and approving Architecture  
Exhibit A      Zoning Exhibit

# PC 20

P.C. Staff Report (August 23, 2012)  
Fairway Oaks VTSM

Resolution 2012-\_\_\_\_(PC), conditionally approving the Tentative Subdivision Map

Exhibit A Tentative Subdivision Map

Exhibit B Conditions of Approval

Attachment 1 Mitigation, Monitoring, and Reporting Program

Attachment 2 Comments to the Initial Study/Mitigated Negative Declaration

*PL201*

**RESOLUTION NO. 2012-****RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF GALT, CALIFORNIA, ADOPTING THE INITIAL STUDY,  
MITIGATED NEGATIVE DECLARATION AND  
THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE  
FAIRWAY OAKS PROJECT**

**WHEREAS**, the applicant, Arcadia Homes, applied for a Rezone and Vesting Tentative Subdivision Map for the Fairway Oaks Project, (the “Project”); and

**WHEREAS**, a Mitigated Negative Declaration was prepared and circulated for a 30-day period from June 27, 2012 to July 27, 2012 during which time four comment letters were received (as of this writing on October 5, 2012); and

**WHEREAS**, the Planning Commission of the City of Galt reviewed the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Fairway Oaks Project at the August 23, 2012 public hearing and considered all evidence in the record including the staff report, comments received on the documents, and oral and written testimony and, using their independent judgment, recommended approval of said Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, providing a basis of project approval and imposition of conditions; and

**WHEREAS**, the City Council of the City of Galt held a duly noticed public hearing on October 2, 2012 and has reviewed the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project and considered all evidence in the record including the staff report, comments received on the documents, the recommendation from the Planning Commission, and oral and written testimony.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Galt, California, makes the following findings:

A. A legally noticed public hearing was held for input and testimony by the Planning Commission on August 23, 2012 and the City Council on October 2, 2012;

B. The City Council considered the Initial Study/Mitigated Negative Declaration before making a decision on the project.

C. The City Council has considered the comments received during the public review process.

D. The City Council has determined that the project, as conditioned, is consistent with the General Plan.

E. The City Council finds, on the basis of the whole record before it, that: 1) the initial study provides an adequate discussion of potential environmental issues; and 2) there is no substantial evidence that the project will have a significant effect on the environment.

F. The City Council finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Galt.

G. The City Council has determined that the Mitigated Negative Declaration was prepared in compliance with CEQA and the State CEQA Guidelines, and is hereby found to be complete and final.

H. The custodian of the documents and other materials, which constitute the record of proceedings, is the Galt City Clerk. The location of these items is the Galt City Hall, 380 Civic Drive, Galt, California 95632.

I. The City Council has determined that there are project changes, conditions of approval, and mitigation measures necessary to avoid significant environmental effects from the project, and therefore, a program for reporting on or monitoring the implementation of these items is included as a part of this approval.

J. The City Council has determined that no special findings related to proximity to public use airports, pursuant to Section 15074(e) of the CEQA Guidelines, are required.

K. The City Council hereby adopts the Fairway Oaks Subdivision Initial Study/Mitigated Negative Declaration.

L. A Notice of Determination (NOD) shall be filed with the County Clerk immediately following approval of the project. Appropriate Department of Fish and Game fees shall be filed.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of the City of Galt, California, based upon the above findings, and using their independent judgment, hereby approves the Initial Study and Mitigated Negative Declaration and Mitigation Monitoring Plan for the Fairway Oaks Project.

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

**PASSED AND ADOPTED** by the City Council of the City of Galt, California, this 2<sup>nd</sup> day of October, 2012 upon motion by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, by the following vote, to wit:

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

\_\_\_\_\_  
MAYOR, City of Galt

ATTEST:

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

**ORDINANCE NO. 2012-****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT,  
CALIFORNIA, AMENDING THE DISTRICT ZONING MAP OF THE  
CITY OF GALT FOR THE FAIRWAY OAKS 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 42.9± acres, the location of which is described herein below, from R1A-ARC (Intermediate Density Single Family with 8,000 sq. ft. minimum lot size) to R1C-ARC, (Maximum Density Single Family with 6,500 sq. ft. minimum lot size). The area subject to this rezone (“project site”) consists of 42.9 acres located in the City of Galt, south of Glendale Avenue, west of State Route 99 (SR 99), northwest of Dry Creek, and east of the Creekside 2 Unit 2 development. The project site is particularly identified as Assessor Parcel Numbers 150-0101-19, 150-0101-21 and 150-0101-59. It is further described in Exhibit "A" attached hereto and incorporated herein.

**SECTION 2:** Mandatory Findings of Significance:

- a. This amendment to the Zoning Map is in conformance with the General Plan, in that it is consistent with the Low Density Residential land use designation in the General Plan and does not conflict with any goals or policies of the General Plan.
- b. The public necessity, convenience, and general welfare require or clearly permit the adoption of the proposed amendment to the Zoning Map, in that R1C-ARC zoning is compatible with the surrounding zoning, and existing or approved developments.

**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 October, 2012 and by vote of the Council members present, further reading was waived.

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

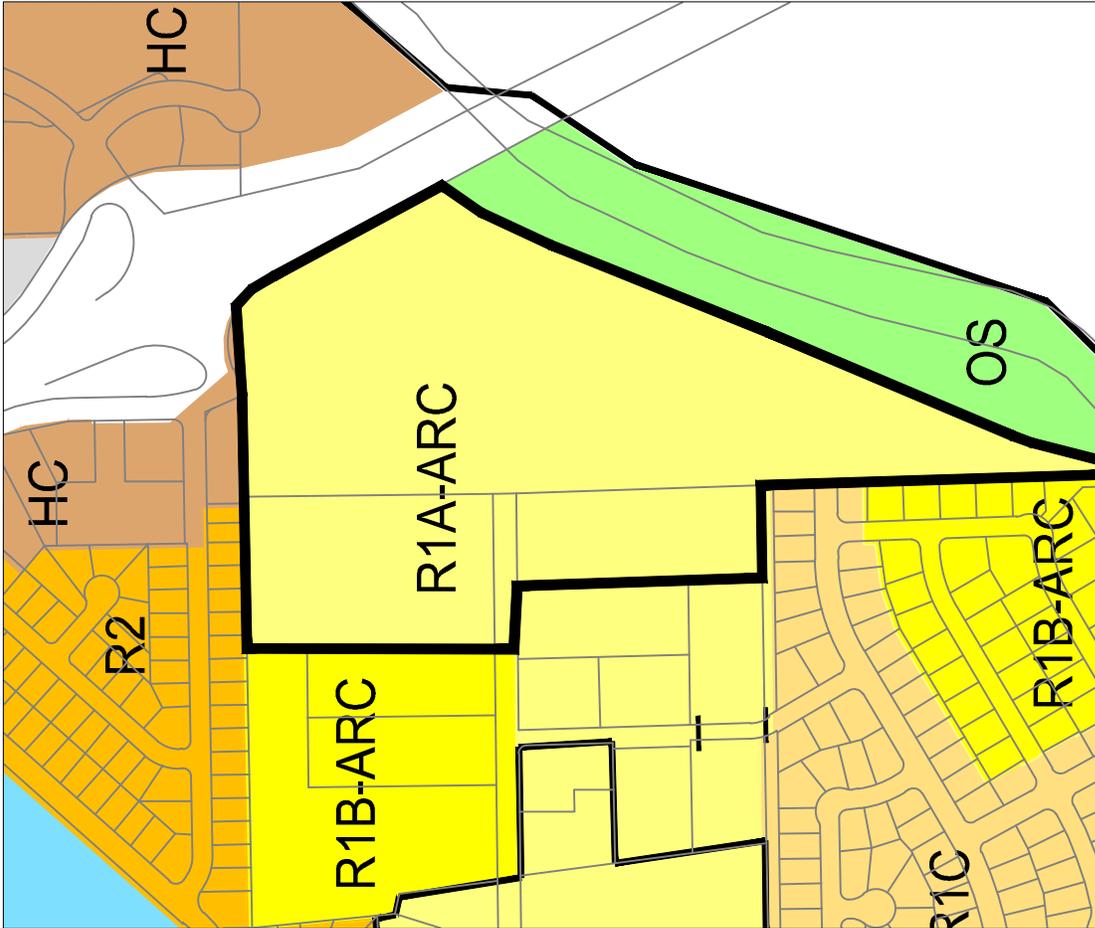
**AYES:** Councilmembers  
**NOES:** Councilmembers  
**ABSTAIN:** Councilmembers  
**ABSENT:** Councilmembers

\_\_\_\_\_  
MAYOR, City of Galt

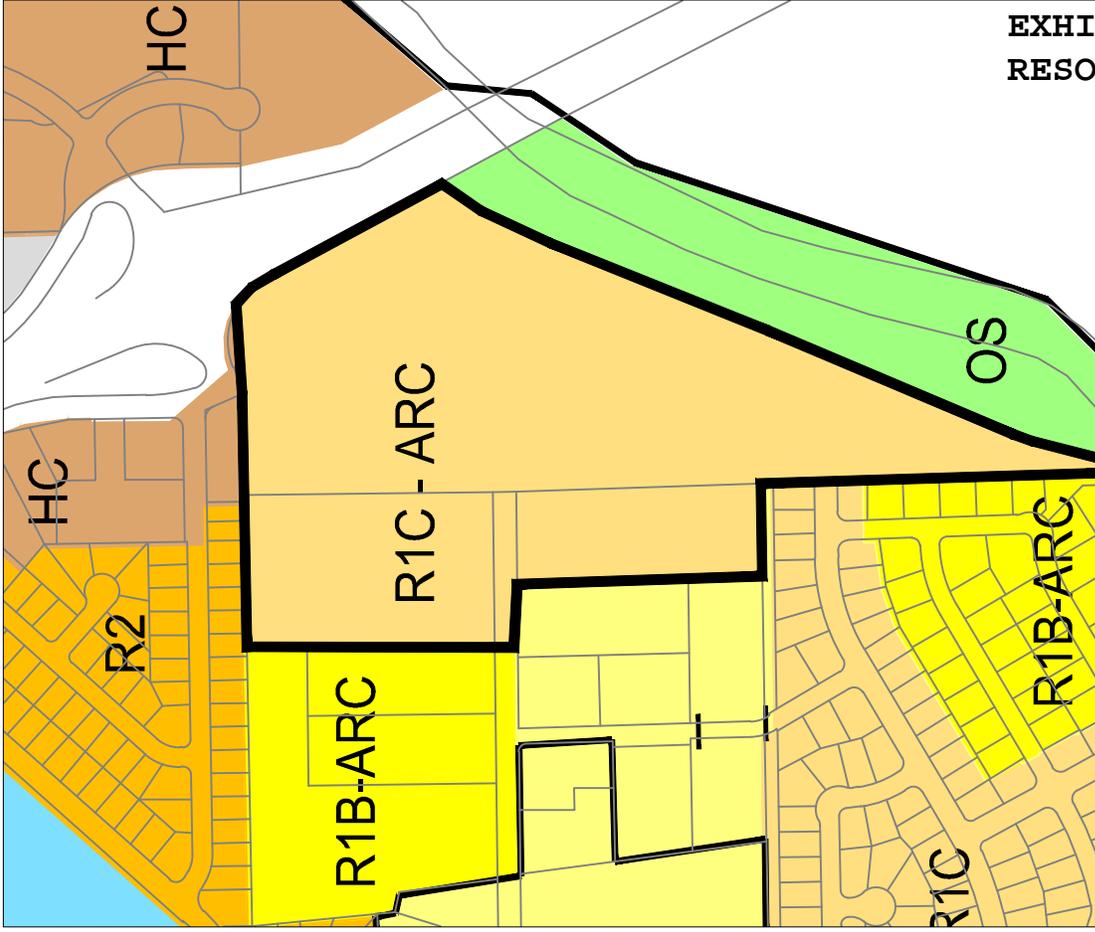
ATTEST:

\_\_\_\_\_  
CITY CLERK, City of Galt

# FAIRWAY OAKS



EXISTING



PROPOSED

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**RESOLUTION NO. 2012 - PC****RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT, CALIFORNIA, ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONALLY APPROVING THE VESTING TENTATIVE SUBDIVISION MAP FOR THE FAIRWAY OAKS PROJECT**

**WHEREAS**, Arcadia Homes requests approval of a Vesting Tentative Subdivision Map for the Fairway Oaks Project (Exhibit A); and

**WHEREAS**, the Planning Commission of the City of Galt held a public hearing on August 23, 2012, to consider the proposed Fairway Oaks Rezone and Vesting Tentative Subdivision Map, known as the Fairway Oaks Project (the "Project"); and

**WHEREAS**, a Mitigated Negative Declaration was prepared and circulated for a 30-day period from June 27, 2102 to July 27, 2012 during which time four comment letters were received; 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 and Reporting Program 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 Fairway Oaks 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 makes the following findings:

- A. The project, as conditioned, is consistent with the General Plan; and
- B. On the basis of the whole record before the Planning Commission 1) the initial study provides an adequate discussion of potential environmental issues; and 2) there is no substantial evidence that the project will have a significant effect on the environment; and
- C. The Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission; and
- D. The Mitigated Negative Declaration was prepared in compliance with CEQA and the State CEQA Guidelines, and is hereby found to be complete and final; and
- E. The custodian of the documents and other materials, which constitute the record of proceedings, is the Galt City Clerk. The location of these items is the Galt City Hall, 380 Civic Drive, Galt, California 95632; and

- F. Project changes, conditions of approval, and mitigation measures necessary to avoid significant environmental effects have been incorporated into the project, and a program for reporting on or monitoring the implementation of these items is included as a part of this approval; and
- G. No special findings related to proximity to public use airports, pursuant to Section 15074(e) of the CEQA Guidelines, are required.
- H. The proposed Rezone and Vesting Tentative Subdivision Map is consistent with the General Plan; and
- I. 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; and
- J. The proposed development will 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

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Galt, using its independent judgment, hereby approves the Initial Study and Mitigated Negative Declaration and Mitigation and Monitoring Program for the Fairway Oaks Project; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Vesting Tentative Subdivision Map for the Fairway Oaks Project, as set forth in Exhibit A, 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 23rd day of August, 2012, upon motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote, to wit:

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

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

ATTEST:

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







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## Exhibit B to Resolution 2012 - \_\_ (PC)

**CONDITIONS OF APPROVAL  
FOR THE FAIRWAY OAKS  
VESTING TENTATIVE SUBDIVISION MAP PROJECT**

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
1.	The development approved by this action is for 100 lots and 3 lettered lots in substantial compliance with Exhibit A to this resolution.			
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures.			
3.	The approval of the vesting tentative subdivision map shall not become effective unless and until the accompanying rezone ordinance is approved by the City Council and becomes effective.			
4.	Neither the approval of this vesting tentative subdivision map or the approval/recording of a Final Map shall be deemed to be a commitment by the city to provide public sewer or water service to the project. Only the issuance of a building permit shall be deemed a commitment to provide public sewer and water service, and then only to the specific lot for which the building permit is issued.	Building Permit	Building Official / City Engineer	
5.	The project shall connect to the public sewer system, and the Owner, Developer, or Successor-in-interest (ODS) shall provide public sanitation facilities necessary to serve the subdivision to the satisfaction of the City Engineer.	Final map / Improvement Plans	City Engineer	
6.	The project shall connect to the public water system, and the Owner, Developer, or Successor-in-interest (ODS) shall provide public water facilities necessary to serve the subdivision to the satisfaction of the City Engineer.	Final map / Improvement Plans	City Engineer	
7.	A copy of these conditions of approval will be required when submitting the final map for Fairway Oaks. Please address each of the conditions in writing, providing documentation that each condition of approval has been satisfied, to both the Community Development Department and the City Engineer.	Final Map	Community Development Director And City Engineer	
8.	The Fairway Oaks Vesting Tentative Subdivision Map shall expire 2 years from the date of Planning Commission approval, except as extended by state law.	Final Map	Planning Department	
9.	Parkland dedication (Quimby Act) based upon the 100 single-family lots of this vesting tentative subdivision map is approximately 1.65 acres, and shall be dedicated to the city, as depicted in Exhibit A. The owner, developer or successor-in-interest (ODS) shall not be entitled to any compensation for land dedicated in excess of the above specified amount, unless the ODS and city enter into a separate agreement.	Final Map	Planning Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
10.	Grant the City right-of-way for all public streets and .construct and install public street improvements in accordance with the most recent edition of Sacramento County Improvement Standards, or as amended by the City of Galt Improvement Standards, and to the satisfaction of the City Engineer.	Improvement Plans /Final Map	City Engineer	
11.	No building permits shall be finaled for any structure unless all public improvements and those on-site private improvements deemed necessary by the City to serve the development are completed, pursuant to G.M.C. 15.24.020 and 15.24.030.	Building permit	City Engineer	
12.	Street improvement plans shall include: - Roadway, striping, access ramps. - Open space landscaping and irrigation system*. - Replacement trees; including establishment and maintenance plan, prepared by licensed landscape architect - Street name posts and signs. - Provisions for access and fire protection during construction. - Traffic control devices, signage and markings (including reflective pavement markers)	Improvement Plans	City Engineer	
13.	Street signs shall be provided by the developer at all street intersections per City of Galt requirements. Developer to provide two duplicate copies of each street name sign prior to acceptance of improvements.	Acceptance of Improvements	City Engineer	
14.	LED street lighting shall be provided in accordance with City requirements and generally-accepted design criteria for street light coverage, as determined by the City Engineer.	Acceptance of Improvements	City Engineer	
15.	Stop signs shall be installed as required by the City Engineer.	Acceptance of Improvements	City Engineer	
16.	Provide a 12½ foot Public Services Easement (PSE) along both sides of all public streets, measured from the public street right-of-way.	Final Map	City Engineer	
17.	Meet requirements of electric, gas, , phone and cable providers regarding facilities, including provision of any easements. The ODS must submit copies of all tentative maps to the utility providers for review	Final Map	Utilities	
18.	All existing and proposed utilities shall be placed underground, except for the project's northern boundary, in accordance with Galt Municipal Code section 17.32.360 and other applicable provisions.	Improvement Plans	City Engineer	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
19.	<p>The following informational deed clause shall be required on all deeds in the subdivision:</p> <p><i>“By this deed the buyer acknowledges that there are potential conflicts and affects of existing agricultural activities, operations and facilities in the vicinity of Galt including, but not limited to, noise, odors, dust, agricultural spraying, and agricultural burning. Existing agricultural activities, operations and facilities in the Galt vicinity include the cultivation and tillage of soil for the growing, harvesting, and processing of agricultural commodities, and the raising, breeding, and training of livestock. Pursuant to California Civil Code §3482.5, typical agricultural activities, operations of facilities conducted or maintained for commercial purposes in a manner consistent with the proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, are generally not a nuisance except as otherwise provided by law.”</i></p> <p>A form of the deed shall be submitted to the Planning Department for approval prior to final map.</p>	Final Map	Planning Department	
20.	<p>All costs for complying with these conditions of approval, unless otherwise noted, are the responsibility of the ODS.</p>	All phases of review and approval	ODS	
21.	<p>Developer shall prepare a waste diversion plan to recycle at least 50% of the materials generated for discard by this project during the construction phase in consultation with representatives of the City’s refuse contractor, currently California Waste Recovery Systems (209-369-6887). The waste diversion and recycling plan shall use best management practices in order to achieve the recycling target. The diversion plan shall be subject to review and approval.</p>	Final Map or Improvement Plans,  whichever is first	Planning Department	
22.	<p>Prior to approval of a final map, the ODS shall be required to annex the project to the Galt Lighting and Landscaping Maintenance District #3 or form another funding mechanism for the maintenance of street lighting, landscaped areas, parks, and other requirements pursuant to the Lighting and Landscaping Act of 1972 as approved by the City. The ODS shall notify all potential lot buyers in writing prior to sale that this Project is a part of the LLMD and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City.</p>	Final Map	City Engineer  Finance Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
23.	Prior to approval of a final map, ODS shall form, or cooperate with the City in forming, a special district funding mechanism - such as a Community Facilities/Services District - for the ongoing operation, maintenance and replacement of stormwater quality facilities as approved by the City. The ODS shall notify all potential lot buyers prior to sale that this Project is a part of a benefit assessment district and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. The ODS shall cooperate with and support the City in the formation of the special district. The ODS shall supplement these costs until sufficient revenue is provided by such special district. If the ODS wishes to establish a Homeowner's Association or other private entity to provide any of these functions, the special district shall still have the responsibility and may contract with the Association to provide the service.	Final Map	City Engineer  Finance Department	
24.	Prior to approval of the final map, the ODS shall cause the project to be annexed into the Tier II stormwater utility fee district. The ODS shall notify all potential lot buyers prior to sale that this Project is included in the stormwater utility fee district and of the monthly utility fee amount(s). Said notification shall be in a manner approved by the City.	Final Map	City Engineer, Planning Department, Finance Department	
25.	Prior to approval of the final map, the ODS shall be required to annex to of the Public Safety Community Facilities District (2005-1). The ODS shall notify all potential lot buyers prior to sale that this Project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount(s). Said notification shall be in a manner approved by the City.	Final Map	City Engineer  Planning Department  Finance Department	
26.	The ODS shall provide adequate water supplies for domestic and fire protection purposes, subject to the approval of the City Engineer. Water supplies shall be of sufficient quantity and quality necessary to meet state and City requirements.	Acceptance of Improvements	Fire Marshall  City Engineer	
27.	The ODS shall provide access arrangements and install working fire hydrants delivering fire flows to the satisfaction of the City Engineer in consultation with the Fire District prior to any combustible construction.	Prior to building Permit approval	City Engineer, Fire District	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
28.	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.	Final permit Inspection	Building Official	
29.	Provide and install water meters per the most recent edition of Sacramento County Improvement Standards, or as amended by the City of Galt Improvement Standards	Building Final Inspection	City Engineer, Building Inspector	
30.	Pay all delinquent taxes prior to final map approval.	Final Map	Planning Dept.	
31.	All easements of record to be shown on the final map.	Final Map	City Engineer	
32.	Lots denoted by alphabet letter shall be offered for dedication to the City of Galt at final map.	Final Map	City Engineer	
33.	The final map shall be prepared in accordance with Chapter 17.28 of the Galt Municipal Code. Furthermore, provide documentation that each condition of approval has been satisfied when submitting the final map for Fairway Oaks.	Final Map	City Engineer and Community Development Director	
34.	The ODS shall provide an "8 ½ X 11" copy of the proposed final map noting proposed street names and lot numbers only. This map will be used to assign addresses and street names. (The ODS must obtain approval of any proposed street names from the City of Galt Planning Department. Approved street names shall be shown on the final map).	Final Map	Planning Dept.	
35.	In order to ensure the emergency response agencies have project data during construction operations, the following will be required. At the time of final map or design approval of public improvement plans, whichever comes first, developer shall submit 3 sets of an electronic copy of the complete project (including all "XREF" and support files) as it appears in the approved printed plans. All electronic formats shall be submitted on Windows OS formatted CD ROM's. The submitted electronic copy shall be labeled with name and address of project. CD ROM's shall be submitted in format that is compatible with Auto Cad 14 or higher. Completed compact disks are to be submitted to the Public Works Department.	Final Map Improvement Plans	City Engineer	
36.	Provide the City of Galt Public Works Department with a reproducible vellum of the recorded final map. Three copies of the recorded final map information shall also be provided on computer disk compatible with Auto CAD 14 or higher on separate CD-ROM. Provide the Building Department, Police Dispatch office and Planning Department with 1:500' scale copies of the final map. Building Permits may not be issued until the said maps are delivered to the City. Provide	Final Map  Building permit	City Engineer	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	reproducible Mylar or vellum 'as-built' drawings, two blackline sets, and two copies on computer disk compatible with AutoCAD 14 or higher on separate CD-ROMs of the public improvements to the City Engineer prior to their acceptance.	Acceptance of Public Improvements		
37.	A preliminary soils report prepared by a registered civil engineer shall be required and submitted in accordance with 66490 and 66491 (a), (b), of the Map Act prior to final map approval.	Final Map	City Engineer	
38.	Prior to final map approval, ODS shall enter into a subdivision improvement agreement in accordance with Chapter 17.32 of the Galt Municipal Code, and shall provide to the City a bond(s) in the amount sufficient to cover all cost of the required public improvements as determined by the City Engineer.	Final Map	City Engineer	
39.	<p>Prior to final map approval, the ODS shall install the following improvements located outside the boundary of the subdivision (offsite):</p> <ul style="list-style-type: none"> <li>a) Within existing streets, pavement restoration shall include trench restoration per City standards (or County/State standards as applicable). Any additional damage to existing streets or facilities shall be repaired to the satisfaction of the City Engineer.</li> <li>b) Cornell Road from the project's western limits to Lincoln Way. The improvements shall include: <ul style="list-style-type: none"> <li>• Underground sewer main along Cornell Road and down Bernal Road to tie into the existing sewer main at the north end of Bernal Road in the Creekside Unit 2 subdivision;</li> <li>• Roadway improvements comparable to those within the Project, but without curb and gutter;</li> <li>• Intersection lighting at Lincoln Way and Cornell Road;</li> <li>• Paved pedestrian path on the north side of Cornell Road.</li> <li>• If necessary, stormdrain improvements along Cornell Road.</li> </ul> </li> <li>c) Extension of storm drain main from the project's western boundary along Ranch Road to the intersection with Bernal Road.</li> <li>d) The water distribution system in the project shall include connection to the existing distribution system with at least two connections to the existing system with a minimum of 12" mains (size &amp; connections points to be consistent with the water</li> </ul>	Final Map	City Engineer	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	<p>distribution system master plan). In addition, the existing water main that runs along the project's northern and western boundary down to Cornell Road shall be relocated within the proposed street layout of the project.</p> <p>The City may require that a 12-inch water main be placed along Cornell Road and out to Lincoln Way as a replacement to the existing water main. This requirement will be subject to reimbursement and availability of funding.</p>			
40.	The ODS shall abandon/remove wells, septic systems and underground tanks in conformance with applicable City and Sacramento County requirements and codes. Evidence of abandonment from Sacramento County Environmental Management Dept. shall be provided prior to final map approval.	Final Map	Planning Dept. City Engineer	
41.	Prior to final map approval, applicant shall pay all fees and costs as set forth in the Galt Fee Schedules adopted by City Council.	Final Map	Planning Dept. City Engineer	
42.	A grading and Storm Water Pollution Prevention Plan will be required as part of improvement plans, addressing erosion, sediment and dust control.	Final Map Improvement Plans	City Engineer	
43.	Project design and construction shall be in compliance with applicable terms and conditions of the Statewide General Stormwater Permit and the Environmental Impact Report, and shall employ applicable Best Management Practices (BMPs). The stormwater runoff from the project shall be treated in an approved manner to the maximum extent practicable prior to discharge to the existing storm drain facilities. Said treatment facilities shall have a Declaration of Covenants specifying maintenance responsibilities.	Final Map Improvement Plans	City Engineer	
44.	All property dedicated or granted to the City of Galt, including but not limited to the lettered lots, shall be free and clear of all liens and encumbrances and without cost to the City and free and clear of environmental hazards, hazardous materials or hazardous waste. Developer shall prepare and submit a hazardous materials report and shall indemnify the City against any and all hazardous materials and/or ground water contamination for all property/easements dedicated to the City.	Final Map	Planning Dept. City Engineer	
45.	The ODS shall obtain the following permits as applicable: a) Sacramento County well/septic abandonment permit; b) Sacramento County encroachment permit for work within their right-of-way along Cornell Road.	Final Map	Planning Dept. City Engineer	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
46.	<p>If model homes are proposed, a <u>private landscape/irrigation</u> plan shall be prepared for one model home to demonstrate xeriscape principles. See Galt Landscape Manual for submittal requirements.</p> <p>There is a \$300.00 deposit required for review of the model home landscape plan by the City Landscape Architect. If the review costs exceed \$300.00, an additional deposit will be required.</p> <p>Front yard landscaping shall be installed for each residential unit in accordance with Ordinance 95-02. A typical front yard landscape plan for an interior lot and a corner lot shall be submitted to the Planning Department prior to building permit issuance in the subdivision. See Galt Municipal Code Chapter 18.20.030 for requirements.</p>	Prior to building permit approval	Planning Dept.	
47.	<p>Landscaping design and installation shall comply with a City ordinance adopted pursuant to State Water Conservation in Landscaping Act of 2006 (AB 1881). In the absence of a local ordinance, as required by the Act, the California Model Water Efficient Landscape Ordinance shall apply. See:</p> <p><a href="http://www.water.ca.gov/wateruseefficiency/landscapeordinance">www.water.ca.gov/wateruseefficiency/landscapeordinance</a></p>	Final Map	Planning Dept. City Engineer	
48.	<p>Applicant shall construct and install all public improvements and facilities as per the most recent edition of Sacramento County Improvement Standards, or as amended by the City of Galt Improvement Standards to the satisfaction of the City Engineer, including but not limited to the following,:</p> <ul style="list-style-type: none"> <li>• Public streets, including curb, gutter, and sidewalks</li> <li>• Storm drainage</li> <li>• Water distribution</li> <li>• Sanitary sewer</li> <li>• Grading /dust control/erosion control</li> <li>• Landscape, irrigation and masonry walls</li> <li>• Striping and Signage Plan .</li> </ul>	Improvement Plans	City Engineer	
49.	<p>Project development shall include installation of six foot high solid wood (or equivalent material acceptable to the Planning Department) fencing along the rear and side lot lines of each residential lot in the standard residential subdivision. No building permit will be finalized until said fences are in place.</p>	Building permit inspection	Building Inspector	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
50.	All heating and air conditioning equipment shall be placed in the side yard, sufficiently screened to obscure views from public ways, and consistent with the setbacks in Galt Municipal Code, Table 18.20.2.	Building permit application	Planning Dept.	
51.	Hackberry ( <i>Celtis occidentalis</i> ) Trees shall not be planted as street trees.	Landscape plans	Planning Dept.	
52.	The building and elevation plans for this subdivision will be approved by the Planning Commission at a noticed public hearing. The ODS shall obtain this approval prior to the approval of a Final Map. Two substantially similar elevations shall not be located adjacent to or directly across from one another, and 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.	Building permit application	Planning Dept.	
53.	Project is approved for detached single family homes only.	Building permit Application	Planning Dept.	
54.	Grading of lots shall be designed so that all areas drain to the street. Slopes between lots shall not exceed 3 feet horizontal to each foot vertical (3:1 maximum).. If the grade difference for the lots along the subdivision boundary adjoining existing lots is greater than 0.5 feet, retaining walls or acquisition of adjacent slope rights shall be used. Any retaining walls greater than one foot in height shall be cement block material in construction.	Improvement Plans and Building permits, as applicable	Building Official / City Engineer	
55.	The ODS shall provide survey monumentation in accordance with County of Sacramento and City standards.	Acceptance of Improvements	City Engineer	
56.	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.	
57.	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 <a href="http://www.airquality.org">www.airquality.org</a> or by calling 916-874-4800. This includes, but is not limited by rules 201, 403, 442, and 902.	All phases	SMAQMD	
58.	The Developer shall consult with the US Postal Service and prepare a design for the installation of mail boxes within the project and submit the plan to the City for initial approval. The plan shall include permanent foundations and design features compatible with the project. The approved plan shall then be submitted to the U.S. Postal Service for approval.	Final Map	Community Development Director And City Engineer	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
59.	Any permanent entry signage or monument shall be approved by the City as part of the improvement plans for the project;	Final Map	Community Development Director And City Engineer	
60.	The ODS shall provide weather-resistant signage (wooden surface with vinyl or painted lettering, or a City Planning approved alternative) on-site prior to grading permit, measuring four-feet by eight-feet and four-feet off grade that shall include the following verbiage: “This Residential project is being constructed by ( <u>CONTRACTOR NAME</u> ) as approved by the City of Galt in conformance with federal, state and local air quality and stormwater pollution prevention requirements. Any observed violations should be reported to: Company <u>Contact person</u> , company <u>phone number</u> ). This sign is required by the City of Galt, Community Development Department, Planning Division 209-366-7230, to protect the natural resources of the citizens of Galt”. Sign to remain in place until the last residential structure receives final inspection.	Prior to grading permit	Planning Department	
61.	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.	Ongoing	Planning Dept.	
62.	The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) for this project. All conditions contained in the MMRP are incorporated into the Conditions of Approval for this project.	Ongoing	Planning Dept.	
	<b>END OF CONDITIONS</b>			

# Fairway Oaks Subdivision Project Mitigation Monitoring and Reporting Program

June 2012

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Fairway Oaks Subdivision Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

<b>MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT</b>			
<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p>I-1. In conjunction with the submittal of Improvement Plans, the applicant shall submit a lighting plan for the review and approval of the Planning Department. The lighting plan shall indicate the provision of shielding for all light fixtures to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions. In addition, the lighting plan shall address limiting light trespass and glare through the use of shielding and directional lighting methods including, but not limited to, fixture location, design, and height. The applicant shall implement the approved lighting plan in conjunction with development of the proposed project, for the review and approval of the Planning Department.</p>	<p>In conjunction with the submittal of Improvement Plans</p>	<p>Planning Department</p>	
<p>III-2. During construction, activities shall comply with SMAQMD's Rule 403, Fugitive Dust, which requires implementation of reasonable precautions so as not to cause or allow emissions of fugitive dust from being airborne beyond the property line of the project site for review by the SMAQMD. In accordance with SMAQMD-recommended mitigation measures for the control of fugitive dust, reasonable precautions shall include, but shall not be limited to, the following:</p> <ul style="list-style-type: none"> <li>• Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads;</li> <li>• Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered;</li> <li>• Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited;</li> </ul>	<p>During construction</p>	<p>Sacramento Metropolitan Air Quality Management District (SMAQMD)</p>	

<b>MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT</b>			
<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<ul style="list-style-type: none"> <li>• Limit vehicle speeds on unpaved roads to 15 miles per hour (mph);</li> <li>• All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;</li> <li>• Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site; and</li> <li>• Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.</li> </ul>			
<p>III-3. Prior to approval of final map, the applicant shall prepare a landscaping plan for review and approval by the City Engineer. The landscaping plan shall indicate the type and quantity of trees to be planted on the property frontage along SR 99. SMAQMD recommends the use of redwood, deodar cedar, live oak, or oleander, with redwood or deodar cedar being the most effective for particle removal.</p>	<p>Prior to approval of final map</p>	<p>City Engineer</p>	
<p>IV-4. If feasible, both elderberry shrubs on the project site shall be protected and incorporated into the landscape. Feasibility shall be determined by the City at the time of tentative map approval. Prior to the commencement of construction activities, the applicant shall place protective fencing around the elderberry shrubs, creating a 100-foot buffer protection zone. All construction activities and equipment shall remain outside of the 100-foot buffer protection zone throughout the construction period. Construction activities shall be monitored by a qualified biologist.</p>	<p>At the time of tentative map approval  Prior to the commencement of construction activities</p>	<p>Planning Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM  
FAIRWAY OAKS SUBDIVISION PROJECT**

Mitigation Measure	Timing	Monitoring Agency	Sign-Off
<p>IV-5. <i>If avoidance of the buffer protection zone is not feasible, the applicant shall consult with the USFWS for the appropriate action prior to encroaching upon the 100-foot buffer. If an elderberry shrub must be removed, an incidental take permit may be required by USFWS for take of valley elderberry longhorn beetle. During this consultation, an appropriate mitigation plan shall be developed and provided to the USFWS for approval.</i></p>	<p>Prior to encroaching upon the 100-foot buffer</p>	<p>U.S. Fish and Wildlife Service (USFWS)</p>	
<p>IV-6. <i>If construction is expected to occur within 200 feet of the banks of Dry Creek (as shown in the revised tentative map), formal consultation with the USFWS shall be required prior to any grading or ground-disturbing activities, and standard avoidance and minimization measures shall be required. If the USFWS determines that impacts to GGS habitat occurs, the project must adhere to the conditions defined by Programmatic Formal Consultation for U.S. Army Corps of Engineers 404 Permitted Projects with Relatively Small Effects on the GGS within Butte, Colusa, Glenn, Fresno, Merced, Sacramento, San Joaquin, Solano, Stanislaus, Sutter and Yolo Counties, California (1997), assuming that the project will result in permanent impacts to GGS of less than 3.00 acres (1.21 hectares) and temporary impacts of less than 20.00 acres (8.09 hectares) of GGS habitat.</i></p>	<p>Prior to and during any grading or ground-disturbing activities</p>	<p>USFWS</p>	
<p>IV-7. <i>If impacts exceed the above thresholds, additional conservation measures shall be required per the USFWS, and direct consultation with USFWS shall be required. Mitigation required by the Programmatic Formal Consultation varies depending on temporary and permanent impacts to GGS habitat, but may include replacement of affected GGS habitat at prescribed ratios, restoration of temporarily impacted habitat, and up to five years of monitoring replacement habitat with photo documentation reports due each year. During construction, the USFWS Reasonable and Prudent Measures will be observed. These Measures are as follows:</i></p>	<p>During construction</p>	<p>USFWS</p>	

<b>MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT</b>			
<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<ul style="list-style-type: none"> <li>• Harassment, harm, or take of GGS during construction activities associated with implementing the projects shall be minimized.</li> <li>• Impacts of temporary losses and degradation of habitat of GGS shall be minimized and, to the greatest extent practicable, habitat restored to its pre-project condition.</li> </ul> <p>IV-8. If construction is proposed during breeding season (March-August), a pre-construction raptor nest survey shall be conducted within 30 days prior to the beginning of construction activities by a qualified biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to CDFG and the Planning Department. If no active nests are found during the pre-construction survey, no further mitigation is required. If active nests are found, a quarter-mile (1320 feet) initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season (approximately March 1 and September 1), then an on-site biologist/monitor experienced with raptor behavior shall be retained by the project proponent to monitor the nest, and shall along with the project proponent, consult with the DFG to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall be on-site daily while construction related activities are taking place and shall have the authority to stop work if raptors are exhibiting agitated behavior. In consultation with the DFG and depending on the behavior of the raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the raptors' acclimation to construction related activities. Any</p>	<p>If construction is proposed during breeding season, within 30 days prior to the beginning of construction activities within 200 feet of the banks of Dry Creek</p>	<p>California Department of Fish and Game (CDFG)  Planning Department</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM  
FAIRWAY OAKS SUBDIVISION PROJECT**

Mitigation Measure	Timing	Monitoring Agency	Sign-Off
<p>trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (October to February), however the project proponent shall be responsible for offsetting the loss of any Swainson's hawk nesting trees. The extent of any necessary compensatory mitigation shall be determined by the project proponent in consultation with the DFG. Past recommended mitigation for the loss of nesting trees has been at a ratio of three trees for each nest tree removed during the non-nesting season.</p> <p>Trees greater than six inches dbh planned for removal shall be removed between September 1 and March 1 to ensure that active raptor nests are not removed as a result of construction related activities.</p>			
<p>Implement Mitigation Measure IV-8.</p>	<p>See Mitigation Measure IV-8.</p>	<p>See Mitigation Measure IV-8.</p>	
<p>IV-10. Prior to the issuance of grading permits, the project proponent, in consultation with CDFG; shall mitigate for loss of any Swainson's Hawk foraging habitat at a ratio of one acre of suitable foraging habitat for every one acre utilized by the proposed project (up to 42.6 acres). Project proponents shall provide for the long-term endowment of compensatory mitigation lands by funding a management endowment (the interest on which shall be used for managing the mitigation lands) at a per acre rate (adjusted annually for inflation and varying interest rates). The project proponent shall submit a letter of approval from CDFG for the mitigation program for Swainson's impacts to the City of Galt prior to the issuance of grading permits.</p>	<p>Prior to the issuance of grading permits</p>	<p>CDFG Planning Department</p>	
<p>IV-11. Prior to the approval of grading permits, consultation with NOAA's National Marine Fisheries Service (NMFS) shall be required. To minimize impacts during construction, NMFS will likely require all work to be completed during the summer (July 1 to October 1) when there are low waters and little chance of a large precipitation event.</p>	<p>Prior to the approval of grading permits</p>	<p>National Marine Fisheries Service (NMFS)</p>	

MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT			
Mitigation Measure	Timing	Monitoring Agency	Sign-Off
<p>IV-12. Prior to any work in the riparian area if applicable, the developer shall arrange for a pre-construction survey for western pond turtles to be conducted by a qualified biologist not more than 48 hours prior to the commencement of site disturbance. If any western pond turtles are detected, they shall be relocated to a suitable body of water in Sacramento County to the satisfaction of the CDFG.</p>	<p>Prior to any work in the riparian area, if applicable</p>	<p>CDFG</p>	
<p>IV-13. Prior to grading permit issuance, the developer shall submit to ACOE a formal wetland delineation based on current regulations of the ACOE. The delineation shall include but not be limited to a determination of the nature of the jurisdiction of Dry Creek and the riparian area, which includes wetlands, within the project site. If the ACOE determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary.</p> <p>If the ACOE determines that jurisdictional waters are present on- or off-site, the appropriate CWA Section 404 permit shall be acquired by the developer for the construction of the proposed project and the filling of Dry Creek and the riparian area, if applicable. An individual permit under Section 404 of the Clean Water Act is required for impacts to Waters of the U.S., including wetlands greater than 0.5 acres. As part of the individual permit, National Environmental Protection Act (NEPA) compliance and a Section 404(b) (1) Alternatives Analysis must be completed. A copy of the approved Section 404 permit shall be provided to the Planning Department prior to issuance of a grading permit.</p> <p>If the ACOE determines that jurisdictional waters are present on- or off-site, a CWA Section 401 water quality certification or waiver will also be required in order to obtain an individual permit.</p>	<p>Prior to grading permit issuance</p>	<p>Army Corps of Engineers (ACOE)</p>	
<p>IV-14. Prior to grading permit issuance, the developer shall submit to the CDFG a formal wetland delineation based on current</p>	<p>Prior to grading permit issuance</p>	<p>CDFG</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM  
FAIRWAY OAKS SUBDIVISION PROJECT**

Mitigation Measure	Timing	Monitoring Agency	Sign-Off
<p><i>regulations of the ACOE. The delineation shall include but not be limited to a determination of the nature of the jurisdiction of Dry Creek and the riparian area within the project site. If the CDFG determines that jurisdictional waters on or off the project site would not be impacted by the proposed project, no further mitigation is necessary.</i></p> <p><i>If the CDFG determines that jurisdictional waters are present on- or off-site, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to Section 1600 of the California Fish and Game Code, for any activities affecting the bed, bank, or associated riparian vegetation. If required, the project developer shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits for any work related to Dry Creek or the riparian area.</i></p> <p><i>Additionally, if jurisdictional wetlands are identified on the project site, the acreage of jurisdictional habitat removed shall be replaced on a "no-net-loss" basis in accordance with ACOE and CDFG regulations. The following process shall be used in planning for replacement:</i></p> <ul style="list-style-type: none"> <li>• <i>A conceptual on-site wetlands mitigation plan shall be arranged for by the developer, including an agreed-upon replacement ratio of wetlands with the ACOE. The mitigation plan shall quantify the total jurisdictional acreage lost, describe creation/replacement ratio for acres filled, annual success criteria, potential mitigation-sites, and monitoring and maintenance requirements.</i></li> <li>• <i>The plan shall be prepared by a qualified biologist pursuant to, and through consultation with, the ACOE.</i></li> <li>• <i>The plan may include funding mechanisms for future maintenance of the wetland and riparian habitat,</i></li> </ul>			

<b>MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT</b>			
<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>which may include an endowment or other funding from the project developer.</i></p> <p>V-15. <i>Prior to the issuance of a grading permit, the project's improvement plans shall include notes (per California Health &amp; Safety Code, Section 7050.5, Government Code 27491, and Public Resource Code Section 5097.98) indicating that if historic and/or cultural resources, including human remains, are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the project contractor shall immediately notify the Planning Department of the discovery. In the case of an archeological, prehistoric, or historic discovery, the developer shall be required to retain the services of a qualified archaeologist as approved by the City for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.</i></p>	<p>Prior to the issuance of a grading permit</p>	<p>Planning Department</p>	
<p>V-16. <i>Pursuant to State Health and Safety Code §7050.5(c) State Public Resources Code §5097.98, if human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the Sacramento County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-interment of the human remains and any associated artifacts. Additional work is not to take place in the immediate vicinity of the find, which shall be identified by the qualified archaeologist, until the identified appropriate actions have been implemented.</i></p>	<p>During construction</p>	<p>Sacramento County Coroner  Native American Heritage Commission</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM  
FAIRWAY OAKS SUBDIVISION PROJECT**

<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>IX-17. Prior to issuance of grading permits, the applicant shall develop and submit a stormdrain model to analyze the existing stormdrain system and a Drainage Master Plan to the City Engineer for review and approval. The Drainage Master Plan shall describe how on-site draining systems will be designed to compensate for the reduced water absorption capacity of the site and to prevent flooding of adjacent properties. The Plan must ensure that all stormwater entering or originating within the project site shall be conveyed, without diversion of the watershed, to the nearest adequate, natural watercourse, or adequate man-made drainage facility. The Drainage Master Plan shall implement BMPs to control quality of stormwater runoff.</i></p>	<p>Prior to issuance of grading permits</p>	<p>City Engineer</p>	
<p><i>XIII-18. Prior to the issuance of a building permit, the project plans shall indicate that an 11-foot-tall noise barrier shall be constructed adjacent to the proposed 15-foot easement along SR 99. The project plans shall be submitted for review and approval by the City Engineer.</i></p>	<p>Prior to the issuance of a building permit</p>	<p>City Engineer</p>	
<p><i>XIII-19. Prior to the issuance of a building permit, the project plans shall indicate that noise barriers shall be constructed at Lots 97, 98, and 99, as depicted in Figure 8. If the project alternative with a connection from Chase Drive to Glendale Avenue is constructed, the barrier shall be wrapped along the eastern boundary of Lot 98 and the western boundary of Lot 99 to a point equivalent to the front building setback to ensure that detrimental sound flanking paths are not created into the outdoor activity areas of Lots 98 and 99. The project plans shall be submitted for review and approval by the City Engineer.</i></p>	<p>Prior to the issuance of a building permit</p>	<p>City Engineer</p>	
<p><i>XIII-20. Prior to the issuance of a building permit, the project plans shall indicate that noise barriers shall be constructed at Lots 21 and 36, as depicted in Figure 8. The project plans shall be submitted for review and approval by the City Engineer.</i></p> <p>Or,</p>	<p>Prior to the issuance of a building permit</p>	<p>City Engineer</p>	

<b>MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT</b>			
<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p>As an alternative, prior to the issuance of a building permit, the project plans shall indicate that the homes on Lots 21 and 36 shall be oriented to front onto Chase Drive. The project plans shall be submitted for review and approval by the City Engineer.</p>			
<p>XIII-21. Prior to the issuance of a building permit, the project plans shall indicate that, at residences within 300 feet from the SR 99 centerline, all second-floor windows from which SR 99 is visible as well as all windows at residences on Lots 21 and 36, shall have a minimum sound transmission class (STC) rating of 34. In addition, at residences between 300 and 500 feet from the SR 99 centerline, all second-floor windows from which SR 99 is visible shall have a minimum sound transmission class (STC) rating of 32. The project plans shall be submitted for review and approval by the City Engineer.</p>	<p>Prior to the issuance of a building permit</p>	<p>City Engineer</p>	
<p>XIII-22. Construction activities shall adhere to the requirements of the City of Galt with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and its effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department.</p>	<p>Prior to issuance of grading permits</p>	<p>Public Works Department</p>	
<p>XIII-23. During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Planning Director.</p>	<p>During construction</p>	<p>Planning Director</p>	
<p>XVII-24. As part of the Central Galt interchange, which is currently under construction, the intersection of Fairway Drive/C Street will be signalized. The intersection of Fairway Drive/C Street is currently included in the City's Traffic Capital Improvements</p>	<p>At the time of issuance of building permits</p>	<p>City Engineer</p>	

<b>MITIGATION MONITORING AND REPORTING PROGRAM FAIRWAY OAKS SUBDIVISION PROJECT</b>			
<b>Mitigation Measure</b>	<b>Timing</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>Program (TCIP). Therefore, at the time of issuance of building permits, the applicant shall pay the project's fair share of the improvement, as determined by the City Engineer.</i></p>			
<p><i>XVII-25. The installation of an All-Way-Stop-Control at the Lower Sacramento Road/Liberty Road intersection (required for the Year 2030 Plus Project without Glendale Avenue Connection scenario only) is considered a regional improvement, as this intersection is located within San Joaquin County. Interagency coordination would be required to perform this circulation improvement.</i></p>	<p>At the time of issuance of building permits</p>	<p>San Joaquin County City Engineer</p>	
<p><i>XVII-26. Prior to the issuance of building permits, the project plans shall indicate that an exclusive westbound right turn pocket will be constructed on Cornell Road at the expense of the project applicant. The project plans shall be submitted for review and approval by the City Engineer.</i></p>	<p>Prior to the issuance of building permits</p>	<p>City Engineer</p>	



Larry Greene  
AIR POLLUTION CONTROL OFFICER

July 11, 2012

SENT VIA E-MAIL ONLY

Mr. Chris Erias  
City of Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632

**Fairway Oaks Subdivision Project, Initial Study/Mitigated Negative Declaration  
(SAC200500898F)**

Dear Mr. Erias:

Thank you for providing the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Fairway Oaks Subdivision Project to the Sacramento Metropolitan Air Quality Management District (SMAQMD) for review. Fairway Oaks is a proposed 100-unit residential subdivision located west of Highway 99 in the southern portion of the City of Galt with a 10.7 acre open space/park and a class I recreation trail along Dry Creek. Staff comments follow.

1. SMAQMD appreciates and supports the inclusion of tree planting mitigation to reduce potential exposure to future residences of toxic emissions from vehicles traveling on Highway 99 and the inclusion of a bicycle/pedestrian connection from Chase Drive to Glendale Avenue and Fairway Drive to promote alternative forms of transportation.
2. SMAQMD encourages the City and proponent to include a full transportation connection from Chase Drive to Glendale Avenue and Fairway Drive, which will reduce unnecessary vehicle miles that must be traveled to exit the Fairway Oaks Subdivision Project and access the commercial and office uses to the north in central Galt and Highway 99.
3. The IS/MND doesn't clearly define what threshold is being used to determine if greenhouse gas emissions (GHG) from the project are significant. The District recommends a quantitative threshold or performance standard related to AB32 as being the most defensible. Recently, the City of Galt utilized a 30% performance standard for a project level GHG reduction plan for the Simmerhorn Commercial project. The District supported the use of this threshold. As an alternative, the County of Sacramento adopted per capita GHG thresholds for energy and transportation sectors, which were based on the CARB Scoping Plan recommendation that local governments contribute a 15% reduction to support AB32. Those thresholds are roughly based on the unincorporated County's 2009 inventory.
4. The City adopted its General Plan in April 2009. Included in the General Plan as mitigation for GHG impacts was the development of a GHG Reduction Plan. The General Plan EIR concluded that GHG would still be significant and unavoidable. The Fairway Oaks MND states *"the proposed project would not result in emissions of GHG in excess of what has already been anticipated in the General Plan EIR. Therefore, the proposed project would result in less-than*

777 12th Street, 3rd Floor ■ Sacramento, CA 95814-1908  
916/874-4800 ■ 916/874-4899 fax

[www.airquality.org](http://www.airquality.org)

*significant impacts related to operational GHG emissions.*" The District believes that if the Fairway Oaks analysis is deferring to or relying on the analysis of General Plan GHG emissions, that the impact of the Fairway Oaks project would be considered significant.

At this time, the citywide GHG Reduction Plan (commonly known as a Climate Action Plan) hasn't been developed and adopted by the City, therefore, if the City is referencing the General Plan Climate Action Plan to support a less than significant determination for GHG, it could be viewed as deferred mitigation.

5. If the City is using a GHG threshold related to the 29%-30% reduction requirement called out by AB32 and the Scoping Plan, then the current project mitigation may not be sufficient. Additional mitigation measures for GHG may be needed to show the project will have a less than significant impact when compared to a quantitative threshold or performance standard. Currently the project is claiming a 10% reduction in GHG emissions. The District recommends the City require additional mitigation.

Information on quantifiable GHG mitigation measures can be found in the SMAQMD's *Proposed Recommended Guidance for Land Use Emission Reductions Version 3.0* dated May 15, 2012 and located at the following webpage:

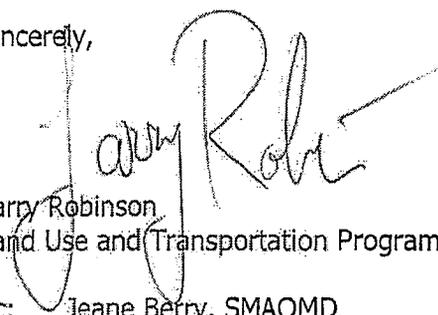
<http://www.airquality.org/lutran/ProposedRecommendedGuidanceLUERv3.pdf>.

A few measures that should be considered for the project include providing on-site renewable energy, adding traffic calming measures for streets and intersections in the subdivision and providing recycling and composting services. CalEEMod should be used as much as possible to quantify the environmental commitments and mitigation measures that reduce GHG from the project.

6. Environmental features and mitigation measures to reduce GHG need to be included as conditions of approval and/or in the mitigation monitoring and reporting plan to ensure the reductions occur.

If you have any questions regarding this letter you may contact SMAQMD's Climate Change Coordinator Jeane Berry at 916-874-4885 or [jberry@airquality.org](mailto:jberry@airquality.org) or SMAQMD's Galt liaison Karen Huss at 916-874-4881 or [khuss@airquality.org](mailto:khuss@airquality.org).

Sincerely,



Larry Robinson  
Land Use and Transportation Program Coordinator

Cc: Jeane Berry, SMAQMD  
Karen Huss, SMAQMD

EDMUND G. BROWN JR.  
GOVERNORMATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

---

**Central Valley Regional Water Quality Control Board**

16 July 2012

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

CERTIFIED MAIL  
7011 2970 0003 8939 2771

**COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT MITIGATED NEGATIVE  
DECLARATION, FAIRWAY OAKS SUBDIVISION PROJECT,  
SCH NO. 2012062077, SACRAMENTO COUNTY**

Pursuant to the State Clearinghouse's 27 June 2012 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Mitigated Negative Declaration* for the Fairway Oaks Subdivision Project, located in Sacramento County.

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

**Construction Storm Water General Permit**

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

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

**Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

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

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

**Industrial Storm Water General Permit**

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

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

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

**Clean Water Act Section 404 Permit**

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

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

**Clean Water Act Section 401 Permit – Water Quality Certification**

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

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

Fairway Oaks Subdivision Project  
Sacramento County

- 3 -

16 July 2012

**Waste Discharge Requirements**

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

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

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

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



Trevor Cleak  
Environmental Scientist  
401 Water Quality Certification Program

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



## SACRAMENTO AREA BICYCLE ADVOCATES

July 19, 2012

Chris Erias, Senior Planner  
Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632  
[cerias@ci.galt.ca.us](mailto:cerias@ci.galt.ca.us)

Subject: Draft Mitigated Negative Declaration (DMND) on Fairway Oaks  
Subdivision Project

Dear Mr. Erias:

Thank you for the opportunity to comment on the subject DMND. We appreciate that the project proponent has included bicycle facilities in the project to encourage alternative transportation options. However, we are concerned about two aspects of the project that will produce hazardous conditions for bicyclists and therefore will be significant adverse impacts of the project, as discussed below.

A) Proposed Off-site improvements to Cornell Road: Cornell Road west of the project toward Lincoln Way will be the most direct and convenient route for bicyclists from the project to reach shopping areas, Galt High School, and other key destinations in central Galt, less than 1 mile away. On Figure 5, an inset street section shows the proposed off-site improvements on Cornell Road west of the project. The street section shows a single 6' bike lane along the south side of the road as well as two 12' travel lanes and two 8' parking bays. A single bike lane will be very confusing and hazardous for both bicyclists and for vehicle operators.

We request that bike lanes be installed along both sides of this medium-volume residential street; the width for the additional bike lane could be provided by reducing the travel lanes to 10' widths (instead of 12') and the parking bays to 7' widths (instead of 8'). Narrower traffic lanes will benefit traffic safety by slowing vehicle speeds along this residential street. We also request that vertical curbs be provided along Cornell Road to better protect pedestrians and the sidewalk environment.

B) Bike/pedestrian connection to Glendale Avenue: The project description states that a 30-ft-wide pedestrian and bicycle connection is proposed northward from the project to Glendale Avenue between lots 98 and 99. Unfortunately, this location for the connection will place bicyclists and pedestrians exiting the project directly into the complex intersection of Glendale Avenue, Fairway Drive, and entrance and exit ramps to and from Hwy 99. Such an intersection will be subject to high speed and distracted vehicle movements as vehicles enter and exit the freeway or travel on Fairway Drive, a commercial arterial street. Northbound bicyclists will be

forced to travel the wrong way on the southbound end of Fairway Drive to cross Glendale Avenue to get to the westbound bike lane on Glendale. This intersection will present very hazardous and unpleasant conditions for both bicyclists and pedestrians.

We request that the pedestrian and bike connection be moved further west, perhaps between lots 95 and 96, to connect to Glendale Ave at some distance from the Fairway Drive and freeway ramp intersection. At the pedestrian and bike crossing of Glendale Ave, street striping (e.g. triple-4 pedestrian crossing) and signage to warn vehicle operators about the possible presence of bicyclists and pedestrians should be installed.

A connected street grid enables better circulation patterns for bicyclists and pedestrians. We request that the north/south leg of Wright Street be extended directly north to connect to Cornell Road to complete the street grid in that portion of the proposed project. This connection would greatly improve the directness of routes for bicyclists and pedestrians from the south portion of the project onto Cornell Road and thereby to other parts of the Galt community.

SABA works to ensure that bicycling is safe, convenient, and desirable for everyday transportation. Bicycling is the healthiest, cleanest, cheapest, quietest, most energy efficient, and least congesting form of transportation.

Thank you for considering our ideas and requests.

Sincerely,



Jordan Lang

Project Assistant

CCs:

Karen Huss [KHuss@airquality.org](mailto:KHuss@airquality.org)

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

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August 3, 2012

032012-SAC-0053

SAC-99-0.33

SCH#2012062077

Mr. Chris Erias  
Senior Planner  
City of Galt Planning Department  
495 Industrial Drive  
Galt, CA, 95632

**Fairway Oaks Subdivision Project – Initial Study/Mitigated Negative Declaration**

Dear Mr. Erias:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The project proposes to subdivide the 42.8 acre site into 100 single-family residential lots, a 10.7 acre open space area and a Class I bike trail that travels along Dry Creek. The project site is located adjacent to State Route 99 (SR 99) southwest of the Fairway Drive/SR 99/Crystal Way interchange. Access to the project site is currently provided via the existing residential streets of Cornell Road and Ranch Road. An alternative access is proposed consisting of a direct vehicle connection from the project site to the intersection of Glendale Avenue and the southbound SR 99 on ramp. We have reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) and offer the following comments:

***Alternative Project Access***

Caltrans supports the conceptual bicycle and pedestrian connection at Glendale Avenue. Given the close proximity of the bicycle and pedestrian access point to the southbound SR 99 off ramp, design features should be incorporated at this location to ensure the safety of bicyclists and pedestrians accessing the project site. At this time we do not support motor vehicle access at this location due to the proximity and configuration of the southbound SR 99 on/off ramps. If the alternative project access for vehicles via Glendale Avenue is pursued, further analysis of intersection access control and further coordination with Caltrans is requested as modification of the existing on/off ramps may be needed, requiring Caltrans approval.

Mr. Chris Erias/City of Galt  
 August 3, 2012  
 Page 2

### *Traffic Impact Study (TIS)*

The TIS indicates the project will generate approximately 80 A.M. peak hour trips, 100 P.M. peak hour trips, and over 1,000 daily trips. The TIS also estimates allocating 28% of total project traffic onto State Highway facilities including SR 99 via the nearby ramps and interchanges located at Boessow Road/A Street/C Street, Fairway Drive, and Liberty Road. The TIS does not currently include a mainline analysis of SR 99 or analysis of the nearby ramps and interchanges that will be utilized by project traffic. The following additional analysis is needed to ensure that project impacts to the State Highway system are adequately analyzed:

- Mainline merging/weaving analysis on SR 99 near Boessow Road/A Street/C Street, Fairway Drive and Liberty Road.
- Length of queue for each off-ramp of the Boessow Road/A Street/C Street interchange, Fairway Drive ramp and Liberty Road interchange.
- Page 31 of the TIS indicates that widening of the SR 99 mainline to six lanes was assumed in the TIS *Year 2030 Conditions* per the SACOG MTP 2035. This improvement is not part of the SACOG 2035 MTP project list.
- Figure 5 (Short Term – No Project), Figures 9A and 9B (Short Term – Plus Project) as well as Figure 11 (Cumulative Peak Hour), Figures 12A and 12B (Cumulative Plus Project) do not show a significant increase in peak hour volumes for the following turning movements and locations:
  - 1.) Intersection 9 - through and left turn movements from the southbound SR 99/Fairway Drive off-ramp, right turn movements from Glendale Avenue onto the southbound SR 99 on ramp.
  - 2.) Intersection 8 - left turn movements from C Street onto the northbound SR 99 on ramp

This analysis appears unrealistic as the increase in proposed project trips and the project's proximity to the State Highway System should lead to a noticeable increase in peak hour volumes at the locations listed above. This indicates that the trip distribution may need to be re-examined and adjusted to reflect more reasonable traffic circulation.

In the event this additional analysis finds that the project will have impacts to SR 99, we suggest that the project proponent contribute a fair share sum to lengthen the acceleration and deceleration lanes for the southbound SR 99/Fairway Drive off/on ramp.

We are also willing to discuss the possibility of closing the Fairway Drive off-ramp from SR 99.

We recommend using the Department's *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is a starting point for collaboration between the lead agency and the Department in

Mr. Chris Erias/City of Galt  
August 3, 2012  
Page 3

determining when a TIS is needed. The appropriate level of study is determined by the particulars of a project, the prevailing highway conditions, and the forecasted traffic. The *TIS Guide* is available at the following website address:

[http://dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

We request an opportunity to review and comment on the draft scope of work for the additional TIS analysis before the study begins.

### ***Hydraulics***

Page 44 of the IS/MND indicates that the applicant shall develop and submit a stormdrain model and a Drainage Master Plan to the City for review and approval. Caltrans requests a copy of the Drainage Master Plan with all back-up calculations for our review and files.

### ***Right-of-way (ROW)***

The Caltrans concept facility for SR 99 entails widening from a 4 lane to 6 lane configuration which may require additional ROW and may trigger ROW acquisition and noise barrier relocation. Caltrans requests that the project proponent consider this future improvement at the planning stage of subdivision design.

### ***Noise Barrier***

Mitigation Measure XIII-18 located on page 52 of the IS/MND states that "Prior to the issuance of a building permit, the project plans shall indicate that an 11-foot-tall noise barrier shall be constructed adjacent to the proposed 15-foot easement along SR 99. The project plans shall be submitted for review and approval by the City Engineer." Caltrans requests that the proposed noise barrier conform to state standards and that a mechanism for maintenance and repair, including delineation of responsible entities, is established prior to issuance of a building permit. Caltrans assumes no responsibility for maintenance and repair of the noise barrier. An encroachment permit may be required for the City or other responsible entity to access the freeway side of the noise barrier for maintenance and repair.

### ***Encroachment Permit***

Please be advised that any work or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to: Tim Greutert, Office of Traffic Operations Encroachment Permits South, California Department of Transportation, District 3, 703 B Street, Marysville, CA 95901.

Mr. Chris Erias/City of Galt  
August 3, 2012  
Page 4

Contact the Office of Permits at (530) 741-4403 or see the following website for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

If you have any questions regarding this letter, please contact Laura Pennebaker of my staff by telephone at (916) 274-0679, or by email: [laura\\_pennebaker@dot.ca.gov](mailto:laura_pennebaker@dot.ca.gov).

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning—South

c: Scott Morgan, State Clearinghouse

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## PLANNING COMMISSION AGENDA REPORT

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Meeting Date: August 23, 2012  
Item Number:

**FROM:** Steve Rudolph, City Attorney  
**Prepared By:** Steve Rudolph, City Attorney

**SUBJECT:** Egg-laying Chickens

### RECOMMENDATION

Recommend to the City Council the adoption of an ordinance amending Chapter 18 of the Galt Municipal Code regarding the keeping of egg-laying chickens.

### DISCUSSION

In April 2012, the City Council directed staff to prepare an ordinance allowing for the keeping of egg-laying chickens in the City of Galt. In July, a conceptual ordinance was presented to the City Council for review. The ordinance presented for review by the Planning Commission incorporates most of the comments provided by City Council members, and addresses comments from the Community Development Department.

The proposed ordinance would allow for the keeping of four (4) or fewer egg-laying chickens on a parcel improved with a detached single-family dwelling, purely for home consumption and not for sale or other commercial purposes, subject to the following conditions:

1. All egg-laying chickens shall be confined in an enclosure with four walls and a roof at all times. All egg-laying chickens shall be kept within an enclosure that is setback at least ten (10) feet from side and rear property lines. The maximum height of the enclosure is six (6) feet, and the enclosure shall not be visible from a public street.
2. Enclosures must be well-maintained and clean. Feces and feathers must be removed every twenty-four (24) hours and shall be stored in an air tight container prior to disposal.
3. Chickens must be provided with adequate food, water, ventilation and living space at all times.
4. Feed must be stored in a manner that prevents spoilage and access by other animals, including rodents.
5. The slaughtering of chickens is not permitted, except in the OS or RA zoning districts with a use permit.
6. Roosters are not permitted on any parcel of property located in the city, except in the OS or RA zoning districts with a use permit.

The keeping of egg-laying chickens on any parcel, other than as described above, including but not limited to, parcels with multifamily dwellings or duplexes, would be prohibited.

### ATTACHMENTS

1. An ordinance amending Chapter 18 of the Galt Municipal Code regarding the keeping of egg-laying chickens.

ORDINANCE NO. 2012-\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT  
AMENDING CHAPTER 18 OF THE GALT MUNICIPAL CODE  
REGARDING THE KEEPING OF EGG-LAYING CHICKENS**

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

**Section 1.** **Purpose.** The purpose of this ordinance is to allow for the keeping of up to four egg-laying chickens per each detached single-family dwelling. Allowing for egg-laying chickens on certain residential properties will give citizens the option to provide a local sustainable food source for themselves and their families.

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

**Section 3.** **Amendments to Chapter 18.**

(1) Section 18.16.025, Miscellaneous uses – egg-laying chickens, is hereby added as follows:

**Section 18.16.025 Miscellaneous uses - egg-laying chickens.**

A. The keeping of four (4) or fewer egg-laying chickens on a parcel improved with a detached single-family dwelling, purely for home consumption and not for sale or other commercial purposes is permitted, subject to the provisions of other laws and ordinances, and the following conditions:

1. All egg-laying chickens shall be confined in a pen, coop, cage, run or other enclosure with four walls and a roof at all times. All egg-laying chickens shall be kept within an enclosure that is setback at least ten (10) feet from side and rear property lines. The maximum height of the enclosure is six (6) feet, and the enclosure shall not be visible from a public street.

2. Enclosures must be well-maintained and clean. Feces and feathers must be removed every twenty-four (24) hours and shall be stored in an air tight container prior to disposal.

3. Chickens must be provided with adequate food, water, ventilation and living space at all times.

4. Feed must be stored in a manner that prevents spoilage and access by other animals, including rodents.

5. The slaughtering of chickens is not permitted, except in the OS or RA zoning districts with a use permit.

6. Roosters are not permitted on any parcel of property located in the city, except in the OS or RA zoning districts with a use permit.

B. The keeping of egg-laying chickens on any parcel, other than as described in paragraph A above, including but not limited to, parcels with multifamily dwellings or duplexes, is prohibited.

(2) Section 18.20.020, Development standards for base zoning districts, is amended at paragraph B.10. to read as follows:

10. Minimum fifty (50) foot setback from any property line for placement of buildings housing animals including but not limited to barns, stables and chattels. Enclosures for the keeping of egg-laying chickens shall be setback in accordance with the standards set forth in Section 18.16.025.

(3) Section 18.92.040 Definitions, is amended to read as follows:

**Animal, domestic:** Any household pet (see definition) that is adapted to life in close association with people, including dogs, cats, rabbits, fish, guinea pigs, miniature pigs, small reptiles, rodents and other similar animals no larger than the largest breed of dogs, including egg-laying chickens.

**Household pet:** Any animal customarily permitted and kept in or around a dwelling and kept for the company or pleasure provided to the occupants of the dwelling (such as a dog, cat, parakeet, tropical fish, hamster, rabbit, small non-poisonous reptile, or similar domestic animal), or chickens kept for home food production. Roosters are not permitted, except in the OS or RA zoning districts with a use permit.

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

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

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

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

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

\_\_\_\_\_  
Barbara Payne, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth Aguire, City Clerk

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## **PLANNING COMMISSION AGENDA REPORT**

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Meeting Date: August 23, 2012

**Prepared by:** Cathy Kulm, CDD Admin. Assistant  
**Reviewed by:** Steve Rudolph, City Attorney  
**SUBJECT** Planning Commission Annual Report – FY 2011-12

### **RECOMMENDATION**

That the Commission review and make recommendations and/or revisions as needed to finalize the first Planning Commission Annual Report for presentation to the City Council.

### **DISCUSSION**

In June 2011, the City Council adopted Ordinance 2011-04 repealing Section 2.28 and adopting Chapter 2.70 of the Galt Municipal Code pertaining to the Planning Commission. Section 2.70.100 requires the Planning Commission to submit an annual report to the City Council each year summarizing the work or activities undertaken by the Commission during the prior year. The report could also include any recommendations the Commission would like brought forward to the City Council.

A draft Annual Report is attached for your review and discussion. The final report should be presented to the City Council at the September 18, 2012 regular meeting by at least one member of the Commission.

### **ATTACHMENT**

“Draft” Planning Commission Annual Report FY 2011-12

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Planning Commission

Annual Report

July 1, 2011 to June 30, 2012

Prepared for City Council by:

the Planning Commission and Planning Staff

**September 2012**

*Message from the Chair*



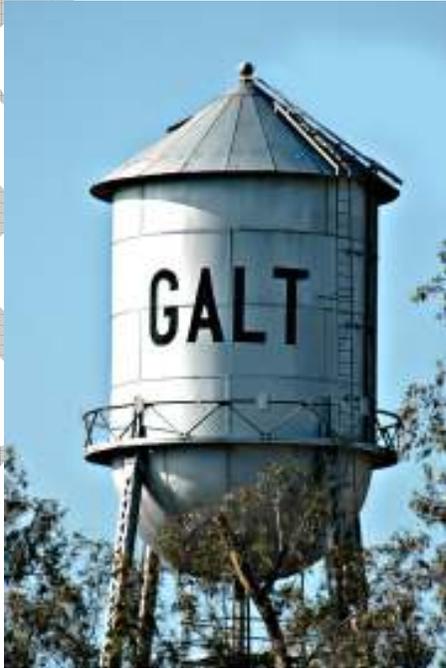
It is my pleasure to present the 2011-2012 Annual Report of the Planning Commission of the City of Galt. This report outlines the Commission's activities throughout the fiscal year.

The Commission would like to thank the City Council, the City Manager, and the Planning Division for their effort and support during the past year.

The Planning Commission will continue to administer those functions delegated to us in an effort to serve the City of Galt in a program of progressive community development. We look forward to a productive 2012-2013.

Sincerely,

Leeann McFaddin  
Chairperson



*In this report*

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## 2011 – 2012 Planning Commission

<u>Name</u>	<u>Term</u>
Leeann McFaddin, Chair	12/2008 – 12/2012
Bob Dees, Vice Chair	12/2010 – 12/2014
Craig Morris	12/2010 – 12/2014
Jim Pellandini	12/2008 – 12/2012
Alfredo Rodriguez	12/2010 – 12/2014

## Planning Department Staff

Sandra Kiriu, Community Development Director

Chris Erias, Senior Planner

Cathy Kulm, Admin. Assistant and PC Secretary

## 2011-2012 Meeting Dates

### Regular Meetings

Sept. 9, 2011

Jan. 12, 2012

Mar. 8, 2012

April 12, 2012

May 10, 2012

June 14, 2012

### Joint Workshop with City Council

May 22, 2012

## Introduction

The Commission consists of five members. Each Council Member appoints one Commission Member whose term shall run concurrently with that of the Council Member so appointing.

The Planning Commission holds regularly scheduled meetings on the second Thursday of each month at 6:30 p.m., in the Council Chambers, 380 Civic Drive, Galt, CA. In addition to regularly scheduled meetings, special meetings and/or workshops are held when necessary. Planning Commission members can be contacted via email at [planning@ci.galt.ca.us](mailto:planning@ci.galt.ca.us).

## Purpose and Function

The purpose of the Planning Commission is to review matters relating to planning and development; to make recommendations on goals and policies affecting the future development and growth of the City; and to consider land use matters, such as general plan amendments, specific plans, rezoning, use permits and subdivisions.

The Planning Commission has the powers and duties as set forth in the state planning law, Government Code section 65000 et seq., and any amendments thereto. The commission is hereby assigned the duties and functions of the planning agency, pursuant to Government Code section 65100 et seq. and such other powers and duties as may be designated or assigned by City ordinance.

The Commission shall perform the following functions:

1. Annually review, and make recommendations for amendments, as necessary, to the general plan.
2. Make recommendations regarding the implementation of the general plan through actions including, but not limited to, the formation or adoption of specific plans and zoning and subdivision ordinances.
3. Annually review the capital improvement program of the City for its consistency with the general plan, pursuant to Government Code section 65400 et seq.
4. Endeavor to promote public interest in, comment on, and understanding of the general plan, and regulations relating to it.
5. Consult with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the general plan.
6. Promote the coordination of local plans and programs with the plans and programs of other public agencies.
7. Review and act upon, or make recommendations to the City Council, as applicable, on land use applications.
8. Perform other functions set forth in the Galt Municipal Code, or as the City Council requests.

In addition, Planning Commission authorized to perform duties and functions of a Board of Zoning Adjustment and a Board of Zoning Appeals pursuant Gov. Code section 65900 et seq.

## Summary of Activities in Fiscal Year 2011-2012

### September 15, 2011

#### **CONDITIONAL USE PERMIT - TATTOO PARLOR, 545 INDUSTRIAL DRIVE, SUITE 103**

ACTION: Approved

#### **MINOR USE PERMIT - SOFTCOM INTERNET COMMUNICATIONS, INC. FOR A COMMUNICATIONS TOWER AT 545 INDUSTRIAL DRIVE, SUITE 195**

ACTION: Approved

### January 12, 2012

**PRESENTATION** – City Attorney Steve Rudolph conducted an “Ethics Discussion”.

### March 8, 2012

#### **CITY OF GALT ANNUAL 2030 GALT GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORT 2011**

ACTION: Recommended approval to the City Council

### April 12, 2012

#### **CONDITIONAL USE PERMIT – Place of Worship – 550 Industrial Drive, Suite 10**

ACTION: Approved staff’s recommendation with a noted correction to Condition of Approval #4.

### May 10, 2012

#### **ZONING CODE AMENDMENTS, REZONE AND RESOLUTION TO AMEND SUBDIVISION CONDITIONS: PROPOSED CHANGES TO THE ARCHITECTURAL REVIEW REQUIREMENTS AND PROCEDURES FOR NEW SINGLE FAMILY RESIDENCES INCLUDING THOSE IN 13 PREVIOUSLY APPROVED SUBDIVISIONS.**

ACTION: Approved staff’s recommendation with minor corrections.

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

ACTION: Approved

**May 22, 2012 – Joint Workshop with City Council**

**DRAFT 2008-2013 HOUSING ELEMENT OF GALT GENERAL PLAN**

**RECOMMENDATION:**

Provide direction to staff, as appropriate, in order to receive certification from Housing and Community Development (HCD) for the 2008-2013 Housing Element.

*Direction was given to follow staff's recommendation to seek HCD certification for the 2008-2013 Housing Element after completing the density analysis. If HCD rejects the density analysis, consider self certification of the Housing Element for the remaining cycle of 2008-2013.*

**June 14, 2012**

**CONDITIONAL USE PERMIT – MATERIALS RECOVERY AND RECYCLING FACILITY AT 175 ENTERPRISE COURT**

ACTION: Approved

**ARCHITECTURAL REVIEW MODIFICATION FOR CREEKSIDE 2, UNIT 2 RESIDENTIAL SUBDIVISION** — *This item was continued to the July 12, 2012 regular meeting.*

**SET A SPECIAL PLANNING COMMISSION PUBLIC HEARING DATE FOR AUGUST 23, 2012 AND CANCEL THE REGULAR AUGUST 9, 2012 MEETING** – *August 9<sup>th</sup> meeting was cancelled and a special meeting was scheduled for August 23<sup>rd</sup>.*

Approved minutes for all 2011-2012 meetings are available on the City's website at [www.ci.galt.ca.us](http://www.ci.galt.ca.us).

**FY 2011-2012 Planning Commission Attendance Record**

	2011	2012					
	Sept.	Jan.	March	April	May	June	
					10	22 PC/CC	
<b>Dees</b>	X	X	X	X	X	X	X
<b>McFaddin</b>	X	Absent	X	X	X	Absent	X
<b>Morris</b>	Absent	X	X	X	X	X	X
<b>Pellandini</b>	X	X	Absent	X	X	Absent	X
<b>Rodriguez</b>	Absent	X	Absent	X	X	Absent	X

In March 2012, Commissioners Morris and Rodriguez attended the Annual Planners Institute and Mini Expo in San Jose. Both found it to be very informative with fantastic speakers and interesting topics. Attendance at the conference presents an opportunity for Galt Planning Commissioners to network with other cities.