



AGENDA
REGULAR PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT
THURSDAY, NOVEMBER 8, 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 three (3) 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 October 11, 2012 regular meeting.

RECOMMENDATION: Approve the minutes of the October 11, 2012 regular meeting.

PUBLIC HEARING

1. **SUBJECT:** ADOPTION OF THE GALT DEVELOPMENT AGREEMENT PROCEDURES ORDINANCE – This item will be continued to Dec. 13, 2012.

(5)2. **SUBJECT:** ADOPTION OF FLOOD CONTROL ORDINANCE

RECOMMENDATION

1) Receive information regarding proposed ordinance going to City Council on Nov. 20, 2012.

(33)3. **SUBJECT:** 2030 GENERAL PLAN AMENDMENT TO REVISE THE LOCAL INVENTORY OF HISTORIC STRUCTURES AND FEATURES SET FORTH IN TABLE 9.1 OF THE EXISTING CONDITIONS REPORT OF THE GENERAL PLAN

RECOMMENDATION

1) Recommend that City Council adopt Resolution 2012-___certifying the Addendum to the 2030 Galt General Plan Final Environmental Impact Report (EIR) and adopting proposed amendments to the Galt Historic Structures and Features Inventory (Table 9.1) in the 2030 Galt General Plan Existing Conditions Report.

(127)4. SUBJECT: 1021 MEADOWVIEW DRIVE SETBACK VARIANCE FOR SIDE AND REAR YARD SETBACKS

RECOMMENDATION

That the Planning Commission adopt Resolution 2012-___(PC) approving 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.

(135)5. SUBJECT: FAIRWAY OAKS VESTING TENTATIVE SUBDIVISION MAP PROJECT— This item was continued from the October 11, 2012 regular meeting.

RECOMMENDATION

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.

DEPARTMENT PRESENTATION

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, October 11, 2012, 6:30 p.m.

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

Staff members present: Community Development Director Kiriu, Senior Planner Erias, City Attorney Rudolph, Development Services Engineer Forrest, and PC Secretary Kulm.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the August 23, 2012 special meeting.

ACTION: Rodriguez moved to approve the minutes of the August 23, 2012 meeting; second by Morris. A roll call vote was taken by those commissioners present: Dees – Yes; Morris – Yes; Rodriguez – Yes; McFaddin - Yes. **Motion was unanimously carried.**

PUBLIC COMMENTS – None

PUBLIC HEARING:

Chairperson McFaddin opened the public hearing.

1. **SUBJECT:** FAIRWAY OAKS VESTING TENTATIVE SUBDIVISION MAP PROJECT – This item was continued from the August 23, 2012 meeting.

Agenda item was continued to the November 8, 2012 regular meeting.

Chairperson McFaddin closed the public hearing.

2. **SUBJECT:** 28 3RD STREET AND 216 A STREET GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT AND REZONE PROJECT

RECOMMENDATION

- 1) Recommend that City Council adopt Resolution 2012 -___ adopting the 28 3rd Street and 216 A Street General Plan Amendment, Downtown Revitalization and Historic Preservation Specific Plan Amendment and Rezone Project CEQA Exemption, and approving the General Plan Amendment at 28 3rd Street from High Density Residential to Low Density Residential and removing 216 A Street from the Downtown Revitalization and Historic Preservation Specific area.
- 2) Recommend that City Council introduce Ordinance 2012-___ approving the proposed Rezone at 216 A Street by removing it from the Downtown Revitalization and Historic Preservation Specific Plan area and assigning it (R3) Multiple-Family.

Erias gave the staff report as well as a powerpoint presentation. General discussion ensued.

ACTION: Morris moved to recommend that City Council adopt Resolution 2012 - ___ adopting the 28 3rd Street and 216 A Street General Plan Amendment, Downtown Revitalization and Historic Preservation

Specific Plan Amendment and Rezone Project CEQA Exemption, and approving the General Plan Amendment at 28 3rd Street from High Density Residential to Low Density Residential and removing 216 A Street from the Downtown Revitalization and Historic Preservation Specific area; second by Rodriguez. A roll call vote was taken by those commissioners present: Dees – Yes; Morris – Yes; Rodriguez – Yes; McFaddin - Yes. **Motion was unanimously carried.**

ACTION: Morris moved to recommend that City Council introduce Ordinance 2012-___ approving the proposed Rezone at 216 A Street by removing it from the Downtown Revitalization and Historic Preservation Specific Plan area and assigning it (R3) Multiple-Family; second by Dees. A roll call vote was taken by those commissioners present: Dees – Yes; Morris – Yes; Rodriguez – Yes; McFaddin - Yes. **Motion was unanimously carried.**

3. **SUBJECT: 1021 MEADOWVIEW DRIVE SETBACK VARIANCE FOR SIDE AND REAR YARD SETBACKS - This item was continued from the July 12, 2012 meeting.**

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 staff report.

Chairperson McFaddin opened public hearing.

Michael Cook, attorney and representative for applicant, explained why Mr. Hobbs should be granted the variance. He noted the following reasons: 1) the cost to the homeowner to demolish or attempt to move the structure would create a financial hardship, 2) the structure is the same building as it was when built approximately 28 years ago with the exception of overhangs and a new HVAC system, 3) other jurisdictions require a 5' setback in the rear, rather than 10' as required by Galt, and 4) the three surrounding properties have no issues with the structure. Mr. Cook explained that the lot is 110' deep and the lot to the rear is also 110' deep, making the distance from this structure a great distance from the house in the rear. Mr. Cook said that variances are granted to address the difficult and unusual.

General discussion ensued. Commissioner Dees noted he had met with Mr. Hobbs earlier in the day and looked at the structure. Rodriguez asked if the neighbors have any problems with granting the variance. Two of the neighbors (1024 First St. and 1016 Meadowview) responded in Spanish that they had no problem with the structure. Commissioner Rodriguez translated. Denise Sanders, 600 Pestana, also said she had no problem with the structure.

Morris asked if granting this variance would apply only to this property or set precedence for other structures/properties. Rudolph explained that if the Commission decides to grant the variance, staff would write as much about this specific situation into the resolution as to why this warranted a deviation, thereby not setting precedence for other structures.

Rudolph explained that if the general consensus of the Commission is to support the variance, he would recommend that the Commission tentatively approve the variance and direct staff to prepare a resolution to formally grant the variance based upon the information presented by the applicant and including conditions indicating that there cannot be any residential occupancy and that the overhang be reduced to a three foot setback and any other things that the Commission wants to identify. With that direction staff could come back at the next meeting with a formal resolution for adoption.

Chairperson McFaddin closed the public hearing.

ACTION: Rodriguez moved that staff draft a resolution granting the variance request and Conditions of Approval for review by the Commission at the Nov. 2012 meeting, McFaddin added that residential occupancy would not be allowed and that the awnings be removed; Attorney Rudolph paraphrased the motion to say that staff will come back to the November 2012 meeting with a resolution granting the variance based upon the conditions identified by the Commission, Kiriu also clarified that one of the conditions would be that building permits are obtained and fees are paid; second by Morris. A roll call vote was taken by those commissioners present: Dees – Yes; Morris – Yes; Rodriguez – Yes; McFaddin - Yes. **Motion was unanimously carried.**

DEPARTMENT REPORTS – Kiriu gave a presentation on the CEQA process.

Meeting adjourned at 7:35 p.m.

Respectfully submitted by:
Cathy Kulm
Planning Commission Secretary

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: November 8, 2012

FROM: Bill Forrest, P.E., Senior Civil Engineer

SUBJECT: ADOPTION OF FLOOD CONTROL ORDINANCE

RECOMMENDATION

Receive information regarding proposed ordinance going to City Council on November 20, 2012.

DISCUSSION

Background

The Galt Municipal Code provisions relating to flood control were last modified in 1988. In 2010, the City was visited by the California Department of Water Resources for what is called a Community Assistance Visit (CAV). The CAV looks at the City's floodplain management program and compliance with the National Floodplain Insurance Program (NFIP). The only substantive comment received was that the City should update its floodplain management ordinance to be consistent with latest State model ordinance. At about the same time, the Federal Emergency Management Agency (FEMA) re-started the process to revise and modernize the floodplain maps for the Sacramento County region in 2010. As there was no particular impetus to revise the ordinance in 2010, staff determined that the new floodplain maps should be referenced in the revised ordinance. FEMA adopted the new floodplain maps in Aug. 16, 2012.

The new ordinance does not substantially change the prior ordinance except for following. The ordinance now requires new structures in the floodplain to be elevated to be one foot above the base flood elevation (BFE) rather than at or above the BFE. The one foot rule is to provide an additional measure of safety to account for wind or vehicle induced wave action in a flood event scenario. The other substantive modification moves the appeal process to the Planning Commission rather the City Council. Other than that, the ordinance only adds new definitions, terms and policies consistent with adopted NFIP standards.

Staff estimates that there are approximately 36 parcels in the City limits where the floodplain delineation shown on the new maps touch a parcel. Approximately 21 parcels are undeveloped. Some of the undeveloped parcels will stay undeveloped due to the City's General Plan policies regarding development in the floodplain (General Plan Policy SS-3.2). For the 21 parcels that are developed, all have structures well above the flood hazard.

Changing the title from "Flood Control" to "Floodplain Management" reflects current thinking that flooding cannot be controlled, but rather that flooding impacts/damage can be managed by elevation or other mitigation measures.

The floodplain management ordinance will be presented to the Planning Commission on November 8th as an informational item. Any of their received comments/input will be conveyed to the Council verbally.

ATTACHMENTS

Ordinance/Exhibit A

ORDINANCE NO. 2012-**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GALT REPEALING AND REPLACING TITLE 19 OF THE GALT MUNICIPAL CODE REGARDING FLOOD CONTROL**

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

Section 1. **Purpose** The purpose of this ordinance is to update the provisions of the Galt Municipal Code relating to Flood Control.

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. **Replacement of Title 19** Title 19 of the Galt Municipal Code, currently titled “Flood Control”, is hereby repealed in its entirety, re-titled as “Floodplain Management” and replaced with attached Exhibit A and re-adopted.

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, sentence, clause or phrase hereof, irrespective of the fact that 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 passage, the City Clerk shall cause this ordinance to be published and posted in accordance with Section 36933(c)(1) of the California Government Code.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council on the 20th day of November, 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:

EXHIBIT A

TITLE 19

FLOODPLAIN MANAGEMENT

**CHAPTER 19.04
STATUTORY AUTHORIZATION,
FINDINGS OF FACT,
PURPOSE AND METHODS**

19.04.010 STATUTORY AUTHORIZATION

The City Council enacts this Title 19 under the authority granted to cities by Chapter XI, Section 7 of the California Constitution. Therefore, the City Council of the City of Galt does hereby adopt the following floodplain management regulations.

19.04.020 FINDINGS OF FACT.

- A.** The flood hazard areas of City of Galt are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- B.** These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities also contributes to flood losses.

19.04.030 STATEMENT OF PURPOSE.

It is the purpose of this Title 19 to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the City to all publicly and privately owned land within flood prone, mudslide [i.e. mudflow] or flood related erosion areas. These regulations are designed to:

- A.** Protect human life and health;
- B.** Minimize expenditure of public money for costly flood control projects;
- C.** Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D.** Minimize prolonged business interruptions;
- E.** Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;

- F. Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- G. Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

19.04.040 METHODS OF REDUCING FLOOD LOSSES.

In order to accomplish its purposes, this Title 19 includes regulations to:

- A. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
- D. Control filling, grading, dredging, and other development which may increase flood damage;
- E. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas; and

CHAPTER 19.08 DEFINITIONS

Unless specifically defined below, words or phrases used in this Title 19 shall be interpreted so as to give them the meaning they have in common usage and to give this Title 19 its most reasonable application.

"**A zone**" - see "**Special flood hazard area**".

"**Accessory structure**" means a structure or part of a building that is subordinate to and incidental to those of the main building or use on the same lot.

"**Appeal**" means a request for a review of the Floodplain Administrator's interpretation of any provision of this Title 19.

"**Area of shallow flooding**" means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"**Area of special flood hazard**" - See "Special flood hazard area."

"**Base flood**" means a flood which has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood"). Base flood is the term used throughout this Title 19.

"**Base flood elevation**" (BFE) means the elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-30, VE and V1-V30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

"**Basement**" means any area of the building having its floor subgrade - i.e., below ground level - on all sides.

"**Building**" - Any structure having a roof supported by columns or walls built for the support, shelter or enclosure of persons, animals, chattels or property of any kind..

"**Development**" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"**Encroachment**" means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain which may impede or alter the flow capacity of a floodplain.

"**Existing manufactured home park or subdivision**" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before February 16, 1988.

"Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood, flooding, or flood water" means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; the unusual and rapid accumulation or runoff of surface waters from any source; and/or mudslides (i.e., mudflows); and
2. The condition resulting from flood-related erosion.

"Flood Boundary and Floodway Map (FBFM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the floodway.

"Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the City.

"Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source - see **"Flooding."**

"Floodplain Administrator" is the City official designated by title to administer and enforce the floodplain management regulations. The Floodplain Administrator for the City of Galt is the Public Works Director or his/her designee.

"Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

"Floodplain management regulations" means this Title 19 and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof which provide standards for preventing and reducing flood loss and damage.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. For guidelines on dry and wet floodproofing, see FEMA Technical Bulletins TB 1-93, TB 3-93, and TB 7-93.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be

reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. Also referred to as "Regulatory Floodway."

"**Floodway fringe**" is that area of the floodplain on either side of the "Regulatory Floodway" where encroachment may be permitted.

"**Fraud and victimization**" as related to Chapter 19.24 of this Title 19, means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the Council will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the City for fifty to one-hundred years. Buildings that are permitted to be constructed below the base flood elevation are subject during all those years to increased risk of damage from floods, while future owners of the property and the City as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

"**Functionally dependent use**" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

"**Governing body**" is the local governing unit, in this case, the City Council, that is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

"**Hardship**" as related to Chapter 19.24 of this Title 19 means the exceptional hardship that would result from a failure to grant the requested variance. The Council requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

"**Highest adjacent grade**" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"**Historic structure**" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

"Lowest floor" means the lowest floor of the lowest enclosed area, including basement (see **"Basement"** definition).

1. An unfinished or flood resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor provided it conforms to applicable non-elevation design requirements, including, but not limited to:
 - a. The flood openings standard in Chapter 19.20.010.C.3;
 - b. The anchoring standards in Chapter 19.20.010.A;
 - c. The construction materials and methods standards in Chapter 19.20.010.B; and
 - d. The standards for utilities in Chapter 19.20.020.

"Manufactured home" A manufactured home is a complete single-family home deliverable in one or more transportable sections, and constructed to the standards established by the U.S. Department of Housing and Urban Development (HUD). A manufactured home is not the same as a recreational vehicle or commercial coach which may look similar from the exterior.

"Manufactured home park or subdivision" means A residential facility arranged or equipped for the accommodation of two or more manufactured homes, with spaces for such manufactured homes available for rent, lease or purchase, and providing utility services and other facilities either separately or in common to manufactured home space therein..

"Market value" shall be determined by estimating the cost to replace the structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the structure was constructed.

1. The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry.

2. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the floodplain administrator, but shall not include economic or other forms of external obsolescence.

Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on the City's Flood Insurance Rate Map are referenced.

"Mobilehome" means a "Manufactured home" for the purposes of this title.

"New construction", for floodplain management purposes, means structures for which the "start of construction" commenced on or after February 16, 1988, and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after February 16, 1988.

"Obstruction" includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

"One-hundred-year flood" or "100-year flood" - see **"Base flood."**

"Public safety and nuisance" as related to Chapter 19.24 of this Title 19, means that the granting of a variance must not result in anything which is injurious to safety or health of an entire community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

"Recreational vehicle" means a motor home, travel trailer, truck camper, or camping trailer, boat or similar vehicle with or without motive power, designed for human habitation for or recreational purposes. A vehicle which is: Built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; Designed to be self-propelled or permanently towable by a light-duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“Remedy violation” means to bring the structure or other development into compliance with State or local floodplain management regulations, or if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the Title 19 or otherwise deterring future similar violations, or reducing State or Federal financial exposure with regard to the structure or other development.

“Riverine” means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Small, low-cost shed” is an accessory structure that is for limited storage, less than 150 square feet and \$1,500 in value.

“Sheet flow area” - see **“Area of shallow flooding.”**

“Special flood hazard area (SFHA)” means an area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on an FHBM or FIRM as Zone A, AO, A1-A30, AE, A99, or, AH.

“Start of construction” includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure” see “Building”. Structure also includes a gas or liquid storage tank or a manufactured home.

“Substantial damage” means:

1. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred; or
2. Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. This is also known as “repetitive loss.”

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before

the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

"**Variance**" means a grant of relief from the requirements of this Title 19 which permits construction in a manner that would otherwise be prohibited by this Title 19.

"**Violation**" means the failure of a structure or other development to be fully compliant with this Title 19. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this Title 19 is presumed to be in violation until such time as that documentation is provided.

"**Water surface elevation**" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

"**Watercourse**" means a lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

CHAPTER 19.12 GENERAL PROVISIONS

19.12.010 LANDS TO WHICH THIS TITLE 19 APPLIES.

This Title 19 shall apply to all areas of special flood hazards within the jurisdiction of City of Galt.

19.12.020 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.

The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the "Flood Insurance Study (FIS) for "Sacramento County, California And Incorporated Areas" dated August 16, 2012, with accompanying Flood Insurance Rate Maps (FIRM's) and Flood Boundary and Floodway Maps (FBFM's), dated August 16, 2012, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this Title 19. This FIS and attendant mapping is the minimum area of applicability of this Title 19 and may be supplemented by studies for other areas which allow implementation of this Title 19 and which are recommended to the Council by the Floodplain Administrator. The study, FIRM's and FBFM's are on file at the City of Galt Public Works Department at 495 Industrial Dr, Galt, CA 95632.

19.12.030 COMPLIANCE.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Title 19 and other applicable regulations.

19.12.040 VIOLATION AND PENALTIES.

(a) Any person that violates any provision of this chapter shall be guilty of a separate offense for each and every day during any portion of which any such person commits, continues, licenses, or causes a violation thereof, and shall be punished accordingly.

(b) It is unlawful and a public nuisance to violate any of the provisions of this chapter. Any person who engages in solicitation at a prohibited location or engages in abusive solicitation shall be subject to the following penalties:

1. The first violation of this chapter is an infraction punishable by a fine not to exceed one hundred dollars (\$100).

2. A second violation of this chapter within one (1) year, or the continued violation of this chapter after being directed to cease and desist the unlawful activity, is a misdemeanor.

(c) The violation of any provision of this chapter shall be and is hereby declared to be contrary to the public interest and shall, at the discretion of city, create a cause of action for injunctive relief.

(d) In addition to the civil remedies and criminal penalties set forth above, any person that violates the provisions of this chapter may be subject to administrative remedies, as set forth in Title 21 of the Galt Municipal Code.

19.12.050 ABROGATION AND GREATER RESTRICTIONS.

This Title 19 is not intended to repeal, abrogate, or impair any existing easements, covenants, or

deed restrictions. However, where this Title 19 and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

19.12.060 INTERPRETATION.

In the interpretation and application of this Title 19, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes.

19.12.070 WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this Title 19 is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Title 19 does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Title 19 shall not create liability on the part of Council, any officer or employee thereof, the State of California, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this Title 19 or any administrative decision lawfully made hereunder.

19.12.080 SEVERABILITY.

This Title 19 and the various parts thereof are hereby declared to be severable. Should any CHAPTER of this Title 19 be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Title 19 as a whole, or any portion thereof other than the CHAPTER so declared to be unconstitutional or invalid.

**CHAPTER 19.16
ADMINISTRATION**

19.16.010 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.

The Public Works Director or his/her designee is hereby appointed to administer, implement, and enforce this Title 19 by granting or denying development permits in accord with its provisions.

19.16.020 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.

The duties and responsibilities of the Floodplain Administrator shall include, but not be limited to the following:

A. Permit Review.

Review all development permits to determine:

1. Permit requirements of this Title 19 have been satisfied, including determination of substantial improvement and substantial damage of existing structures;
2. All other required state and federal permits have been obtained;
3. The site is reasonably safe from flooding;
4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. This means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than 1 foot at any point within the City of Galt; and
5. All Letters of Map Revision (LOMR's) for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "Market Value."
2. Assure procedures are coordinated with other departments/divisions and implemented by City staff.

C. Review, Use and Development of Other Base Flood Data.

When base flood elevation data has not been provided in accordance with Chapter 19.12.020, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal or state agency, or other source, in order to administer Chapter 19.24.

NOTE: A base flood elevation shall be obtained using one of two methods from the FEMA publication, FEMA 265, "Managing Floodplain Development in Approximate Zone A Areas – A Guide for Obtaining and Developing Base (100-year) Flood Elevations" dated July 1995.

D. Notification of Other Agencies.

1. Alteration or relocation of a watercourse:
 - a. Notify adjacent communities and the California Department of Water Resources prior to alteration or relocation;
 - b. Submit evidence of such notification to the Federal Emergency Management Agency; and
 - c. Assure that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained.
2. Base Flood Elevation changes due to physical alterations:
 - a. Within 6 months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).
 - b. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building Permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.

3. Changes in corporate boundaries:

Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the City clearly delineating the new corporate limits.

E. Documentation of Floodplain Development.

Obtain and maintain for public inspection and make available as needed the following:

1. Certification required by Chapters 19.20.010,C.1 and 19.20.040 (lowest floor elevations);
2. Certification required by Chapter 19.20.010,C.2 (elevation or floodproofing of nonresidential structures);
3. Certification required by Chapter 19.20.010.C.3 (wet floodproofing standard);
4. Certification of elevation required by Chapter 19.20.030.A.3 (subdivisions and other proposed development standards);
5. Certification required by Chapter 19.20.060.B (floodway encroachments); and
6. Maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

F. Map Determination.

Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazard, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Chapter 19.16.040.

G. Remedial Action.

Take action to remedy violations of this Title 19 as specified in Chapter 19.12.030.

H. Biennial Report.

Complete and submit Biennial Report to FEMA.

I. Planning.

Assure City's General Plan is consistent with floodplain management objectives herein.

J. Non-conversion of Enclosed Areas Below the Lowest Floor.

To ensure that the areas below the BFE shall be used solely for parking vehicles, limited storage, or access to the building and not be finished for use as human habitation without first becoming fully compliant with the floodplain management ordinance in effect at the time of conversion, the Floodplain Administrator shall:

1. Determine which applicants for new construction and/or substantial improvements have fully enclosed areas below the lowest floor that are 5 feet or higher;
2. Enter into a "NON-CONVERSION AGREEMENT FOR CONSTRUCTION WITHIN FLOOD HAZARD AREAS" or equivalent with the City of Galt. The agreement shall be recorded with the Sacramento County Recorder as a deed restriction. The non-conversion agreement shall be in a form acceptable to the Floodplain Administrator and City Counsel; and

3. Have the authority to inspect any area of a structure below the base flood elevation to ensure compliance upon prior notice of at least 72 hours

19.16.030 DEVELOPMENT PERMIT.

A development permit shall be obtained before any construction or other development, including manufactured homes, within any area of special flood hazard established in Chapter 19.12.020. Application for a development permit shall be made on forms furnished by the City of Galt. The applicant shall provide the following minimum information:

A. Plans in duplicate, drawn to scale, showing:

1. Location, dimensions, and elevation of the area in question, existing or proposed structures, storage of materials and equipment and their location;
2. Proposed locations of water supply, sanitary sewer, and other utilities;
3. Grading information showing existing and proposed contours, any proposed fill, and drainage facilities;
4. Location of the regulatory floodway when applicable;
5. Base flood elevation information as specified in Chapters 19.12.020 or 19.20.010.C.;
6. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; and
7. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed, as required in Chapter 19.20.010.C.2 of this Title 19 and detailed in FEMA Technical Bulletin TB 3-93.

B. Certification from a registered civil engineer or architect that the nonresidential floodproofed building meets the floodproofing criteria in Chapter 19.20.010.C.2.

C. For a crawl-space foundation, location and total net area of foundation openings as required in Chapter 19.20.010.C.3 of this Title 19 and detailed in FEMA Technical Bulletins 1-93 and 7-93.

D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

E. All appropriate certifications listed in Chapter 19.16.020.E of this Title 19.

19.16.040 APPEALS.

The Planning Commission of City of Galt shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this Title 19.

The timeline and procedure for filing and hearing appeals shall be in accordance with Chapters 18.52.040 through 18.52.070 of the Galt Municipal Code.

CHAPTER 19.20
PROVISIONS FOR FLOOD HAZARD REDUCTION

19.20.010 STANDARDS OF CONSTRUCTION.

In all areas of special flood hazards the following standards are required:

A. Anchoring.

All new construction and substantial improvements of structures, including manufactured homes, shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

B. Construction Materials and Methods.

All new construction and substantial improvements of structures, including manufactured homes, shall be constructed:

1. With flood resistant materials, and utility equipment resistant to flood damage for areas below the base flood elevation;
2. Using methods and practices that minimize flood damage;
3. With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
4. Within Zones AH or AO, so that there are adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and Floodproofing.

1. **Residential construction.**

All new construction or substantial improvements of residential structures shall have the lowest floor, including basement:

- a. In AE, AH, A1-30 Zones, elevated one (1) foot above the base flood elevation.
- b. In an AO zone, elevated above the highest adjacent grade to a height 1 foot above the depth number specified in feet on the FIRM, or elevated at least 3 feet above the highest adjacent grade if no depth number is specified.
- c. In an A zone, without BFE's specified on the FIRM [unnumbered A zone], elevated one (1) foot above the base flood elevation; as determined under Chapter 19.16.020.C.

Upon the completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered civil engineer or licensed land surveyor, and verified by the City building inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.

2. **Nonresidential construction.**

All new construction or substantial improvements of nonresidential structures shall either be elevated to conform with Chapter 19.20.010.C.1 or:

- a. Be floodproofed, together with attendant utility and sanitary facilities, below the elevation recommended under Chapter 19.20.010.C.1, so that the structure is watertight with walls substantially impermeable to the passage of water;
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- c. Be certified by a registered civil engineer or architect that the standards of Chapter 19.20.010 C.2.a & b are satisfied. Such certification shall be provided to the Floodplain Administrator.

3. **Flood openings.**

All new construction and substantial improvements of structures with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet the following minimum criteria:

- a. For non-engineered openings:
 1. Have a minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 2. The bottom of all openings shall be no higher than one foot above grade;
 3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater; and
 4. Buildings with more than one enclosed area must have openings on exterior walls for each area to allow flood water to directly enter; or
- b. Be certified by a registered civil engineer or architect.

4. **Manufactured homes.**

- a. See Chapter 19.20.040.

5. **Garages and low cost accessory structures.**

a. Attached garages.

1. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry of flood waters. See Chapter 19.20.010.C.3. Areas of the garage below the BFE must be constructed with flood resistant materials. See Chapter 19.20.010.B.
2. A garage attached to a nonresidential structure must meet the above requirements or be dry floodproofed. For guidance on below grade parking areas, see FEMA Technical Bulletin TB-6.

b. Detached garages and accessory structures.

1. "Accessory structures" used solely for parking (2 car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Chapter 19.08, may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:
 - a) Use of the accessory structure must be limited to parking or limited storage;
 - b) The portions of the accessory structure located below the BFE must be built using flood-resistant materials;
 - c) The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;
 - d) Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the BFE;
 - e) The accessory structure must comply with floodplain encroachment provisions in Chapter 19.20.060; and
 - f) The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with Chapter 19.20.010.C.3.
2. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Chapter 19.20.010.
- 3.

6. **Crawlspace Construction.**

This sub-section applies to buildings with crawl spaces up to 2 feet below grade. Below-grade crawl space construction in accordance with the requirements listed below will not be considered basements.

- a. The building must be designed and adequately anchored to resist flotation,

collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Crawl space construction is not allowed in areas with flood velocities greater than 5 feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer;

- b. The crawl space is an enclosed area below the BFE and, as such, must have openings that equalize hydrostatic pressures by allowing for the automatic entry and exit of floodwaters. For guidance on flood openings, see FEMA Technical Bulletin 1-93;
- c. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawl space used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE; and
- d. Any building utility systems within the crawl space must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions.
- e. Requirements for all below-grade crawl space construction, in addition to the above requirements, to include the following:
 1. The interior grade of a crawl space below the BFE must not be more than 2 feet below the lowest adjacent exterior grade (LAG), shown as D in figure 3 of Technical Bulletin 11-01;
 2. The height of the below-grade crawl space, measured from the interior grade of the crawl space to the top of the crawl space foundation wall must not exceed 4 feet (shown as L in figure 3 of Technical Bulletin 11-01) at any point;
 3. There must be an adequate drainage system that removes floodwaters from the interior area of the crawl space within a reasonable period of time after a flood event, not to exceed 72 hours; and
 4. The velocity of floodwaters at the site should not exceed 5 feet per second for any crawl space. For velocities in excess of 5 feet per second, other foundation types should be used.

19.20.020 STANDARDS FOR UTILITIES.

- A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:
 1. Infiltration of flood waters into the systems; and
 2. Discharge from the systems into flood waters.

- B. On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

19.20.030 STANDARDS FOR SUBDIVISIONS AND OTHER PROPOSED DEVELOPMENT.

- A. All new subdivisions proposals and other proposed development, including proposals for manufactured home parks and subdivisions, greater than 50 lots or 5 acres, whichever is the lesser, shall:
 - 1. Identify the Special Flood Hazard Areas (SFHA) and Base Flood Elevations (BFE).
 - 2. Identify the elevations of lowest floors of all proposed structures and pads on the final plans.
 - 3. If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided as part of an application for a Letter of Map Revision based on Fill (LOMR-F) to the Floodplain Administrator:
 - a. Lowest floor elevation.
 - b. Pad elevation.
 - c. Lowest adjacent grade.
- B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.
- C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- D. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards.

19.20.040 STANDARDS FOR MANUFACTURED HOMES.

- A. All manufactured homes that are placed or substantially improved, on sites located: (1) outside of a manufactured home park or subdivision; (2) in a new manufactured home park or subdivision; (3) in an expansion to an existing manufactured home park or subdivision; or (4) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall:
 - 1. Within Zones A1-30, AH, and AE on the City's Flood Insurance Rate Map, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one (1) foot above the base flood elevation and be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- B.** All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH, and AE on the City's Flood Insurance Rate Map that are not subject to the provisions of Chapter 19.20.040.A will be securely fastened to an adequately anchored foundation system to resist flotation, collapse, and lateral movement, and be elevated so that either the:
 - 1. Lowest floor of the manufactured home is at or above the base flood elevation; or
 - 2. Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered civil engineer or licensed land surveyor, and verified by the City building inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.

19.20.050 STANDARDS FOR RECREATIONAL VEHICLES.

- A.** All recreational vehicles placed in Zones A1-30, AH, and AE will either:
 - 1. Be on the site for fewer than 180 consecutive days; or
 - 2. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - 3. Meet the permit requirements of Chapter 19.16.030 of this Title 19 and the elevation and anchoring requirements for manufactured homes in Chapter 19.20.040.A.

19.20.060 FLOODWAYS.

Since floodways are an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A.** Until a regulatory floodway is adopted, no new construction, substantial development, or other development (including fill) shall be permitted within Zones A1-30 and AE, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other development, will not increase the water surface elevation of the base flood more than 1 foot at any point within the City of Galt.
- B.** Within an adopted regulatory floodway, the City of Galt shall prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered civil engineer is provided demonstrating that the proposed encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- C.** If Chapter 19.20.060.A & B are satisfied, all new construction, substantial improvement, and other proposed new development shall comply with all other applicable flood hazard

reduction provisions of Chapter 19.20.

CHAPTER 19.24 VARIANCE PROCEDURE

19.24.010 NATURE OF VARIANCES.

The issuance of a variance is for floodplain management purposes only. Insurance premium rates are determined by statute according to actuarial risk and will not be modified by the granting of a variance.

The variance criteria set forth in this Chapter of Title 19 are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this Title 19 would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the Planning Commission to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood elevation are so serious that variances from the flood elevation or from other requirements in the flood Title 19 are quite rare. The long term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this Title 19 are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

19.24.020 CONDITIONS FOR VARIANCES.

- A.** Generally, variances may be issued for new construction, substantial improvement, and other proposed new development to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing that the procedures of Chapters 19.16 and 19.20 of this Title 19 have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- B.** Variances may be issued for the repair or rehabilitation of "**historic structures**" (as defined in Chapter 19.08 of this Title 19) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- C.** Variances shall not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.
- D.** Variances shall only be issued upon a determination that the variance is the "minimum necessary" considering the flood hazard, to afford relief. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this Title 19. For

example, in the case of variances to an elevation requirement, this means the Council need not grant permission for the applicant to build at grade, or even to whatever elevation the applicant proposes, but only to that elevation which the Council believes will both provide relief and preserve the integrity of the local Title 19.

- E. Any applicant to whom a variance is granted shall be given written notice over the signature of a City official that:
 - 1. The issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
 - 2. Such construction below the base flood elevation increases risks to life and property. It is recommended that a copy of the notice shall be recorded by the Floodplain Administrator in the Office of the County of Sacramento Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.
- F. The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance, and report such variances issued in its biennial report submitted to the Federal Emergency Management Agency.

19.24.030 APPEAL BOARD.

- A. The Planning Commission of City of Galt shall hear and decide appeals relating to the granting or denial of requests for variances by the Floodplain Administrator.

The timeline and procedure for filing and hearing appeals shall be in accordance with Chapters 18.52.040 through 18.52.070 of the Galt Municipal Code.

- B. In passing upon requests for variances, the Planning Commission shall consider all technical evaluations, all relevant factors, standards specified in other chapters of this Title 19, and the:
 - 1. Danger that materials may be swept onto other lands to the injury of others;
 - 2. Danger of life and property due to flooding or erosion damage;
 - 3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
 - 4. Importance of the services provided by the proposed facility to the City;
 - 5. Necessity to the facility of a waterfront location, where applicable;
 - 6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - 7. Compatibility of the proposed use with existing and anticipated development;
 - 8. Relationship of the proposed use to the comprehensive plan and floodplain management

program for that area;

9. Safety of access to the property in time of flood for ordinary and emergency vehicles;
10. Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. Variances shall only be issued upon a:

1. Showing of good and sufficient cause;
2. Determination that failure to grant the variance would result in exceptional "**hardship**" to the applicant; and
3. Determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance (see "**Public safety and nuisance**"), cause "**fraud and victimization**" of the public, or conflict with existing local laws or Title 19.

C. Variances may be issued for new construction, substantial improvement, and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of Chapters 19.24.030.A through 19.24.030.D are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and does not result in additional threats to public safety and does not create a public nuisance.

D. Upon consideration of the factors of Chapter 19.24.020.A and the purposes of this Title 19, the Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Title 19.

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: November 8, 2012

FROM: Sandra Kiriou, Community Development Director

SUBJECT: 2030 GENERAL PLAN AMENDMENT TO REVISE THE LOCAL INVENTORY OF HISTORIC STRUCTURES AND FEATURES SET FORTH IN TABLE 9.1 OF THE EXISTING CONDITIONS REPORT OF THE GENERAL PLAN

RECOMMENDATION

Recommend that City Council adopt Resolution 2012-___ certifying the Addendum to the 2030 Galt General Plan Final Environmental Impact Report (EIR) and adopting proposed amendments to the Galt Historic Structures and Features Inventory (Table 9.1) in the 2030 Galt General Plan Existing Conditions Report.

DISCUSSION

Background

The 2030 Galt General Plan is comprised of the Policy Document as well as a separately bound Existing Conditions Report (ECR). The ECR meets the required environmental setting description for purposes of the California Environmental Quality Act (CEQA).

Chapter 9 of the ECR addresses Historic Resources in the City (Attachment 1) and includes Table 9.1 (pages 9-13 and 9-14) which is a listing of Historic Structures and Features in Galt. This list was compiled by the Galt Historical Society in the late 1980's for inclusion in the 1989-2005 General Plan but staff can find no accompanying evaluation of the listed structures to determine if they met the criteria for listing on the California Register of Historical Resources or what specific aspects or features of the structures were considered to be historically or architecturally significant. Nevertheless, these structures were included in the General Plan and CEQA requires that the City treat them as significant unless the preponderance of evidence demonstrates that they are not historically significant.

When the 2030 General Plan was being prepared, a couple of representatives from the Historical Society updated the "condition" column of the list and made some minor corrections to the list. However, there was again not sufficient budget to conduct a professional evaluation of the historical significance of these resources.

Regulation under CEQA

The California Environmental Quality Act (CEQA) states that a resource included in a local register of historical resources shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. The Code goes on to say that generally a resource is

considered historically significant if it meets the criteria for listing on the California Register of Historical Resources including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

A local agency can still include a structure on a local inventory, despite the fact that it doesn't meet these criteria, but there should be substantial documented evidence as to why the jurisdiction finds it to be historically significant.

The important issue here is that if a structure is on the list, any proposal to change or modify that structure could be subject to evaluation under CEQA. If a property owner wishes to materially alter the structure such that it would create a substantial adverse change in the significance of the historical resource, then an Environmental Impact Report (EIR) is automatically required and the property owner would have to pay for that. EIRs typically cost at least \$20,000 (including the City's fees to review the document and various filing fees required by the County and State) and they can be much more costly. In addition, even a simple EIR approval process can take 6-12 months to complete. Therefore, a listing on the inventory can come with some potentially burdensome regulatory requirements for property owners even though it has the positive benefit of focusing attention on historic preservation.

For most projects that have been reviewed by the City's Historic Preservation Advisory Committee (HPAC) and/or staff in the past, the Committee has been able to find that either proposed building alterations would not adversely impact the historical significance of a structure (e.g. removal of a small addition that was clearly not original) or else the property owners were required to follow the Secretary of the Interior's Standards Guidelines for Restoring Historic Buildings when they conducted repairs/alterations that required a building permit (use of custom milled porch railings etc.) .

This can be a difficult process, however, because staff and the HPAC do not always know whether an alteration might be considered a substantial adverse change because it's unclear what features were deemed to be historically significant about the building to begin with.

For these reasons, staff recommends that the historic resources inventory be limited in the future to the most significantly historical structures in the City and that a more thorough professional evaluation be conducted to clearly document what is considered historically significant about each structure on the list and why. Unfortunately, the City does not have the funds to conduct that analysis right now, so a much smaller scale study was commissioned to focus just on a segment of Fourth Street and B Street. This study is associated with the City's efforts to redevelop the Old Town area consistent with recent projects such as Brewster's Restaurant rehabilitation, Galt Place (Velvet Grill), and the Spaans Bakery façade improvement.

PROPOSED GENERAL PLAN AMENDMENT

To revise the list of historical resources, the City is required to process a General Plan Amendment. The proposal must first be considered by the HPAC and then its recommendation forwarded to the Galt Planning Commission (November 8, 2012) for a recommendation to the City Council (December 4, 2012) who makes the final decision. The Galt Historical Society was consulted in this process and received notice and a copy of this staff report in case they wished to attend any of the public hearings and provide testimony.

Existing buildings proposed for removal from the historic list:

An Historical Resources Evaluation was conducted for five properties in the Old Town Galt area along Fourth Street and B Street by Mead & Hunt, an Architecture and Engineering Firm. The addresses are as follows:

416 B Street	(APN: 150-0211-002)
213 Fourth Street	(APN: 150-0211-015)
215 Fourth Street	(APN: 150-0211-012)
217 Fourth Street	(APN: 150-0211-011)
227 Fourth Street	(APN: 150-0211-010)-Also referenced as 229 Fourth Street

Mead & Hunt staff specialties include historic preservation, architectural surveys, National Register nominations and Section 106 compliance. Therefore, they are well qualified to survey and analyze the structures in terms of historical significance. The Mead & Hunt report is attached as Attachment 2 (including the multi-page appendix with supporting documentation and photos).

The conclusion of the historical evaluation was that these five properties have not maintained their historical integrity and are not eligible for listing in the California Register nor would they qualify as a historic district on their own. Certainly these buildings are over fifty years old and could be seen as contributing structures in a larger historic context, but staff is of the opinion that they never represented a particularly distinctive or unique architectural style and they have also been substantially altered over the years so that any historic contribution value has been minimized.

Other vacant sites also proposed for removal from the historic list:

As noted earlier, Galt Historical Society representatives updated some of the information on the Historic Resources List when the 2030 General Plan was adopted. That information is mostly noted in the column of Table 9.1 labeled "Condition". As you can see, there are a few buildings that were "Removed" since the original inventory was done:

The five currently vacant sites proposed for removal from the Historic Resources Inventory are:

1. 318 Fifth Street (Victorian Residence-no city records)

2. 352 Fifth Street (Victorian cottage-no city records)
3. Southeast corner of Third/F Streets (Old Sego Milk Plant destroyed by fire in 1992-former National Register building)
4. 131 Second Street (home demolished in 2003-approved by HPAC)
5. 326 Second Street (building demolished in 2011-approved by HPAC)

Since the buildings on these sites no longer exist, staff recommends removing them from the historic resources inventory.

ENVIRONMENTAL DETERMINATION

An Addendum to the 2030 Galt General Plan EIR has been prepared in accordance with Section 15164 of the California Environmental Quality Act Guidelines (CEQA). An addendum to a previously certified EIR is appropriate if some changes are necessary to the project (in this case the General Plan) but they do not require major revisions of the previously certified EIR as further described in Section 15162 of the Guidelines. The revision of the historic structures list is based on substantial evidence in the record and will not result in new significant environmental effects or an increase in the severity of effects previously identified in the EIR. The Addendum further describes the justification for not preparing a subsequent EIR. It is recommended for adoption.

An addendum need not be circulated for public review but will be included in or attached to the 2030 General Plan Final EIR. It must be considered by the Planning Commission prior to making a decision (recommendation) on the project. Since it is an addendum to the General Plan EIR, that General Plan Final EIR must also be considered by the Planning Commission before making a recommendation. The Planning Commission should have a copy of the General Plan EIR in your possession (probably on CD); it is also available for review on the City's website: <http://www.ci.galt.ca.us/index.aspx?page=786>.

HISTORIC PRESERVATION ADVISORY COMMITTEE RECOMMENDATION

The Historic Preservation Advisory Committee (HPAC) is an ad hoc committee charged with reviewing and commenting on land use and planning matters and programs undertaken by the City as they relate to cultural (historical) resources of the community when so directed by the Planning Director or City Council. The Committee also makes recommendations on projects that involve exterior alterations of designated historical resources if a building permit is required.

The HPAC held a duly noticed public meeting on November 1, 2012 to review this project with three members present (quorum of Denier, Roberts, and Farmer). While the HPAC members did not object to the removal of the identified structures from the list of historic resources, they expressed reservations about the potential loss of the Fourth Street commercial buildings. The recommendation of the Committee was that the existing Fourth Street buildings could be removed from the General Plan list of historic resources, but that those storefronts still lend historic credibility to the Old Town area and have historic meaning to the community that should be honored.

The Committee recognized that the possibility of a proposed entertainment complex (or other redevelopment that may occur on those sites) is a separate issue not under consideration with this application. However, they strongly recommended that the existing storefront facades be somehow incorporated into any new construction on the site. If that is not feasible, then they recommended that the brickwork be salvaged and re-used on any new structure(s) to be constructed on the sites. Staff advised them that the Development Agreement, CEQA and related approvals for any future entertainment complex or other use on the site would be considered at a separately noticed public meeting. In addition, it would likely require HPAC recommendation, so input at that stage would be more directly applicable. However, their recommendations are provided for Planning Commission consideration.

ATTACHMENTS

Resolution 2012-___

Exhibit A: CEQA Addendum to 2030 Galt General Plan EIR

Attachment A: Comparison of CEQA Section 15162 Requirements

Attachment B: Proposed General Plan Amendments (redline version)

Exhibit B: General Plan Amendment (Revised Table 9.1 of ECR)

- 1. Chapter 9 of the 2030 General Plan Existing Conditions Report (including Table 9.1)**
- 2. Historic Resources Evaluation for 2030 General Plan Amendment (including appendix)**

RESOLUTION NO. 2012-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA,
ADOPTING AN ADDENDUM TO THE 2030 GALT GENERAL PLAN FINAL ENVIRONMENTAL
IMPACT REPORT (EIR) AND APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE
LIST OF HISTORIC STRUCTURES AND FEATURES IN GALT
(TABLE 9.1 OF THE GALT 2030 GENERAL PLAN EXISTING CONDITIONS REPORT)
BY REMOVING TEN STRUCTURES NOT FOUND TO BE HISTORICALLY SIGNIFICANT**

WHEREAS, on April 9, 2009, the City Council of the City of Galt adopted Resolution 2009-28 adopting the 2030 Galt General Plan (“General Plan and certifying the Final Environmental Impact Report; and

WHEREAS, the General Plan is comprised of a Policy Document and an Existing Conditions Report which contains Table 9.1, a list of Historic Structures and Features in Galt; and

WHEREAS, Table 9.1 represents an adopted, local inventory of historical resources that must be presumed to be historically significant, in accordance with the California Environmental Quality Act (CEQA), unless a preponderance of the evidence demonstrates otherwise; and

WHEREAS, the structures and features listed in Table 9.1 were never subjected to a professional-level historical evaluation to determine their historical significance, if any; and

WHEREAS, the City contracted with a qualified historian with Mead & Hunt Architecture and Engineering consulting firm to conduct an historical assessment of five (5) structures on Fourth Street and B Street as follows; and

- 416 B Street (APN: 150-0211-002)
- 213 Fourth Street (APN: 150-0211-015)
- 215 Fourth Street (APN: 150-0211-012)
- 217 Fourth Street (APN: 150-0211-011)
- 227 Fourth Street (APN: 150-0211-010)-Also referenced as 229 Fourth Street

WHEREAS, the Mead & Hunt Historical Resources Evaluation for the 2030 Galt General Plan Amendment Project (dated August 2012) is available in the official city file and is incorporated herein in full by reference; and

WHEREAS, the Mead & Hunt evaluation determined that the above noted structures are not historically or architecturally significant and have not retained their physical integrity. In addition, the properties were determined not to contribute to a historic district under California Register of Historic Resources criteria.

WHEREAS, there are five other structures on the Table 9.1 of the Existing Conditions Report that no longer exist and should be removed from the inventory of historic resources since they no longer have any historical significance; and

WHEREAS, these five structures proposed for removal from Table 9.1 of the General Plan are identified as follows: and

RESOLUTION NO. 2012-_____
GPA for Historic Resource Inventory

318 Fifth Street (Victorian Residence-no city records)
352 Fifth Street (Victorian cottage-no city records)
Southeast corner of Third/F Streets (Old Segó Milk Plant destroyed by fire in 1992-former
National Register building)
131 Second Street (home demolished in 2003-approved by HPAC)
326 Second Street (building demolished in 2011-approved by HPAC)

WHEREAS, the Historic Preservation Advisory Committee (HPAC) held a duly noticed public meeting to consider the staff report and all public testimony regarding the proposed General Plan Amendment to remove these ten (10) structures from the General Plan Existing Conditions Report, Table 9.1, on November 1, 2012 and recommended that the Planning Commission and City Council approve said project; and

WHEREAS, the Planning Commission of the City of Galt held a duly noticed public hearing on November 8, 2012 to consider the CEQA Addendum to the 2030 Galt General Plan Environmental Impact Report (along with the 2030 General Plan Environmental Impact Report) and the proposed General Plan Amendment to remove these ten (10) structures from the General Plan Existing Conditions Report, Table 9.1, and all public testimony in the record including the HPAC recommendation; and

WHEREAS, the Planning Commission considered all evidence presented both orally and in writing and, using their independent judgment, found the EIR Addendum to be in compliance with CEQA and recommended adoption of the Addendum by the City Council of the City of Galt; and

WHEREAS, the City Council of the City of Galt held a duly noticed public hearing on December 4, 2012 to review the Addendum to the 2030 Galt General Plan EIR (incorporated herein in full by reference) and considered all evidence presented both orally and in writing, including the recommendation for adoption from the Planning Commission; and

WHEREAS, at the same public hearing on December 4, 2012, the City Council received and reviewed all evidence presented, both orally and in writing, including the Planning Commission recommendation regarding the Galt General Plan amendment.

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

A. The Addendum to the 2030 Galt General Plan EIR is adequate and has been prepared in compliance with the California Environmental Quality Act (CEQA), State CEQA guidelines, and City environmental procedures and the City Council has reviewed and considered the information contained in said Addendum to the EIR as well as the 2030 Galt General Plan Final EIR and determined that it reflects the independent judgment of the City as lead agency, pursuant to CEQA. The Addendum is attached as Exhibit A.

B. The City Council finds that none of the conditions described in CEQA Guidelines Section 15162 are present which would have required preparation of a subsequent EIR. The explanation of the decision not to prepare a subsequent EIR is set forth in detail in the Addendum document which is incorporated herein by reference and available in the official file

C. The City Council hereby adopts the Addendum to the 2030 Galt General Plan Environmental Impact Report for the proposed General Plan Amendment to revise the historic structures list in Table 9.1 of the 2030 Galt General Plan Existing Conditions Report.

BE IT FURTHER RESOLVED, that the City Council hereby approves the General Plan

RESOLUTION NO. 2012-_____
GPA for Historic Resource Inventory

Amendment to remove the ten (10) structures/properties noted herein from Table 9.1 of the 2030 Galt General Plan Existing Conditions Report. Table 9.1 has also been revised to remove the numbering system column since there was no corresponding reference map. The revised Table 9.1 is attached as Exhibit B and will replace the former table in the 2030 Galt General Plan Existing Conditions Report.

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 4th day of December, 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

EXHIBIT A

ADDENDUM to the
Final Environmental Impact Report
For the 2030 Galt General Plan

(SCH #2007082092)

City of Galt

October 2012

**ADDENDUM to the
Final Environmental Impact Report**
For the 2030 Galt General Plan
(SCH #2007082092) (Certified April 7, 2009)

City of Galt
Planning Department
495 Industrial Drive
Galt, CA 95632-1561
(209) 366-7230

October, 2012

SUMMARY

The City of Galt has prepared this Addendum to the Final Environmental Impact Report for the 2030 Galt General Plan certified April 9, 2009, to address proposed revisions to the list of historic resources and structures found in the Existing Conditions Report of

the 2030 Galt General Plan (Table 9-1). The Existing Conditions Report is a separately bound General Plan appendix that describes the environmental setting of the 2030 General Plan boundaries. The list of historic structures and features was compiled by members of the Galt Historical Society and included in the 1989 Galt General Plan, but there was no accompanying professional evaluation of the historical significance of these resources included in that documentation. When the City updated its General Plan in 2009, the Historical Society representatives updated the list somewhat (particularly the “condition” column), but there was still no substantial evidence supporting the historical significance of most of these structures. Nevertheless, staff has been complying with CEQA Guidelines and presuming all these structures to be historically significant.

However, staff is now recommending that the list be revised to remove certain structures which the preponderance of evidence has shown are not historically or architecturally significant. For those structures that would remain on the list, a professional evaluation is recommended to clearly document what is considered historically significant about each structure and why. Unfortunately, budget limitations prevent the City from completing that analysis for the entire list at this time, so a smaller scale study was commissioned to focus just on a segment of Fourth Street and B Street. This segment was selected because it is associated with the City’s efforts to revitalize the Old Town area consistent with recent projects such as Brewster’s Restaurant rehabilitation, Galt Place (Velvet Grill), and the Spaans Bakery façade improvement.

The professional historical evaluation was conducted by Mead & Hunt Architecture and Engineering Firm. It addresses the historical significance of the following structures:

416 B Street	(APN: 150-0211-002)
213 Fourth Street	(APN: 150-0211-015)
215 Fourth Street	(APN: 150-0211-012)
217 Fourth Street	(APN: 150-0211-011)
227/229 Fourth Street	(APN: 150-0211-010)

Concurrently with this effort, staff noted that there are five buildings listed on Table 9-1 which no longer exist. They are noted as “Removed” in the far right column. Since the buildings on these sites no longer exist, staff is also proposing to remove them from the local list of historic structures and features (Attachment B-Existing Table 9-1 showing proposed changes in strikethrough format):

The five currently vacant sites proposed for removal from the Historic Structure and Features Inventory are:

1. 318 Fifth Street (Victorian Residence-no city records)
2. 352 Fifth Street (Victorian cottage-no city records)
3. S.E. corner of Third/F Streets (Old Sege Milk Plant destroyed by fire in 1992-former National Register building)

4. 131 Second Street (home demolished in 2003-approved by HPAC¹)
5. 326 Second Street (building demolished in 2011-approved by HPAC¹)

ADDENDA UNDER CEQA

This document has been prepared as an Addendum to the Project EIR in accordance with the CEQA Guidelines Section 15164. Section 15164 provides that the Lead Agency "shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Pursuant to Section 15164(e) an analysis and explanation is provided herein documenting the City's decision that preparation of a subsequent EIR is not required. The Guidelines go on to state that: 1) the addendum need not be circulated, but can be included in or attached to the Final EIR (Section 15164(c)), and that 2) the City Council must consider the addendum with the Final EIR (Section 15164(d)).

Section 15164 was created in response to Public Resources Code Section 21166 which provides that no subsequent or supplemental EIR shall be required unless "substantial changes" in the project or the circumstances under which the project is being undertaken will necessitate "major revisions" of the EIR, or "new information" which was not known and could not have been known at the time the EIR was certified, becomes available.

The requirements of the Guidelines are described in more detail in Attachment A. For the subject situation, the use of an Addendum is justified because the proposed revisions to the list of historic structures and features are not substantial. In addition, they are supported by substantial evidence, do not require major revisions of the EIR, and do not change any mitigation measures or conclusions of the EIR.

This document demonstrates that the circumstances, impacts, and mitigation requirements identified in the Program EIR remain substantively applicable to the proposed project, and supports the finding that the project does not raise any new issues and does not cause the level of impacts identified in the Program EIR to be exceeded.

BACKGROUND

On April 9, 2009, City Council passed Resolution No. 2009-28 certifying the Final EIR, approving a Mitigation Monitoring and Reporting Program, adopting CEQA findings, and approving statements of overriding consideration for the 2030 Galt General Plan. The General Plan is a requirement of state law and represents the comprehensive and long-term plan for the physical development of the City.

¹ (HPAC) Historic Preservation Advisory Committee: An ad hoc committee charged with making recommendations on locally designated cultural resources

Chapter 9 of the EIR addresses potential impacts to historic and cultural resources in the City and General Plan Planning Area (Sphere of Influence) resulting from buildout of the City consistent with the General Plan. CEQA offers direction regarding evaluation of environmental impacts on historical resources and unique archaeological resources, but further states that only significant cultural resources need to be addressed (Page 9-2 of the 2030 Galt General Plan Draft EIR).

The CEQA Guidelines (Section 15064.5) define a historical resource as, among other things, “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR). The following criteria determine eligibility for inclusion on the CRHR:

- (A) The resource is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or
- (B) The resource is associated with the lives of persons important in our past; or
- (C) The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) The resource has yielded, or may be likely to yield, information important in prehistory or history.

Potential eligibility also rests upon the integrity of the resource. Integrity is defined as the retention of the resource’s physical identify that existed during its period of significance. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling, and association of the resource.

In addition, CEQA states that a resource included in a local register of historical resources, such as Table 9.1 of the Galt 2030 General Plan Existing Conditions Report, shall be presumed to be historically or culturally significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

ANALYSIS

In light of this regulatory background, city staff questioned the historical significance of several structures on the 2030 General Plan “Historic Structures and Features in Galt” List (Table 9.1 of the ECR).

In order to assess whether additional CEQA review is required for the City to approve the revisions to the historic structures and features list, an analysis of the applicability of Section 15162 of the CEQA Guidelines is relevant. The following analytical steps were taken:

1. Identify the differences between the project as adopted and the proposed

revisions.

2. Examine the range of impact analysis in the Program EIR to determine if the impacts of the proposed revisions would fall within the framework of the original analysis.
3. Determine whether the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred.

The text below examines each of these items.

Identification of Differences Between Adopted Project and Proposed Revisions

The difference between the 2030 General Plan Existing Conditions Report (ECR) as adopted and the proposed revisions is the proposed removal of ten (10) structures/sites from the list of Historic Structures and Features in Galt (Table 9.1 on pages 9-13 through 9-15 of the ECR). The first grouping of structures is proposed to be removed because they are not historically or architecturally significant and they lack integrity as historic structures. The second grouping is proposed to be removed simply because the structures no longer exist so their historical significance, if any, has been lost.

416 B Street	(APN: 150-0211-002)
213 Fourth Street	(APN: 150-0211-015)
215 Fourth Street	(APN: 150-0211-012)
217 Fourth Street	(APN: 150-0211-011)
227/229 Fourth Street	(APN: 150-0211-010)

318 Fifth Street
352 Fifth Street
131 Second Street
326 Second Street
S.E. corner of Third/F Streets (Old Seago Milk Plant destroyed by fire in 1992- former National Register building)

The potential environmental implications of these changes are identified below.

Applicability of Program EIR to Proposed Revisions

The effect of these proposed changes would result in no increase in or new environmental impacts. The proposed changes actually just refine the list of significant cultural and historical resources in the City by eliminating those for which a preponderance of evidence has shown are not significant, pursuant to the criteria identified previously.

The information provided above demonstrates that the proposed project revisions fall within the scope of the Program EIR. The proposed revisions to the General Plan provide minor changes by refining the list of what is considered to be the historically significant structures and features in Galt. Since the revisions are supported by substantial evidence in the public record, the proposed project revisions result in no need or requirement for subsequent CEQA clearance.

Section 15162 Thresholds

Attachment A provides verbatim wording from Section 15162 of the State CEQA Guidelines and an analysis of the applicability of the particular language to the proposed project revisions. The evidence supports, and the analysis concludes, that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred, and thus an Addendum is appropriate.

REFERENCES

Final EIR for the 2030 Galt General Plan (SCH #2007082092), City of Galt, certified April 9, 2009 (Resolution No. 2009-28).

2030 Galt General Plan Existing Conditions Report (Table 9.1)

ATTACHMENTS

Attachment A – Section 15162 Comparison Table

Attachment B- Redlined Table 9.1 of Existing Conditions Report showing proposed changes

ATTACHMENT A – Comparison of 15162 CEQA Requirements and Project Revisions

General Plan Amendment to List of Historic Structures and Features in Galt (Table 9.1 of Existing Conditions Report) COMPARISON OF 15162 CEQA REQUIREMENTS AND PROJECT	
CEQA Requirement (Section 15162)	Relationship to Request
<p>(a) <i>When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:</i></p>	<p>The Project EIR was certified by the Galt City Council on April 9, 2009 (Resolution No. 2009-28).</p> <p>The information provided in this Addendum identifies the substantial evidence in support of the City's determination that the preparation of a subsequent EIR is not required for the subject project and that the preparation of an Addendum is appropriate.</p>
<p>(1) <i>Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;</i></p>	<p>The proposed changes to the project are identified within the body of this Addendum. These changes are not substantial. They simply reflect a change based on a preponderance of evidence in the record demonstrating that certain structures previously listed as historically significant do not meet the criteria for continued listing.</p> <p>Periodic changes to the list in Table 9.1 of the Existing Conditions Report were contemplated by General Plan Policies HRE-1.5 –The City shall continue to update the Historic Resources Inventory and HRE-1.1 which lists the eligibility criteria for the California Register of Historic Resources as the determining criteria for historical significance.</p> <p>Since the subject properties have been determined to no longer meet the eligibility criteria, it is proposed that they be removed from listing. These changes fall substantially within the scope of analysis of the prior CEQA review.</p> <p>No revisions of the previous EIR are required. No new environmental effects will result. No new mitigation measures are triggered. The severity of previously identified impacts will not substantially increase.</p>

General Plan Amendment to List of Historic Structures and Features in Galt (Table 9.1 of Existing Conditions Report) COMPARISON OF 15162 CEQA REQUIREMENTS AND PROJECT	
CEQA Requirement (Section 15162)	Relationship to Request
<p>(2) <i>Substantial changes will occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or</i></p>	<p>The general circumstances under which the proposed revisions will be undertaken remain unchanged from the time of adoption. The changes reflect refinements of the original project description as a result of more precise historical evaluation.</p> <p>These changes are effectively neutral in terms of the environmental analysis. There are no new significant environmental effects associated with the proposed revisions. There is no change in the severity of previously identified significant effects.</p>
<p>(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:</i></p>	<p>These changes involve only minor amendments of the project that are the result of more refined historical evaluation of certain structures on the existing list.</p>
<p>(A) <i>The project will have one or more significant effects not discussed in the previous EIR or negative declaration;</i></p>	<p>The proposed revisions to the historic resources inventory will not create any new significant effects on the environment.</p>
<p>(B) <i>Significant effects previously examined will be substantially more severe than shown in the previous EIR;</i></p>	<p>The revisions will not increase the significance level of any impacts previously identified in the EIR.</p>
<p>(C) <i>Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or</i></p>	<p>No mitigation measures were determined to be infeasible. All previously identified mitigations continue to apply.</p> <p>The City Council did not reject previously analyzed alternatives due to infeasibility but rather because it was determined that the alternatives would not result in lessening or avoidance of impacts, and/or would not achieve project objectives.</p>
<p>(D) <i>Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the</i></p>	<p>No new or different mitigation measures or alternatives have been identified beyond those analyzed in the EIR nor are they relevant to the proposed revisions.</p> <p>No mitigation measures were determined to be infeasible. All previously identified</p>

General Plan Amendment to List of Historic Structures and Features in Galt (Table 9.1 of Existing Conditions Report) COMPARISON OF 15162 CEQA REQUIREMENTS AND PROJECT	
CEQA Requirement (Section 15162)	Relationship to Request
<i>mitigation measure or alternative.</i>	<p>mitigations continue to apply. No new mitigation measures have been identified that would substantially reduce one or more significant effects of the project.</p> <p>The City Council did not reject previously analyzed alternatives due to infeasibility but rather because it was determined that the alternatives would not result in lessening or avoidance of impacts, and/or would not achieve project objectives.</p>
b) <i>If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.</i>	A negative declaration was not prepared or adopted for the project, therefore, this section does not apply.
c) <i>Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in Subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.</i>	The 2030 Galt General Plan was approved by the City Council on April 9, 2009 (Resolution No. 2009-28). Approval of the proposed general plan amendments is a subsequent discretionary action for which a CEQA determination must be made. However, as noted herein, none of the conditions described in Subsection (a) have been triggered, hence a subsequent EIR is not required. Rather, the City has concluded that an Addendum is appropriate.
d) <i>A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or</i>	A subsequent EIR has been determined not to be required; therefore, this section is not applicable.

General Plan Amendment to List of Historic Structures and Features in Galt (Table 9.1 of Existing Conditions Report) COMPARISON OF 15162 CEQA REQUIREMENTS AND PROJECT	
CEQA Requirement (Section 15162)	Relationship to Request
<i>Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.</i>	

Attachment B

COMPLETE LIST OF RESOURCES

The following is a listing of historic resources identified within Galt, including a description of their importance and relative condition. This information was derived from the City's 1990 General Plan and side notes have been added for more recent information, including that provided by the Galt Historical Society.

TABLE 9.1
Historic Structures and Features in Galt

Number	Street Address	Description	Importance	Condition
1&2	120 7th Street	Christian Church	Early church. Architecture. Galt Local Historical Landmark #4	Good
3	236 6th Street	1920's Bungalow		
4	603 C Street	Residence	Eiler's Residence (1800s) (Sunny South)	Excellent
5	Corner 6th and C	1920's Bungalow w/ water tower		Removed
6	550 C Street	Galt Water Tower	Galt Local Historical Landmark #1	Excellent
7				
8	312 5th Street	Victorian Residence	Early residence, architecture	Good
9	318 5th Street	Victorian Residence	Early residence, architecture	Removed
10	324 5th Street	Victorian Residence	Early residence, architecture	Good
11	340 5th Street	1920's Bungalow	Early residence, architecture	Good
12	346 5th Street	Victorian Cottage	Early residence, architecture	Good
13	352 5th Street	Victorian Cottage	Early residence, architecture	Removed
14	113 4th Street	Victorian Cottage (Sperry Res)	State Point of Historical Interest, Library-School House	Fair
15, 16, 17	149 4th Street	Has been almost completely obscured by additions	General Store with gun slits (currently a mortuary)	Good - Building with additions would not be eligible for National Register
18	201 4th Street	2 story C. 1890's brick structure with cast iron columns and exquisite brick cornice details	National Register, Brewster Building, McFarland Building, Odd Fellows Hall	Poor
19	215 & 217 4th Street	C. 1920's one story fire brick structure w/ intricate cast iron vents. Five stores possible	Early Commercial, Dr. Harm's Office, rebuilt after 1924 fire.	Fair - 2/3 of structure painted and windows covered
20, 21	227 & 229 4th Street	C. 1980's brick structure rebuild in the 1930's. Checkerboard brick pattern. Tile detail and vents, transom windows; interesting downspouts	Sawyer Building Telephone Exchange, Dr. Osler's Soda Fountain, Ray Arlin's Drug Store, rebuilt after 1924 fire.	Good - one upstairs window not original
22	409 C Street	C. 1920's light brick building w/ intricate iron vents. Three storefronts. Currently used for Galt Activity Center	Early commercial, site of Galt Hotel and Estrellita Ballroom	Good
23	4th & C Street	C. 1890's two-story Haliante Victorian	Early commercial, Bank of Galt 1890s and	Good

See strikeout for proposed amendments

Number	Street Address	Description	Importance	Condition
		commercial block building. Two storefronts, plus upstairs rooms.	Steiner's Market.	
24		C. 1890's two-story Victorian commercial building. Two storefronts, apartments upstairs.	Early commercial	Fair – Brick facing of lower façade detracts
25	325 4th Street	Two-story Halianate Victorian brick commercial building. Has been converted completely (upstairs and downstairs apartments)	Early commercial	Poor – Downstairs façade has been severely altered. Upstairs bay windows also altered
26	416 B Street		Old Blacksmith Shop	Removed
27	206 5th Street	Brewster Howe OHP, 1979	Winn House, Brewster Residence, Justice Court, National Register	Excellent
28	218 5th Street		First Court House/Jail	Poor
29	417 B Street	Halianate Victorian Cottage	Early residence, architecture	Excellent
30	4th Street across from Park	Old Diamond National Limber yards – typical 1920's-40's	Example of railroad related industry frame lumber storage structure	Removed
31	3rd and F Street [destroyed by fire in 1992]	Old Sege Milk Plant	Example of railroad related industry	Removed
34,35,36	128-140	Victorian cottages	Early residence, architecture	
37	200 3rd Street	First Congregational Church, frame church w/ prominent spire	Early church, First church built in Galt by John McFarland, architecture, Galt Local Historical Landmark #2	Excellent
38	214 3rd Street	Victorian cottage	Early residence, architecture	Good
39	530 3rd Street	St. Christopher's Church, gothic brick church w/ spire	Early church, architecture, Second church built in Galt, architecture, Galt Local Historical Landmark #3	Excellent
40	119 2nd Street	1920's bungalow	Early residence, architecture	Fair
41	127 2nd Street	1920's bungalow with water tower	Early residence, architecture	Poor
42	131 2nd Street [Demolished in 2003]	Vacant frame Victorian cottage	Early residence, architecture	Removed
43	205 B Street	Residence	McAllister Property	Poor
44	205 2nd Street	1920's bungalow with water tower	Early residence, architecture, water tower	
45	NE corner 2nd & C	Victorian cottage	Early residence, architecture	
47	218 2nd Street	Residence	Granny McKinstry's home	Poor
48	244 2nd Street	Victorian cottage	Early residence, architecture	Fair
49	326 2nd Street	Residence	Dr. Obed Harvey's Office	Removed
50	204 Oak Avenue	Victorian residence	State Point of Historical Interest Rae Residence	Excellent
51	508 5th Street	Dutch Colonial with gambrel roof	State Historic Landmark, Leland	Good

Number	Street Address	Description	Importance	Condition
			Stanford / Charles Crocker owned, architectural style	

Source: Historic Element, City of Galt General Plan, 1990. OHP, Historic Properties Data File for List Sacramento County, 2007. Galt Historical Society 2007.

EXHIBIT B

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550 C Street	Galt Water Tower	Galt Local Historical Landmark #1	Excellent
312 5th Street	Victorian Residence	Early residence, architecture	Good
324 5th Street	Victorian Residence	Early residence, architecture	Good
340 5th Street	1920's Bungalow	Early residence, architecture	Good
346 5th Street	Victorian Cottage	Early residence, architecture	Good
113 4th Street	Victorian Cottage (Sperry Res)	State Point of Historical Interest, Library-School House	Fair
149 4th Street	Has been almost completely obscured by additions	General Store with gun slits (currently a mortuary)	Good - Building with additions would not be eligible for National Register
201 4th Street	2 story C. 1890's brick structure with cast iron columns and exquisite brick cornice details	National Register, Brewster Building, McFarland Building, Odd Fellows Hall	Poor
409 C Street	C. 1920's light brick building w/ intricate iron vents. Three storefronts. Currently used for Galt Activity Center	Early commercial, site of Galt Hotel and Estrellita Ballroom	Good
4th & C Street	C. 1890's two-story Halianate Victorian commercial block building. Two storefronts, plus upstairs rooms.	Early commercial, Bank of Galt 1890s and Steiner's Market.	Good
	C. 1890's two-story Victorian commercial building. Two storefronts, apartments upstairs.	Early commercial	Fair – Brick facing of lower façade detracts
325 4th Street	Two-story Halianate Victorian brick commercial building. Has been converted completely (upstairs and downstairs apartments)	Early commercial	Poor – Downstairs façade has been severely altered. Upstairs bay windows also altered

Street Address	Description	Importance	Condition
206 5th Street	Brewster Howe OHP, 1979	Winn House, Brewster Residence, Justice Court, National Register	Excellent
218 5th Street		First Court House/Jail	Poor
417 B Street	Halianate Victorian Cottage	Early residence, architecture	Excellent
4th Street across from Park	Old Diamond National Lumber yards – typical 1920's-40's	Example of railroad related industry frame lumber storage structure	Removed
128-140	Victorian cottages	Early residence, architecture	
200 3rd Street	First Congregational Church, frame church w/ prominent spire	Early church, First church built in Galt by John McFarland, architecture, Galt Local Historical Landmark #2	Excellent
214 3rd Street	Victorian cottage	Early residence, architecture	Good
530 3rd Street	St. Christopher's Church, gothic brick church w/ spire	Early church, architecture, Second church built in Galt, architecture, Galt Local Historical Landmark #3	Excellent
119 2nd Street	1920's bungalow	Early residence, architecture	Fair
127 2nd Street	1920's bungalow with water tower	Early residence, architecture	Poor
205 B Street	Residence	McAllister Property	Poor
205 2nd Street	1920's bungalow with water tower	Early residence, architecture, water tower	
NE corner 2nd & C	Victorian cottage	Early residence, architecture	
218 2nd Street	Residence	Granny McKinstry's home	Poor
244 2nd Street	Victorian cottage	Early residence, architecture	Fair
204 Oak Avenue	Victorian residence	State Point of Historical Interest Rae Residence	Excellent
508 5th Street	Dutch Colonial with gambrel roof	State Historic Landmark, Leland Stanford / Charles Crocker owned, architectural style	Good

Source: Historic Element, City of Galt General Plan, 1990. OHP, Historic Properties Data File for List Sacramento County, 2007. Galt Historical Society 2007. Amended December 4, 2012.

ATTACHMENT 1**9 | HISTORIC RESOURCES****9.1 INTRODUCTION**

This chapter provides an overview of Galt's cultural and historical resources. This chapter has been divided into four sections. The first section describes cultural resources and regulations. The second section describes background information on the city's historical resources and character. The second section is a listing and description of existing historical resources. The final section describes a preservation study that was conducted by the City to identify a potential historic district.

9.2 CULTURAL RESOURCES

Cultural Resources are defined as buildings, sites, structures, objects, or places of importance to Native Americans that may have historical, architectural, archaeological, cultural, or scientific importance.

The City's planning area lies within a culturally rich province of the Central Valley. To assist in the preservation of the City's unique cultural heritage, this section discusses the federal and state requirements for identifying, evaluating, and preserving cultural resources.

METHODS AND DATA SOURCES

Information on the Study Area's cultural and historic resources was obtained from the Historic Preservation Element of the City of Galt's 1989 General Plan, and various other sources on California history. Records were also accessed and reviewed at the North Central California Information Center, including the Directory of Properties in the Historic Property Data File for Sacramento County for information on sites of recognized historical significance within the National Register of Historic Places, the California Inventory of Historic Resources, the California Historical Landmarks (2003), the California Points of Historical Interest (2003), and Information Center maps and site records.

REGULATIONS THAT ADDRESS CULTURAL RESOURCES**Federal Regulations**National Historic Preservation Act and NEPA

Most applicable federal regulations concerning cultural resources have been established to comply with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) of 1966, as amended. The NHPA established guidelines to "preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice." The NHPA includes regulations

specifically for federal land-holding agencies, but also includes regulations (Section 106) which pertain to all projects that are funded, permitted, or approved by any federal agency and which have the potential to affect cultural resources. All projects that are subject to NEPA are also subject to compliance with Section 106 of the NHPA and the NEPA requirements concerning cultural resources can be addressed through compliance with the Section 106 of the NHPA process. Provisions of NHPA establish a National Register of Historic Places (The National Register) maintained by the National Park Service, the Advisory Council on Historic Preservation, State Offices of Historic Preservation, and grants-in-aid programs.

Other Federal Legislation

Historic preservation legislation was initiated by the Antiquities Act of 1966, which aimed to protect important historic and archaeological sites. It established a system of permits for conducting archaeological studies on federal land, as well as setting penalties for noncompliance. This permit process controls the disturbance, which may be caused to archaeological sites on federal land. New permits are currently issued under the Archeological Resources Protection Act (ARPA) of 1979. The purpose of ARPA is to enhance preservation and protection of archaeological resources on public and Native American lands. The Historic Sites Act of 1935 declared that it is national policy to “Preserve for public use historic sites, buildings, and objects of national significance.”

American Indian Religious Freedom Act and Native American Graves and Repatriation Act

The American Indian Religious Freedom Act recognizes that Native American religious practices, sacred sites, and sacred objects have not been properly protected under other statutes. It establishes as national policy that traditional practices and beliefs, sites (including right of access), and the use of sacred objects shall be protected and preserved. Additionally, Native American remains on federal lands are protected by the Native American Graves and Repatriation Act of 1990.

State Regulations

California Environmental Quality Act

CEQA requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. This determination applies to those resources which meet significance criteria qualifying them as “unique,” “important,” listed on the California Register of Historical Resources (CRHR), or eligible for listing on the CRHR. If the agency determines that a project may have a significant effect on a significant resource, the project is determined to have a significant effect on the environment, and these effects must be addressed in the appropriate environmental document. If a cultural resource is found not to be significant or unique under the qualifying criteria, it need not be considered further in the planning process.

CEQA emphasizes avoidance of archaeological and historical resources as the preferred means of reducing potential significant environmental effects resulting from projects. If avoidance is not feasible, an excavation program or some other form of mitigation must be developed to reduce the impacts. In order to adequately address the level of potential impacts, and thereby design appropriate mitigation measures, the significance and nature of the cultural resources must be determined. The following are steps typically taken to assess and mitigate potential impacts to cultural resources for the purposes of CEQA:

- Identify cultural resources,
- Evaluate the significance of the cultural resources found,
- Evaluate the effects of the project on cultural resources, and
- Develop and implement measures to mitigate the effects of the project on cultural resources that would be significantly affected.

State Laws Pertaining to Human Remains

Section 7050.5 of the California Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission. CEQA Guidelines (Public Resources Code Section 5097) specify the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the Native American Heritage Commission.

Local Regulations

Sacramento County Requirements

The Sacramento County General Plan Cultural Resources section of the Conservation Element describes the County's policies and programs under six objectives:

- Attention and care during project review and construction to ensure that cultural resource sites, either previously known or discovered on the project site, are properly protected with sensitivity to Native American values.
- Structures with architectural or historical importance preserved to maintain exterior design elements.
- Known archaeological and historic sites protected from vandalism, unauthorized excavation, or accidental destruction.
- Comprehensive knowledge of archaeological and historic site locations.
- Properly stored and classified artifacts for ongoing study.
- Public awareness and appreciation of both visible and intangible historic and cultural resources.

The General plan also enumerates policies to implement the six objectives described above. These policies include, but are not limited to:

- Significant archaeological, prehistoric, or historic sites shall be protected as open space for potential future excavation (CO-157).
- Is a condition of approval of discretionary permits, a procedure shall be included to cover the potential discovery of archaeological resources during development or construction (CO-161).

- The discovery of archaeological remains or human remains during any development activities shall require work to stop and the immediate notification of the Sacramento County Department of Environmental Review and Assessment (CO-162).
- Conduct surveys and designate structures with architectural or historical importance on community plan maps (CO-163).
- Restrict the circulation of cultural resource locational information to prevent potential site vandalism (CO-167).

City of Galt General Plan Historic Preservation Element

It shall be the goal of the City to protect evidence of its cultural development and history.

9.3 BRIEF OVERVIEW OF GALT'S HISTORY

Prehistoric Setting

Although little is known concerning the earliest occupants of the Central Valley, it is clear that much of the Valley and the riverine environments surrounding the meandering San Joaquin and Sacramento Rivers have been occupied throughout most of the Holocene Epoch (~10,000 B.P. [Before Present] to the present). The reconstruction and understanding of pioneering cultures during the late Paleo-Indian to early Archaic Periods (~9,000 B.P. to ~3,000 B.P.) has proven difficult given erosion and depositional patterns of the Central Valley. These processes have redeposited or deeply buried the evidence of much of those early cultures. Much of the direct, dateable evidence for the Central Valley for this time period come from what has been called the Farmington Complex, placed tentatively at around 9,000 to 7,000 B.P. (Treganza and Heizer 1953). The artifact assemblage consisted of core tools and flakes of olive-green chert, which would indicate a hunting-based diet, probably augmented by gathering. Farmington-type artifacts have been discovered in other locations between the Cosumnes and Stanislaus River drainages (Johnson, 1967). However, given scant physical evidence, much of our knowledge of these early peoples has been gleaned from environmental reconstructions of the region and through theoretical explanations for predicting human behavior in specific environmental settings.

The taxonomic framework of the Central Valley has been described in terms of archaeological patterns (Moratto, 1984). A pattern is a general mode of life characterized archaeologically by technology, particular artifacts, economic systems, trade, burial practices, and other aspects of culture. Fredrickson (1973) identified three general patterns of resource use for the time period between 4,500 B.P. and A.D. 1,500: the Windmill, Berkeley, and Augustine patterns.

The Windmill Pattern (4,500 B.P. to 2,500 B.P.) demonstrates evidence of a mixed economy that focused on game procurement and the use of wild plant foods. The archaeological record contains numerous projectile points with a wide range of faunal remains. Hunting was not limited to terrestrial animals, as is evidenced by the Windmill toolkit, which included fishing hooks and spears, with the remains of sturgeon, salmon, and other fish (Moratto, 1984). Plant resources were also used, as indicated by ground stone artifacts and clay balls that were used for boiling acorn mush. Settlement strategies during the Windmill period reflect a seasonal

adaptation. Habitation sites in the valley were occupied during the winter months, but populations moved into the foothills during the summer (Moratto, 1984).

The Windmill Pattern ultimately changed to a more specialized adaptation, labeled the Berkeley Pattern (2,500 B.P. to A.D.500). A reduction in the number of manos and metates and an increase in mortars and pestles indicate a greater dietary dependence on acorns. Although gathered resources grew in importance during this period, the continued presence of projectile points and atlatls in the archaeological record indicates that hunting was still an important activity (Fredrickson, 1973).

The Berkeley Pattern was superseded by the Augustine Pattern around A.D. 500. The Augustine Pattern reflects a change in subsistence and land use patterns similar to those of the ethnographically known people of the historic era. This pattern exhibits a great elaboration of ceremonial and social organization, including the development of social stratification. Exchange became well developed, and an even more intensive emphasis was placed on the use of the acorn, as is evidenced by the presence of shaped mortars and pestles and numerous hopper mortars in the archaeological record. Other notable elements of the artifact assemblage associated with the Augustine Pattern include flanged tubular smoking pipes, harpoons, clam shell disc beads, and an especially elaborate baked clay industry, which included figurines and pottery vessels (Cosumnes Brownware). The presence of small projectile point types, referred to as the Gunther Barbed series, suggests the use of the bow and arrow. Other traits associated with the Augustine Pattern include the introduction of pre-interment burning of offerings in a grave pit during mortuary ritual, increased village sedentism, population growth, and incipient monetary economy in which beads were used as a standard of exchange (Moratto, 1984).

Many investigations into Central Valley prehistory have been conducted in Sacramento and San Joaquin Counties. Indeed, much of the literature has supported the notion that Central Valley peoples maintained large populations along the banks of major waterways, wetlands, and streams. Although many sites are more obtrusive, such as shell mounds, much of the archaeological record for the region has likely been buried beneath the vast alluvial deposits by erosion and depositional processes indicative of the valley, especially over the last 9,000 years. Consequently, archaeological materials can be revealed unexpectedly during excavation throughout the Central Valley.

Ethnographic Setting

The planning area was aboriginally inhabited by the Plains Miwok, speakers of a language belonging to the Utian language family (Shiple 1978). The Plains Miwok inhabited the lower reaches of the Mokelumne and Cosumnes Rivers, and the banks of the Sacramento River from Rio Vista to Freeport. The primary political unit of the Miwok was the tribelet. Composed of several more or less permanent settlements and numerous seasonally occupied camps, the tribelet represents an independent, sovereign group which defined and defended territory. Also of political significance are lineages which consist of localized groups, named for a specific geographic locality, usually a permanent settlement. A descriptive summary for this tribe has been compiled by R. Levy (1978), and it is upon this work that this brief ethnographic setting is based.

The basic subsistence strategy of the Plains Miwok was seasonally mobile hunting and gathering. The only cultivated crop was tobacco and the only domesticated animal was the dog. An ample supply of seed bearing annuals and forage for game was assured by intentional burning in August. Acorns, the primary staple, were gathered in the fall and stored through the winter. An important staple in the summer

were seeds, gathered May through August. Plant foods included, acorns, buckeye nuts, laurel nuts, hazelnuts, seeds, roots, greens and some berries. The Miwok ate more meat in the winter, when only stored plant resources were available. Hunting was accomplished with the aid of the bow and arrow, and traps and snares. Animal foods consisted of deer; elk; antelope; rodents; water fowl; quail, pigeons, flickers and other birds; freshwater mussels and clams; land snails; fish; and a variety of insects.

Miwok technology included bone, stone, antler, wood and textile tools. Basketry items included seed beaters, cradles, sifters, rackets used in ball games, and baskets for storage, winnowing, parching, and carrying burdens. Other textiles included mats and cordage. Tule balsas were constructed for navigation on rivers and in the delta.

The Plains Miwok constructed four types of structures. Conical structures of bark were used in the mountains, while those of tule matting were used more in the lower elevations of the Central Sierra. Semi-subterranean earth-covered dwellings served as winter homes. Also within the Miwok settlement were acorn granaries, menstrual huts, sweathouses, conical grinding huts over bedrock mortars, and two types of assembly houses. Large semi-subterranean structures were the focal point of ritual and social gatherings. Circular brush structures were used for mourning ceremonies in summer months.

The Plains Miwok first came into contact with Europeans in the second half of the eighteenth century, when Spanish explorers entered the area. It appears that many Plains Miwok tribelets disappeared through the combined effects of population removal to the missions and epidemics. Runaway neophytes were sought by military expeditions. Initially, the Miwok hid, but eventually began to fight back. Militarism grew in the 1820s and 1830s, particularly among the Plains Miwok. With the incursion of trappers, gold miners, and settlers, the Miwok were exposed to more new diseases. Although this early contact with settlers had a profound negative impact on the Miwok population both through disease and violent actions, the Miwok people survive and maintain strong communities.

MODERN SETTING

The Galt area has been typified by near constant cultivation since the 1850s with the original Spanish land grant, Rancho San Jon del los Moquelumnes. By 1861, the entire Dry Creek township was purchased by Dr. Obed Harvey, considered the founder of Galt. As of 1869, the town of Galt was established by the Western Pacific Railroad Company on an area known as Troy Place (Maki 1994). A number of basic services and civic organizations developed fairly rapidly, with several hotels, a general store, and a post office. A prominent early settler, John McFarland, named the town after his former home in Ontario, Canada, which was named after a Scottish novelist, John Galt. The combination of a favorable land for agriculture and the proximity to the railroad provided Galt with the economic support to continue to grow.

A corollary of the vital agricultural and dairy industries was the inception of new industries in the area. With the large number of dairies in the area in need of distribution services, Fred Harvey, son of Obed Harvey, convinced the Utah Condensed Milk Company to establish a plant in Galt in 1917. In 1921, the company changed its name to the Sege Milk Products Company. After many years of prosperous service to the community, the Sege plant fell into disrepair and suffered a fire in 1992. The plant was later demolished due to the damage caused by the fire. The heritage of the dairy industry and agriculture in Galt continues to be vital to Galt's appeal and economic welfare.

Existing Cultural and Historic Resources

Known and recorded cultural resources within the planning area were identified through a records search of pertinent survey and site data at the North Central California Information Center, California State University, Sacramento on August 7, 2003. The records were accessed by utilizing the Bruceville, Lodi North, Galt, Clay, and Lockford USGS 7.5-minute quadrangle maps in Sacramento County. The review incorporated the entire planning area for the City of Galt. Previous surveys and studies and archaeological site records were accessed as they pertained to the planning area. Historical records, such as those found in the Directory of Properties in the Historic Property Data File for Sacramento County, were accessed. An inventory of properties listed in the National Register of Historic Places, the California Register of Historic Resources, the California Inventory of Historic Resources (1976), the California Historical Landmarks (1996), the Survey of Surveys (1989), or the California Points of Historical Interest (1992 and updates) was also developed for the purposes of this report.

In areas where comprehensive archaeological surveys have not been undertaken, such as the current planning area, creating a probability model of the spatial distribution of cultural resources often has greater utility for the purposes of protection and management of the resources, rather than presenting specific site locations. The selection of variables to predict prehistoric site locations is based on the assumption that sites should occupy only a limited portion of the total variation present in the environment. Therefore, areas of relative archaeological sensitivity can be identified based on the patterns that are reflected in known site locations and by applying certain assumptions regarding the environmental factors that predict archaeological site locations. For instance, in the case of the San Joaquin Valley, areas proximal to water sources, areas where soils are less predisposed to flood, and areas of social and political importance would be factors that would predict prehistoric use.

A Geographic Information Systems (GIS) model was created to generate a spatial representation of archaeological site potential in the Galt planning area. Three variables were selected for the model: Areas of well-drained soils, proximity to water, and proximity to previously recorded prehistoric sites. According to the record search data and the GIS model, most prehistoric settlement in the area surrounding the planning area was focused along major waterways, especially within 300 meters of the Cosumnes River, and along the Dry Creek corridor. It should be noted that although some areas have been shown to possess greater sensitivity than other areas for the presence of prehistoric or historic archaeological resources, it is possible for archaeological deposits to be encountered during ground-disturbing activities in almost any location, including areas considered to have low sensitivity. Prehistoric Archaeological Resources. The evidence from previous survey work and site investigations in the planning area would indicate that the prehistoric site types would encompass the following:

- Mounded Midden sites with or without Native American burials.
- Surface scatters of lithic artifacts and debitage associated with or without associated midden accumulations, resulting from short-term occupation, and/or specialized economic activities, or long-term occupation.
- Grinding stones, such as manos, matates, mortars, etc. [give definitions]
- Isolated finds of cultural origin, such as lithic flakes and projectile points.

9.4 HISTORICAL RESOURCES

Many historic properties in the planning area have been identified through historic building surveys and previous cultural resource studies. A list of properties either listed on or found eligible for listing in the National Register of Historic Places is presented in Table 9.1. The table also includes information on properties that have not yet been evaluated for significance. The list of historic buildings in Galt presented in Table 9.1 should not be considered a comprehensive list of all historical buildings. Buildings not previously identified as historical may be present and other buildings may become historical during the passage of years.

DOWNTOWN REVITALIZATION AND HISTORIC PRESERVATION SPECIFIC PLAN

In 1995, the City adopted the Downtown Revitalization and Historic Preservation Specific Plan. The goal of this plan is to spur economic revitalization within the downtown core and preserve its historic character. During the late nineteenth and early twentieth centuries, Victorian (i.e., Queen Anne, Stick, and Greek Revival) and Italianate architectural styles were at their peak in California (see Figure 9.1). Modest examples of these styles, both commercial and residential, can be found in the Old Town area. Several examples of early (1920s) California Bungalow style residences are also found within the area.

One of the issues addressed through the Historic Preservation Specific Plan's design guidelines is the extent to which the guidelines encourage the authenticity of architectural styles and materials. This is important to promote the vitality of Downtown Galt and to establish a special commitment to the visual quality of the area.

FIGURE 9.1
Historic Victorian Homes in Galt



Source: RACESTUDIO, 2004.

FIGURE 9.2
Old Town Galt



Source: RACESTUDIO, 2003.

SPECIFIC SITES

The following is a description of historic resources within the city and surrounding areas.

Communities to the North

There have been many small communities located over the years between Galt and Elk Grove to the north. These communities were self-sufficient and never considered themselves a part of Galt. These included the small towns of Clay Station, Alta Mesa, Colony, Hicksville, Arno, Twin Cities, and Herald. Over the years, Galt continued to grow and residents in the northern communities began coming into Galt for church, shopping, medical appointments, and social activities.

All that remains today of these communities is a cluster of homes, a school, and a firehouse at the bend of Highway 104 in the town of Herald. If you drive north of Galt, you will find reminders of those small towns in the names of the streets: "Clay Station Road," "Alta Mesa Road," "Colony Road," "Arno Road," and "Twin Cities Road."

The Town of Liberty and Liberty Cemetery

The Town of Liberty was located in the northeast section of San Joaquin County at the crossroads of Lower Sacramento Road (the old stagecoach road) and Liberty Road. It was a productive town until the year 1869 when the railroad built a depot stop in the new town of Galt. The town of Liberty was disbanded within a few years and its post office moved to Galt.

The only remaining artifact from the Town of Liberty is its cemetery. Liberty Cemetery was created in 1852 at the northeast corner of Highway 99 and Liberty Road in San Joaquin County (Figure 9.3). At present there are 425 recorded graves in the cemetery, dating back to the early 1800's.

FIGURE 9.3
Liberty Cemetery



Source: Galt Historical Society, 2004.

Rae House

The Rae House was built by pioneer John Rae as a residence for his daughter, Alice (Figure 9.4). The house is used today by the Galt Historical Society as a museum. The museum offers free admission and various sponsored art exhibits, photographic exhibits, high tea, ice cream socials, Christmas open houses, and special tours.

FIGURE 9.4
Rae House Museum



Source: Galt Historical Society, 2004.

Churches

There are three churches in Galt that date back to the 1800s: St. Luke's Episcopal Church, St. Christopher's Catholic Church, and Galt Christian Church (Figure 9.5). Galt Christian Church is the oldest church building in town and is one of the original buildings of Liberty. The Christian Church was built in 1857 in Liberty and moved in 1887-1888 to the corner of 7th and B Streets in Galt. St. Luke's Episcopal Church was built in 1884 and is located on the corner of 3rd and B Streets. St. Christopher's Catholic Church was built in 1885 and is located on the corner of 3rd and F Streets.

Historic Archaeological Resources

The evidence from previous survey work and site investigations in the Study Area would indicate that the historic archaeological site types would encompass the following:

- Historic artifact scatters and buried deposits of historic debris and artifacts.
- Building foundations and associated deposits.
- Levees and roads.
- Remains of farms and ranches.

FIGURE 9.5
Collage of Galt's Churches



Clockwise from the top: St Luke's Episcopal Church, St. Christopher's Catholic Church, and the original Galt Christian Church that was moved from the town of Liberty.

Sources: RACESTUDIO, 2003; and Galt Historical Society, 2004.

COMPLETE LIST OF RESOURCES

The following is a listing of historic resources identified within Galt, including a description of their importance and relative condition. This information was derived from the City's 1990 General Plan and side notes have been added for more recent information.

**TABLE 9.1
Historic Structures and Features in Galt**

Number	Street Address	Description	Importance	Condition
1&2	120 7th Street	Christian Church	Early church. architecture	Excellent
3	236 6th Street	1920's Bungalow		
4	603 C Street	Residence		
5	Corner 6th and C	1920's Bungalow w/ water tower		Good
6		Galt Water Tower	Landmark	Excellent
-				
8	312 5th Street	Victorian Residence	Early residence, architecture	Excellent
9	318 5th Street	Victorian Residence	Early residence, architecture	Excellent
10	324 5th Street	Victorian Residence	Early residence, architecture	Excellent
11	340 5th Street	1920's Bungalow	Early residence, architecture	Excellent
12	346 5th Street	Victorian Cottage	Early residence, architecture	Excellent
13	352 5th Street	Victorian Cottage	Early residence, architecture	Excellent
14	113 4th Street	Victorian Cottage (Sperry Res)	Point of Historical Interest, Library-School House	Excellent
15,16,17	149 4th Street	Has been almost completely obscured by additions	General Store with gun slits (currently a mortuary)	Building with additions would not be eligible for National Register
18	201 4th Street	2 story C. 1890's brick structure with cast iron columns and exquisite brick cornice details	McFarland Building, Odd Fellows Hall	Good - Added side stairs detract
19	215 & 217 4th Street	C. 1920's one story fire brick structure w/ intricate cast iron vents. Five stores possible	Early Commercial	Fair – 2/3 of structure painted and windows covered
20,21	227 & 229 4th Street	C. 1980's brick structure rebuild in the 1930's. Checkerboard brick pattern. Tile detail and vents, transom windows; interesting downspouts	Sawyer Building Telephone Exchange	Fair – one upstairs window not original
22	409 C Street	C. 1920's light brick building w/ intricate iron vents. Three storefronts. Currently used for Galt Activity Center	Early commercial	Fair – Two store fronts have been faced with distressed wood which detracts. Has been sandblasted. Display windows being used for storage
23	4th & C Street	C. 1890's two-story Halianate Victorian commercial block	Early commercial	Fair

Number	Street Address	Description	Importance	Condition
		building. Two storefronts, plus upstairs rooms.		
24		C. 1890's two-story Victorian commercial building. Two storefronts, apartments upstairs.	Early commercial	Fair – Brick facing of lower façade detracts
25	325 4th Street	Two-story Halianate Victorian brick commercial building. Has been converted completely (upstairs and downstairs apartments)	Early commercial	Poor – Downstairs façade has been severely altered. Upstairs bay windows also altered
26	416 B Street		Old Blacksmith Shop	Good
27	206 5th Street	Brewster Howe OHP, 1979	Winn House, Brewster Residence, Justice Court, National Register	Excellent
28	218 5th Street		First Court House/Jail	Poor
29	417 B Street	Halianate Victorian Cottage	Early residence, architecture	Excellent
30	4th Street across from Park	Old Diamond National Limber yards – typical 1920's-40's	Example of railroad related industry frame lumber storage structure	Good
31	3rd and F Street [destroyed by fire in 1992]	Old Segó Milk Plant	Example of railroad related industry	Poor
34,35,36	128-140	Victorian cottages	Early residence, architecture	
37	200 3rd Street	First Congregational Church, frame church w/ prominent spire	Early church, architecture	Excellent
38	214 3rd Street	Victorian cottage	Early residence, architecture	
39	530 3rd Street	St. Christopher's Church, gothic brick church w/ spire	Early church, architecture	
40	119 2nd Street	1920's bungalow	Early residence, architecture	
41	127 2nd Street	1920's bungalow with water tower	Early residence, architecture	
42	131 2nd Street [Demolished in 2003]	Vacant frame Victorian cottage	Early residence, architecture	Poor
43	205 B Street	Residence	McAllister Property	Poor
44	205 2nd Street	1920's bungalow with water tower	Early residence, architecture, water tower	
45	NE corner 2nd & C	Victorian cottage	Early residence, architecture	
47	218 2nd Street	Residence	Granny McKinstry's home	
48	244 2nd Street	Victorian cottage	Early residence, architecture	Modified by porch renovation due to deferred maintenance
49	326 2nd Street	Residence	Dr. Obed Harvey's Office	
50	204 Oak Avenue	Victorian residence	Rae Residence	Substantial renovation
51	508 5th Street	Dutch Colonial with gambrel roof	Leland Stanford / Charles Crocker owned, architectural style	Good

Source: Historic Element, City of Galt General Plan, 1990.

In addition to those listed in Table 9.1, Galt has two structures that are listed on the National Register of Historic Places. These include the Brewster Building on 4th Street and the Brewster House on 5th Street (Table 9.2). The California Office of Historic Places also lists 113 4th Street as a Point of Historical Interest.

TABLE 9.2
Sites Listed on the National Register of Historic Places

Resource Name	Address	Date Listed
Brewster Building	201 4th Street	08/16/2000
Brewster House	206 5th Street	06/23/1978

Source: National Park Service, 2004.

9.5 PRESERVATION

HISTORIC GALT DOWNTOWN DISTRICT STUDY (1999)

The City of Galt initiated a study in 1999 that looked at the possibility of the creation of a historic district within the downtown. In order for the district to be considered a significant resource, it would have to meet certain criteria set forth by local government and/or the National Register of Historic Places. The study focused primarily on structures that were within the boundary of the Historic Preservation District’s Downtown Revitalization Historic Plan (see Figure 9.6). The study was never completed, but does provide a background on potential preservation techniques that could be used in the future.

The study determined that there are a significant number of structures within the Historic Preservation Specific Plan that would not contribute to a historic district. Non-contributing properties are those that do not have any significant historic or cultural value. In fact, this study concluded that non-contributing properties within the Specific Plan outnumber those that would actually contribute. This is significant since the requirements of a recognized Historic District, as outlined by the National Parks Department, states that over half of historic district properties must contribute.

The report suggested instead that the City could pursue the establishment of a California Register of Historic Resources District. The State has less restrictive requirements that could include a number of properties within the original “town square.” The California Register of Historical Resources is an authoritative guide to the State’s significant historical and archeological resources. The Register defines a historical resource as “any object, building, structure, site, area or place which is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California.” This option can aid the City in the preservation of many of these resources within the downtown core area.

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9.7 GLOSSARY

Archaeology

The study of historic or prehistoric peoples and their cultures through the analysis of their artifacts and monuments.

Bedrock Milling Station (Mortar)

An outcrop of bedrock containing one or more mortar cups, milling slicks or other features related to food grinding or crushing.

California Register of Historical Resources

The California Register of Historical Resources is an authoritative guide to California's significant historical and archeological resources to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State, and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. (See *California Public Resources Code* §5024.1)

The California Register Program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies

historical resources for State and local planning purposes, and defines threshold eligibility for State historic preservation grant funding. The State Historical Resources Commission (SHRC) oversees the California Register program, which the State Office of Historic Preservation (OHP) administers.

Complex

A patterned grouping of similar artifact assemblages from two or more sites, presumed to represent an archaeological culture.

Ethnography

The study of contemporary human cultures.

Historic Site

A property, site, neighborhood or area having historic, cultural or geographic significance; structures on historic sites do not necessarily relate to the site's significance.

Landmark

Any structure or natural feature designated as a Cultural or Historic Monument as listed in *California Historical Landmarks*.

Midden

A deposit marking a former habitation site and containing such materials as discarded artifacts, bone and shell fragments, food refuse, charcoal, ash, rock, human remains, structural remnants, and other cultural leavings.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

State Historical Landmark

A historic structure or site of local or state-wide interest.

State Point of Historical Interest

A historic structure or site of local or county-wide interest.

"Victorian" Architectural Style

An architectural style that originated in England during the reign of Queen Victoria (1837-1901). The style was characterized by massive construction and elaborates ornamentation.

Historical Resources Evaluation

2030 Galt General Plan Amendment

Prepared for

City of Galt

Prepared by

**Mead
& Hunt**

www.meadhunt.com

August 2012

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1. Project Description

The City of Galt (City) is preparing the 2030 Galt General Plan Amendment and requires a reconnaissance level survey of five properties on the City's *List of Local Historic Structures and Features* (List) and an evaluation of their eligibility for listing in the California Register of Historical Resources (California Register). To qualify for listing in the California Register and to be considered a historical resource for the purposes of California Environmental Quality Act (CEQA), a property must have historical or architectural significance in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. Table 1 lists the five properties. A map of the five properties is provided in Appendix A.

Table 1. Properties Requiring Survey and Evaluation

Address	APN Number	Historic Use	Current Use
416 B Street	150-0211-002-0000	Commerce	Residential
213 4 th Street	150-0211-015-0000	Commerce	Commerce
215 4 th Street	150-0211-012-0000	Commerce	Commerce
217 4 th Street	150-0211-011-0000	Commerce	Commerce
227 4 th Street	150-0211-010-0000	Commerce	Commerce

2. California State Law

A historic property is a “historical resource” under California law if it is eligible for listing in the California Register (Public Resources Code (PRC) § 5024.1). Historical resources include a resource listed in or formally determined eligible for listing in the California Register; a resource included in a local register of historical resources as defined in PRC § 5020.1(k); or any object, building, structure, site, area, place, record or manuscript that a lead agency determines to be historically significant. A resource shall be considered by the lead agency to be “historically significant” if it meets the criteria for listing in the California Register. Criteria for listing include:

1. Association with events that have made a significant contribution to broad patterns of local or regional history
2. Association with the lives of persons important to local, California, or national history
3. Embodies the distinctive characteristics of a type, period, or region
4. Yields or has the potential to yield information important to prehistory or history

Historical resources identified as significant in historical resource surveys conducted by local governments also may be eligible for listing (PRC § 5024.1[e][3]) if the survey meets one or more of the criteria for eligibility set forth in PRC § 5024.1(g).

PRC § 21084.1 and CEQA Guidelines §15064.5 (D)(4) give lead agencies the authority to evaluate the significance of a historical resource even if that resource is not listed in the California Register, or listed in a local register of historical resources. Further, if a historical resource is not listed in the California Register, is not designated by a local agency, and is not identified as significant in an historical survey, a lead agency may determine that the resource may be a historical resource as defined in the PCR § 5020.1(j) or §5024.1 (CEQA Guidelines, §15064.5[a][4]).

In addition to meeting one or more of the criteria for listing, the property must retain integrity. Integrity is defined as the ability of a property to convey its historic significance. The California Register references the National Park Service’s (NPS) seven elements of integrity, which include location, design, setting, materials, workmanship, feeling, and association, as the criteria for determining integrity.

A project that would cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change is defined under CEQA as demolition or alteration such that a property no longer conveys its historical significance, meaning it no longer possesses the physical characteristics that account for its inclusion in the California Register, a local register, or a lead agency’s determination that the property is eligible for listing in the California Register.

3. Survey Methodology and Research Design

The objective was to survey the five properties on the List shown in Table 1 and evaluate their eligibility for listing in the California Register. Mead & Hunt conducted a reconnaissance level survey of the five properties included in Table 1 on July 16, 2012 staff exceed the *Secretary of the Interior's Professional Qualifications Standards* for history and architectural history (as outlined in 36 CFR Part 61). The survey photographically documented the architectural features and physical integrity of each property on Department of Parks and Recreation (DPR) 523 Forms. Documentation of the properties followed the California State Office of Historic Preservation's *Instructions for Recording Historical Resources* for the DPR 523 Forms prepared for the five properties. The DPR 523 Forms are provided in Appendix B.

Existing historic resources studies along with limited additional research was reviewed to complete the evaluations and make a recommendation regarding eligibility for the California Register for each property. The results of survey and evaluation are documented on DPR 523 Forms provided in Appendix B. The reconnaissance survey included a windshield review of similar properties in downtown Galt in the vicinity of the five properties listed in Table 1 to understand the physical, historical, and architectural context of the five buildings and identify comparison properties to develop a list of character-defining features of commercial architecture in the City.

Sources of research consisted of the *2030 Galt General Plan, Downtown Revitalization and Historic Preservation Specific Plan* (2005), the List, County Assessor Office (parcel information), Sanborn Fire Insurance Maps, and existing sources on the history of Galt. Mead & Hunt completed in-person research at the Center for Sacramento History and a search at the North Central Information Center (NCIC) to obtain other previous studies and research pertinent to the project. The NCIC record search identified one previous study in the general area, the *Phase I Cultural Resources Survey for the East Area Specific Plan in the Galt and Lodi North Quadrangles [4160]*. Mead & Hunt contacted the Galt Area Historical Society to obtain historical information related to the five properties. A list of research materials consulted is included in the bibliography.

The five buildings were evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, to be determine if the properties qualify as a historical resource for the purposes of CEQA.

4. Associated Historic Contextual Themes

Based on a review of the historic development of Galt in existing historic resources studies, the five properties listed in Table 1 are historically associated with commerce and architecture. These two historic contextual themes are discussed below along with the significance and integrity thresholds that may qualify a commercial property for inclusion in the California Register.

Galt was established in 1869 when surveyors for the Western Pacific Railroad Company laid out the town along existing railroad right-of-way. Many of the earliest buildings in Galt were relocated from the town of Liberty in San Joaquin County, including several frame commercial buildings. The post office was established in 1869 and Front Street (now 4th Street) became the center of commercial activity and the main business district within the newly established town. Early resident John McFarland gave Galt its namesake after Scottish novelist John Galt based on his former hometown in Ontario, Canada.¹

Early commercial development in Galt resulted from providing goods and services to residents and in support agricultural production in the surrounding area. According to some estimates, 47,377 sacks of wheat were shipped from Galt by rail in 1879.² Galt became an agricultural and commercial center south of Sacramento and attracted new businesses and residents during the late nineteenth and into the twentieth century. Several brick commercial buildings were erected during this period and a business district developed along 4th Street, between B and C Streets. The Brewster Building, located on the corner of 4th Street and B Street, was constructed in 1882. This two-story building served as a general merchandise store, a Masonic Hall, and a Dance Hall.³ Similarly, large two-story commercial blocks were constructed at 416 C Street and 408 C Street, c.1890, and feature elaborate cornices, arched window openings, and decorative brick work. Other early businesses within the downtown included saloons, restaurants, variety stores, hardware stores, and hotels.⁴

Early residential development in Galt occurred west of 3rd Street and to the north and south of C Street. The earliest residences in these areas generally consisted of a mixture of vernacular forms while other homes in town were constructed in Queen Anne or the Italianate style such as the Italianate Brewster House at 206 5th Street (listed in the National Register of Historic Places).

The business district located along 4th Street, between B and C Streets, suffered a fire in the mid-1920s. The Brewster Building was one of few buildings to survive the fire, while many commercial buildings were destroyed. Existing historic resources studies and research reveals that many of the buildings within the

¹ *History of Sacramento County, California: With Illustrations* (N.p.: Thompson and West Company, 1880; Reprint, with introduction by Allan R. Ottley, Berkeley, Calif.: Howell North, 1960), 217; Galt Area Historical Society, "Galt, California History," <http://www.galthistory.org/history/galthistory.htm> (accessed 15 July 2012); Jean Olsen, phone interview with Galt Area Historical Society by Mead & Hunt, Sacramento, Calif., 30 July 2012; Fugro West, Inc., *A Phase I Cultural Resources Survey of 894 Acres for the East Area Specific Plan, Sacramento County, California (Galt and Lodi North Quadrangles)*, prepared for the City of Galt, May 1994, 2-3.

² Galt Area Historical Society, "Galt, California History."

³ *Sanborn Fire Insurance Map* (Sanborn Map Company, 1884).

⁴ *Sanborn Fire Insurance Map* (Sanborn Map Company, 1884, 1895).

Associated Historic Contextual Themes

business district north of C Street were rebuilt in brick and concrete block following the fire as the second generation of commercial architecture in Galt dating to the mid-to-late 1920s and later, including the brick and concrete buildings at 215, 217, and 227 4th Street.

5. Application of the California Register Criteria

A. Commerce

Buildings with a significant association to formative periods of commercial development or expansion within the City may serve as examples that qualify under California Register *Criterion 1* if they possess an association with events that have made a significant contribution to broad patterns in the history of Galt or the region and retain historic integrity.

Mead & Hunt conducted a review of existing historic resources studies, completed limited research, and contacted the Galt Area Historical Society to determine if the buildings listed in Table 1 were associated with events important to history within a local, regional, or statewide context, particularly with respect to early or formative periods of commercial development in the history of Galt or the region. The evaluation found that several nearby properties had a stronger association with the early and formative period of commercial expansion in the City. Nearby comparison properties include the Brewster Building at 201 4th Street (constructed in 1882 and listed in the National Register of Historic Places and the California Register) and the commercial buildings at 401 C Street (constructed c.1915) and 415 C Street (see Appendix C for images of these comparison properties). By comparison, the buildings listed in Table 1 appear to represent a continuation of commercial activities during the mid-1920s and after. As such, these buildings do not appear to be associated with any singular events that made a significant contribution to the history of Galt or the region.

B. Architecture

Commercial buildings that retain a high degree of integrity and display character-defining features of commercial architecture may qualify for the California Register under *Criterion 3* as embodying the distinctive characteristics of a type, period, or region.

Mead & Hunt reviewed existing historic resources studies and completed a windshield review of similar commercial properties within the vicinity of the five properties listed in Table 1 to develop a list of the character-defining features of commercial architecture in Galt during the early-to-mid twentieth century. Character-defining features include: an intact storefront (which may include a recessed commercial entryway, display windows, and transom windows); a combination of architectural details common to commercial architecture (which may include a parapet, brick coping, brick corbelling, brick coursing, or polychromatic brickwork), and a sizable wall area above the storefront used for advertising. These are character-defining features typical of commercial architecture during the early-to-mid twentieth century, in Galt, throughout California, and the nation.⁵ Commercial buildings from this period are plentiful and therefore should retain these character-defining features and a high degree of integrity to qualify for listing in the California Register as examples of distinctive architecture. Buildings that exhibit additional design features, such as the application of decorative elements reflective of significant architectural stylistic patterns of the period (such as the comparison properties provided in Appendix C), provide better individual examples of commercial architecture with a greater degree of architectural distinction under *Criterion 3*.

⁵ Richard Longstreth, *The Buildings of Main Street: A Guide to Commercial Architecture* (Walnut Creek, Calif.: Alta Mira Press, 2000), 55.

6. Evaluations and Recommendations

Each building was evaluated for the California Register under *Criterion 1, 2, 3, and 4*, the results of which are summarized below. Table 2 includes a brief summary of each property and recommendation. Refer to the DPR 523 Forms in Appendix B for property-specific description and evaluations.

Table 2. Summary of Property Evaluations

Address	APN Number	Date of Construction	Eligibility Recommendation
416 B Street	150-0211-002-0000	c.1925	Not eligible
213 4 th Street	150-0211-015-0000	c.1910 – c.1925	Not eligible
215 4 th Street	150-0211-012-0000	c.1925	Not eligible
217 4 th Street	150-0211-011-0000	c.1925	Not eligible
227 4 th Street	150-0211-010-0000	c.1925	Not eligible

A. Summary of *Criteria 1 and 2*

A review of existing literature, research, and discussions with the Galt Area Historical Society did not reveal any evidence to suggest that the buildings listed in Table 1 are associated with events or persons important to history within a local or regional context, particularly with respect to the formative period of commercial development in Galt. The buildings are among several intact commercial buildings in the City from the late nineteenth and early-to-mid twentieth century. The comparison properties are better representations of the formative period of commercial expansion and development during the late nineteenth and early twentieth century. These properties include the Brewster Building at 201 4th Street (constructed in 1882 and listed in the California Register and the National Register of Historic Places) and commercial buildings at 401 C Street (c.1915) and 415 C Street. Images of these comparative properties are included in Appendix C.

B. Summary of *Criterion 3*

The buildings are altered examples of common commercial architecture from the early-to-mid twentieth century with little architectural distinction when compared to other commercial properties in Galt. As relatively common examples of commercial buildings, they should retain the character-defining features of commercial architecture in Galt and a high degree of integrity in order to qualify for listing under *Criterion 3* of the California Register.

The buildings at 416 B Street and 213, 215, 217, and 227 4th Street display alterations to storefronts, fenestration, and exterior cladding materials, which has diminished the integrity of their character-defining features. In addition, the buildings do not possess additional architectural design features that distinguish them as outstanding examples of commercial architecture in Galt when compared to similar property types. As such, the five buildings do not retain a high degree of integrity as a type nor do they serve as outstanding representative individual examples of commercial architecture in Galt or the region. As a result, the five buildings are recommended not eligible for listing in the California Register under *Criterion 3*.

C. Summary of *Criterion 4*

The buildings are common examples of commercial architecture in Galt and the region. Existing historic resources studies and research did not reveal the buildings to have any potential to provide information important to pre-history or history. Therefore, the buildings are not considered to possess significance under California Register *Criterion 4*.

D. Summary of historic district evaluation

Surveyed properties in Table 1 were also evaluated collectively for a possible historic district. The overall collection of the five properties do not retain the physical integrity necessary to represent a cohesive collection of commercial buildings that have made important contributions to the history of the City or the region. These five buildings do not possess integrity or convey an identifiable grouping of buildings that display a locally or regionally distinctive architectural style or high artistic value. The *Historic Galt Downtown District Study*, which began in 1999 but was never completed, determined that a significant number of structures within the Historic Preservation Specific Plan area, which include the five properties listed in Table 1, would not contribute to a historic district. Based on available research, Mead & Hunt recommends that collectively the five commercial properties do not qualify as a historic district under California Register criteria.

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Olsen, Jean. Phone interview with Galt Area Historical Society by Mead & Hunt. Sacramento, Calif., 30 July 2012.

Sanborn Fire Insurance Map. Sanborn Map Company, 1884, 1895, 1911, 1926, and 1940.

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Mintier & Associates, RACESTUDIO, Environmental Science Associates, Applied Development Economics, Omni-Means, Inc. *2030 Galt General Plan, Existing Conditions Report – Final*. Prepared for City of Galt, November 2005.

Sacramento County Assessor, Parcel Viewer,
<http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx> (accessed July 2012).

Appendix A. Map of Properties



Buildings included in the project are labeled as follows:

- 213 4th Street - #3
- 215 4th Street - #4
- 217 4th Street - #5
- 227 4th Street - #6
- 416 B Street - #7

Appendix B. DPR 523 Forms

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code: 6Z
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or #: Commercial Building (213 4th Street)
 P1. Other Identifier: _____
 *P2. Location: *a. County Sacramento County/Route/Postmile: _____
 b. Address 213 4th Street (Township 4N, Range 6E, Section 27)
 City Galt Zip 95632
 *c. UTM: USGS Quad: Galt d. UTM: _____
 *e. Other Locational Data (APN #) 150-0211-015-0000

*P3a. Description: (Briefly describe resource below)
 The building is a one-story, double-bay, brick/concrete block commercial building with a rectangular plan, flat roof, modest brick corbelling, and brick kick plates with decorative metal vent grates. Based on available Sanborn Fire Insurance Maps and field review, the northern portion of building is constructed of brick and was built c.1910. The structural system for the southern portion, constructed by 1926, is concrete block. Non-historic alterations include enclosed storefronts with composite wood and white-painted brick.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building
 **P4. Resources Present: Building Structure Object Site District
 Elements of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View facing east
 *P6. Date Constructed/Age: c.1910- c.1925
 Historic Prehistoric Both
 *P7. Owner and Address: Not available

 *P8. Recorded by: Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, California 95834

 *P9. Date Recorded: 7/16/2012
 *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: _____

*P11. Report Citation: Historical Resources Evaluation – 2030 Galt General Plan Amendment, prepared for City of Galt by Mead & Hunt, 2012

*Attachments: NONE Map Sheet Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

*Resource Identifier: Commercial building (213 4th Street) *NRHP Status Code: 6Z
 B1. Historic Name: _____
 B2. Common Name: None County/Route/Postmile: _____
 B3. Original Use: Commerce/trade B4. Present Use: Vacant
 *B5. Architectural Style: Commercial vernacular
 *B6. Construction History: Non-historic alterations include enclosed storefronts with composite wood and white-painted brick on the principal elevation.
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features (describe below):
None

B9a. Architect: Unknown B9b. Builder: Unknown
 *B10. Significance: Theme: Commerce / Architecture Area: City of Galt
 Period of Significance: c.1900-1940 Property Type: Commercial Applicable Criteria: N/A

The building was evaluated for the California Register of Historical Resources (California Register) under *Criteria 1, 2, and 3* and does not have historical or architectural significance. The history of Galt is outlined in Chapter 9 of the city's General Plan. Galt was established in 1869, and the center for commercial activity was historically located along Front Street (now 4th Street). The first generation of commercial buildings were generally frame and were relocated to Galt from Liberty, San Joaquin County, in the late nineteenth century. By 1884 a wood-frame saloon and warehouse occupied the present parcel. The existing brick northern portion of the building was built c.1910. The building served as a general merchandise store, then operated as a grocery store between 1911 and 1926, according to Sanborn Fire Insurance Maps. The southern portion of the building is of concrete block construction and was constructed by 1926, according to Sanborn Fire Insurance Maps.

(See Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References:
 (See Continuation Sheet)

B13. Remarks:

B14. Evaluator: Chad Moffett & Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle, Suite 240
Sacramento, CA 95834

Date of Evaluation: 7/30/2012

(Sketch Map with north arrow required.)

See Sketch map attached.

(This space reserved for official comments.)

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (213 4th Street) **County/Route/Postmile:** _____

B10. Significance: (Continued)

The building does not appear to be significant under *Criterion 1* or *2*. A review of existing literature, research, and discussions with the Galt Area Historical Society did not reveal any evidence to suggest that the building is associated with events or persons important to history within a local, regional, or statewide context, particularly with respect to early development of Galt. The adjacent Brewster Building at 201 4th Street (constructed in 1882 and listed in the National Register of Historic Places and the California Register) and the commercial building at 401 C Street (constructed c.1915) better represent formative periods of commercial expansion in the city.

Under *Criterion 3*, the building has alterations that have diminished the integrity of its character-defining features and no longer possesses the distinctive characteristics of a type, method, or period of commercial construction, nor does it reflect a regional design standard, or have high artistic value. Character-defining features of commercial architecture in Galt during the early-to-mid twentieth century include: an intact storefront (which may include a recessed entryway, display windows, and transom windows); a combination of architectural details common to commercial buildings of the period (which may include a parapet, brick coping, brick corbelling, brick coursing, or polychromatic brickwork); and a sizable wall area above the storefront used for advertising. Comparison properties, architecturally speaking, include the abovementioned commercial buildings and the commercial block at 415 C Street, which dates to the late 1920s. These comparison properties retain a higher degree of integrity and display character-defining features of commercial architecture from the early-to-mid twentieth century. In addition, the comparison properties exhibit architectural details reflective of significant historic architectural stylistic patterns. This building does not possess architectural design features that distinguish it as a distinctive example of commercial architecture in Galt when compared to similar property types. As a result, it is recommended not eligible for listing in the California Register under *Criterion 3*.

The building does not meet the criteria for listing in the California Register because it does not appear to have historical or architectural significance. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environment Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

B12. References:

Galt Area Historical Society. "Galt, California History." <http://www.galthistory.org/history/galthistory.htm> (accessed 15 July 2012).

History of Sacramento County, California: With Illustrations. N.p.: Thompson and West Company, 1880. Reprint, with introduction by Allan R. Ottley, Berkeley, Calif.: Howell North, 1960.

Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture*. Walnut Creek, Calif.: AltaMira Press, 2000.

Olson, Jean. Phone interview with Galt Area Historical Society by Mead & Hunt. Sacramento, Calif., 30 July 2012.

Sanborn Fire Insurance Map. Sanborn Map Company, 1884, 1895, 1911, 1926, and 1940.

Urban Design Studio. *Downtown Revitalization and Historic Preservation Specific Plan*. Prepared for the City of Galt, 5 September 1995.

Mintier & Associates, RACESTUDIO, Environmental Science Associates, Applied Development Economics, Omni-Means, Inc. *2030 Galt General Plan, Existing Conditions Report – Final*. Prepared for City of Galt, November 2005.

Sacramento County Assessor, Parcel Viewer, <http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx> (accessed July 2012).

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (213 4th Street) County/Route/Postmile: _____



View facing southeast.



213 4th Street is comprised of the brick building and concrete block building at far right.

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (213 4th Street) County/Route/Postmile: _____

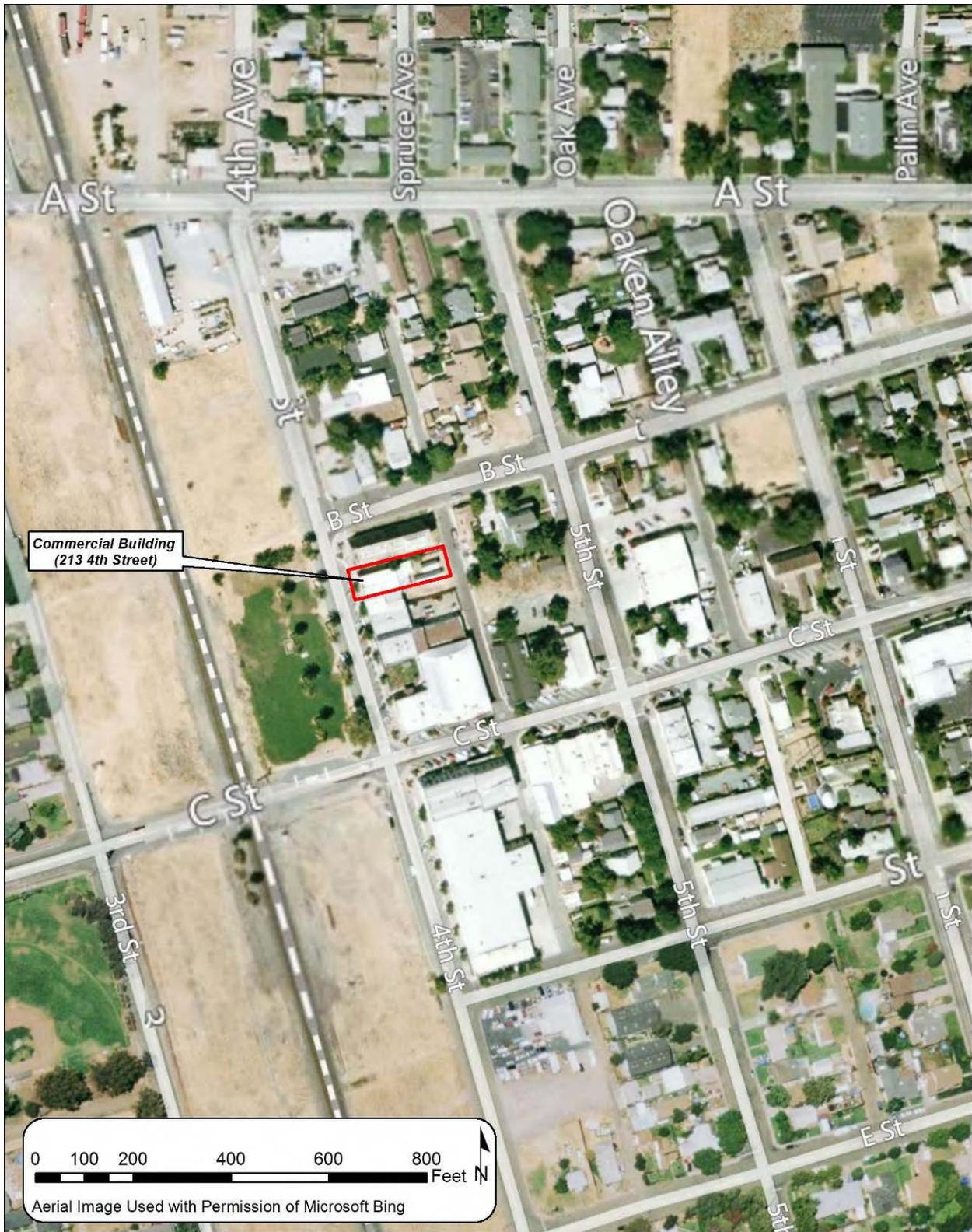


Storefront detail, brick kickplate and ornamental metal vent grate.

Resource Identifier: Commercial Building (213 4th Street)
County/Route/Postmile: _____
Map Name: Galt and Lodi North Quadrangles *Scale: 1:24000 *Date of Map: 1976, revised 1978



*Resource Identifier: Commercial Building (213 4th Street)
County/Route/Postmile: _____
*Drawn By: Mead & Hunt *Date: 7/31/2012



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code:	6Z
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

*Resource Name or #: Commercial Building (215 4th Street)

P1. Other Identifier: _____

*P2. Location: *a. County Sacramento County/Route/Postmile: _____

b. Address 215 4th Street (Township 4N, Range 6E, Section 27)

City Galt Zip 95632

*c. UTM: USGS Quad: Galt d. UTM: _____

*e. Other Locational Data (APN #) 150-0211-012-0000

*P3a. Description: (Briefly describe resource below)
 The building is a one-story concrete block commercial building with single storefront, rectangular plan, flat roof, and modest brick corbelling. Alterations include enclosed windows, transoms, and entrances covered with composite wood, and white-painted brick.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

**P4. Resources Present: Building _____ Structure _____ Object _____ Site _____ District _____
 _____ Elements of District _____ Other _____

***P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



***P5b. Description of Photo:**
View facing northeast

*P6. Date Constructed/Age:
c.1925

Historic Prehistoric Both

*P7. Owner and Address:
Not available

*P8. Recorded by:
Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, California 95834

*P9. Date Recorded:
7/16/2012

*P10. Type of Survey: Intensive
 Reconnaissance Other

Describe:

*P11. Report Citation: Historical Resources Evaluation – 2030 Galt General Plan Amendment, prepared for City of Galt by Mead & Hunt, 2012

*Attachments: NONE Map Sheet Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Identifier: Commercial building (215 4th Street) *NRHP Status Code: 6Z

B1. Historic Name: _____

B2. Common Name: None County/Route/Postmile: _____

B3. Original Use: Commerce/trade B4. Present Use: Vacant

*B5. Architectural Style: Commercial vernacular

*B6. Construction History: Alterations include windows, transoms, and entrances covered with composite wood, and white-painted brick on the principal elevation.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features (describe below):
None

B9a. Architect: Unknown B9b. Builder: Unknown

*B10. Significance: Theme: Commerce / Architecture Area: City of Galt

Period of Significance: c.1925 Property Type: Commercial Applicable Criteria: N/A

The building was evaluated for the California Register of Historical Resources (California Register) under *Criteria 1, 2, and 3* and does not have historical or architectural significance. The history of Galt is outlined in Chapter 9 of the city's General Plan. Galt was established in 1869, and the center for commercial activity was historically located along Front Street (now 4th Street). The first generation of commercial buildings were generally frame and were relocated to Galt from Liberty, San Joaquin County, in the late nineteenth century.

(See Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References: _____

(See Continuation Sheet)

B13. Remarks:

B14. Evaluator: Chad Moffett & Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle, Suite 240
Sacramento, CA 95834

Date of Evaluation: 7/30/2012

(Sketch Map with north arrow required.)
See Sketch map attached.

(This space reserved for official comments.)

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (215 4th Street) **County/Route/Postmile:** _____

B10. Significance: (Continued)

By 1884 a building stood on a portion of this parcel and was occupied by a cobbler. According to Sanborn Fire Insurance Maps, the building was removed by 1895. The present building was constructed c.1925 after a fire destroyed the majority of businesses along 4th Street in 1924; Sanborn Fire Insurance Maps indicate that a second generation building was constructed by 1926.

The building does not appear to be significant under *Criterion 1* and *2*. A review of existing literature, research, and discussions with the Galt Area Historical Society did not reveal any evidence to suggest that the building is associated with events or persons important to history within a local, regional, or statewide context, particularly with respect to early development of Galt. The nearby Brewster Building at 201 4th Street (constructed in 1882 and listed in the National Register of Historic Places and the California Register) and the commercial building at 401 C Street (constructed c.1915) better represent formative periods of commercial expansion in the city.

Under *Criterion 3*, the building has alterations that have diminished the integrity of its character-defining features and no longer possesses the distinctive characteristics of a type, method, or period of commercial construction, nor does it reflect a regional design standard, or have high artistic value. Character-defining features of commercial architecture in Galt during the early-to-mid twentieth century include: an intact storefront (which may include a recessed entryway, display windows, and transom windows); a combination of architectural details common to commercial buildings of the period (which may include a parapet, brick coping, brick corbelling, brick coursing, or polychromatic brickwork); and a sizable wall area above the storefront used for advertising. Comparison properties, architecturally speaking, include the abovementioned commercial buildings and the commercial block at 415 C Street, which dates to the late 1920s. These comparison properties retain a higher degree of integrity and display character-defining features of commercial architecture from the early-to-mid twentieth century. In addition, the comparison properties exhibit architectural details reflective of significant historic architectural stylistic patterns. This building does not possess architectural design features that distinguish it as a distinctive example of commercial architecture in Galt when compared to similar property types. As a result, it is recommended not eligible for listing in the California Register under *Criterion 3*.

The building does not meet the criteria for listing in the California Register because it does not appear to have historical or architectural significance. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

B12. References:

Galt Area Historical Society. "Galt, California History." <http://www.galthistory.org/history/galthistory.htm> (accessed 15 July 2012).

History of Sacramento County, California: With Illustrations. N.p.: Thompson and West Company, 1880. Reprint, with introduction by Allan R. Ottley, Berkeley, Calif.: Howell North, 1960.

Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture.* Walnut Creek, Calif.: AltaMira Press, 2000.

Olson, Jean. Phone interview with Galt Area Historical Society by Mead & Hunt. Sacramento, Calif., 30 July 2012.

Sanborn Fire Insurance Map. Sanborn Map Company, 1884, 1895, 1911, 1926, and 1940.

Urban Design Studio. *Downtown Revitalization and Historic Preservation Specific Plan.* Prepared for the City of Galt, 5 September 1995.

Mintier & Associates, RACESTUDIO, Environmental Science Associates, Applied Development Economics, Omni-Means, Inc. *2030 Galt General Plan, Existing Conditions Report – Final.* Prepared for City of Galt, November 2005.

Sacramento County Assessor, Parcel Viewer, <http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx> (accessed July 2012).

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (215 4th Street) County/Route/Postmile: _____



View facing southeast.



215 4th Street is the concrete block building adjacent to the brick building at far left.

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (215 4th Street) County/Route/Postmile: _____



Storefront detail.

Resource Identifier: Commercial Building (215 4th Street)
County/Route/Postmile: _____
Map Name: Galt and Lodi North Quadrangles *Scale: 1:24000 *Date of Map: 1976, revised 1978



*Resource Identifier: Commercial Building (215 4th Street)
County/Route/Postmile: _____
*Drawn By: Mead & Hunt *Date: 7/31/2012



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code:	6Z
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

*Resource Name or #: Commercial Building (217 4th Street)

P1. Other Identifier: _____

*P2. Location: *a. County Sacramento County/Route/Postmile: _____

b. Address 217 4th Street (Township 4N, Range 6E, Section 27)

City Galt Zip 95632

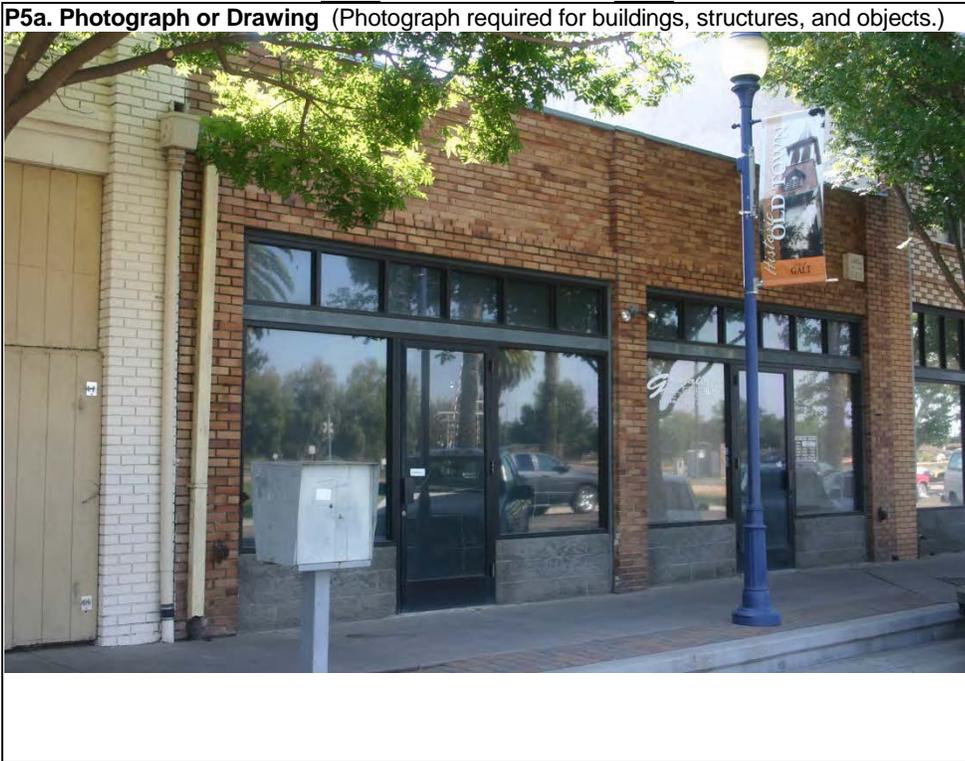
*c. UTM: USGS Quad Galt d. UTM: _____

*e. Other Locational Data (APN #) 150-0211-011-0000

*P3a. Description: (Briefly describe resource below)
 The building is a one-story brick commercial building with a rectangular plan, flat roof, principal (west) elevation with polychromatic brickwork, brick corbelling above storefront windows and along roofline, recessed brick panels, and two-bay storefronts. Alterations include metal-frame storefront windows and transoms, metal frame door, and non-original concrete block kick plates.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building

**P4. Resources Present: Building Structure Object Site District
 Elements of District Other



P5b. Description of Photo: View facing southeast

*P6. Date Constructed/Age: c.1925

Historic Prehistoric Both

*P7. Owner and Address: Not available

*P8. Recorded by: Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, California 95834

*P9. Date Recorded: 7/16/2012

*P10. Type of Survey: Intensive
 Reconnaissance Other

Describe: _____

*P11. Report Citation: Historical Resources Evaluation – 2030 Galt General Plan Amendment, prepared for City of Galt by Mead & Hunt, 2012

*Attachments: NONE Map Sheet Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

*Resource Identifier: Commercial building (217 4th Street) *NRHP Status Code: 6Z

B1. Historic Name: _____

B2. Common Name: None County/Route/Postmile: _____

B3. Original Use: Commerce/trade B4. Present Use: Commerce/trade

*B5. Architectural Style: Commercial vernacular

*B6. Construction History: Alterations include replacement metal-frame storefront windows and transoms, metal frame door, and non-original concrete block kick plates.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features (describe below):
None

B9a. Architect: Unknown B9b. Builder: Unknown

*B10. Significance: Theme: Commerce /Architecture Area: City of Galt

Period of Significance: c.1925 Property Type: Commercial Applicable Criteria: N/A

The building was evaluated for the California Register of Historical Resources (California Register) under *Criteria 1, 2, and 3* and does not have historical or architectural significance. The history of Galt is outlined in Chapter 9 of the city's General Plan. Galt was established in 1869, and the center for commercial activity was historically located along Front Street (now 4th Street). The first generation of commercial buildings were generally frame and were relocated to Galt from Liberty, San Joaquin County, in the late nineteenth century.

(See Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References:
 (See Continuation Sheet)

B13. Remarks:

B14. Evaluator: Chad Moffett & Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle, Suite 240
Sacramento, CA 95834

Date of Evaluation: 7/30/2012

(Sketch Map with north arrow required.)
 See Sketch map attached.

(This space reserved for official comments.)

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (217 4th Street) County/Route/Postmile: _____

B10. Significance: (Continued)

By 1884 a building stood on this parcel and operated as a saloon. An undated historic photograph also indicates that an early frame building on the parcel served as a fountain. According to Sanborn Fire Insurance Maps, the building was removed by 1895. The present building was constructed c.1925 after a fire destroyed the majority of businesses along 4th Street in 1924. Sanborn Fire Insurance Maps indicate that the building served as a drugstore between 1926 and 1940, possibly longer.

The building does not appear to be significant under *Criterion 1* and *2*. A review of existing literature, research, and discussions with the Galt Area Historical Society did not reveal any evidence to suggest that the building is associated with events or persons important to history within a local, regional, or statewide context, particularly with respect to early development of Galt. The nearby Brewster Building at 201 4th Street (constructed in 1882 and listed in the National Register of Historic Places and the California Register) and the commercial building at 401 C Street (constructed c.1915) better represent formative periods of commercial expansion in the city.

Under *Criterion 3*, the building has alterations that have diminished the integrity of its character-defining features and no longer possesses the distinctive characteristics of a type, method, or period of commercial construction, nor does it reflect a regional design standard, or have high artistic value. Character-defining features of commercial architecture in Galt during the early-to-mid twentieth century include: an intact storefront (which may include a recessed entryway, display windows, and transom windows); a combination of architectural details common to commercial buildings of the period (which may include a parapet, brick coping, brick corbelling, brick coursing, or polychromatic brickwork); and a sizable wall area above the storefront used for advertising. Comparison properties, architecturally speaking, include the abovementioned commercial buildings and the commercial block at 415 C Street, which dates to the late 1920s. These comparison properties retain a higher degree of integrity and display character-defining features of commercial architecture from the early-to-mid twentieth century. In addition, the comparison properties exhibit architectural details reflective of significant historic architectural stylistic patterns. This building does not possess architectural design features that distinguish it as a distinctive example of commercial architecture in Galt when compared to similar property types. As a result, it is recommended not eligible for listing in the California Register under *Criterion 3*.

The building does not meet the criteria for listing in the California Register because it does not appear to have historical or architectural significance. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

B12. References:

Galt Area Historical Society. "Galt, California History." <http://www.galthistory.org/history/galthistory.htm> (accessed 15 July 2012).

History of Sacramento County, California: With Illustrations. N.p.: Thompson and West Company, 1880. Reprint, with introduction by Allan R. Ottley, Berkeley, Calif.: Howell North, 1960.

Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture*. Walnut Creek, Calif.: AltaMira Press, 2000.

Olson, Jean. Phone interview with Galt Area Historical Society by Mead & Hunt. Sacramento, Calif., 30 July 2012.

Sanborn Fire Insurance Map. Sanborn Map Company, 1884, 1895, 1911, 1926, and 1940.

Urban Design Studio. *Downtown Revitalization and Historic Preservation Specific Plan*. Prepared for the City of Galt, 5 September 1995.

Mintier & Associates, RACESTUDIO, Environmental Science Associates, Applied Development Economics, Omni-Means, Inc. *2030 Galt General Plan, Existing Conditions Report – Final*. Prepared for City of Galt, November 2005.

Sacramento County Assessor, Parcel Viewer, <http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx> (accessed July 2012).

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (217 4th Street) County/Route/Postmile: _____



View facing northeast.



217 4th Street is brick building at far left, view facing west.

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (217 4th Street) County/Route/Postmile: _____

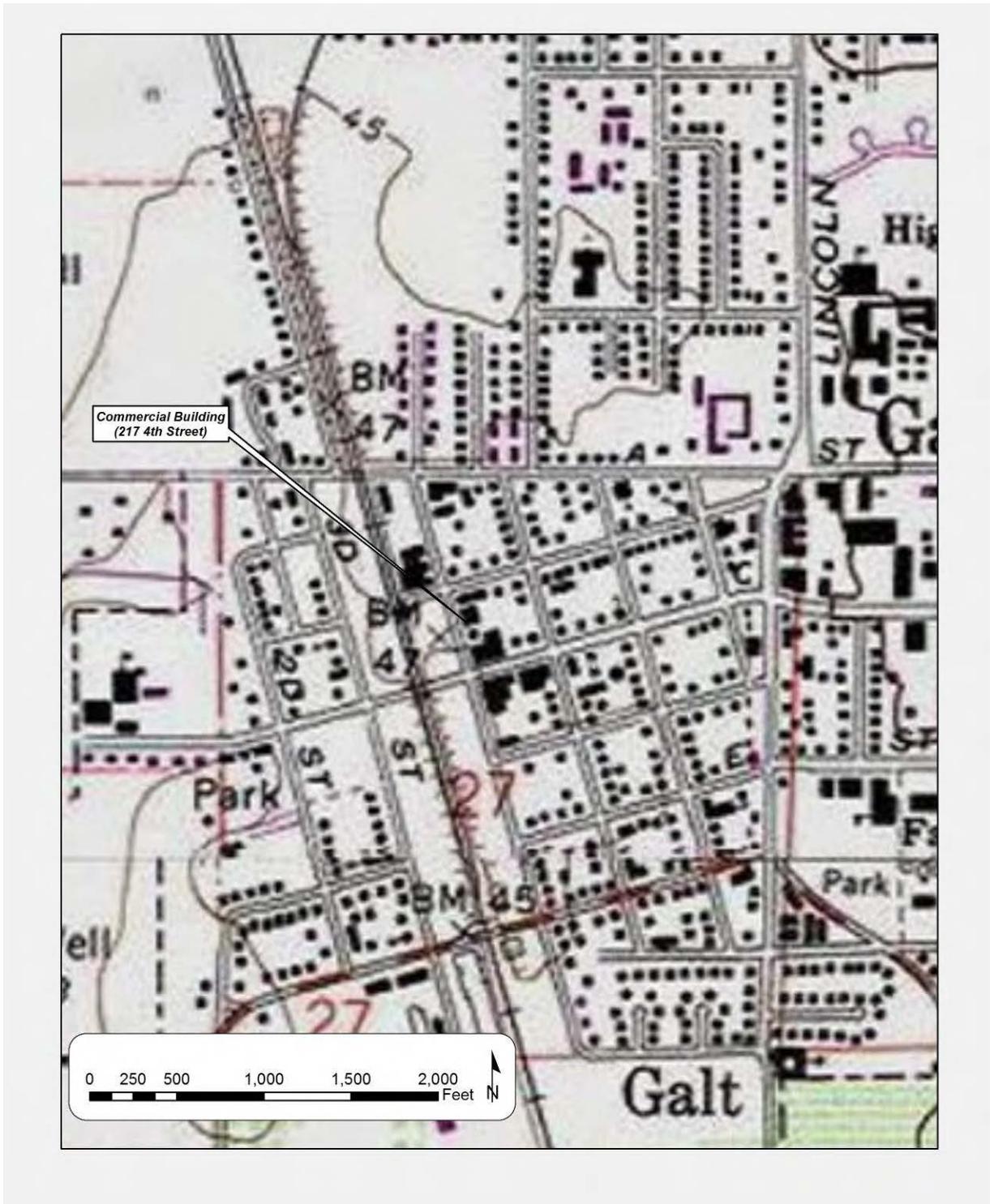


Storefront detail.

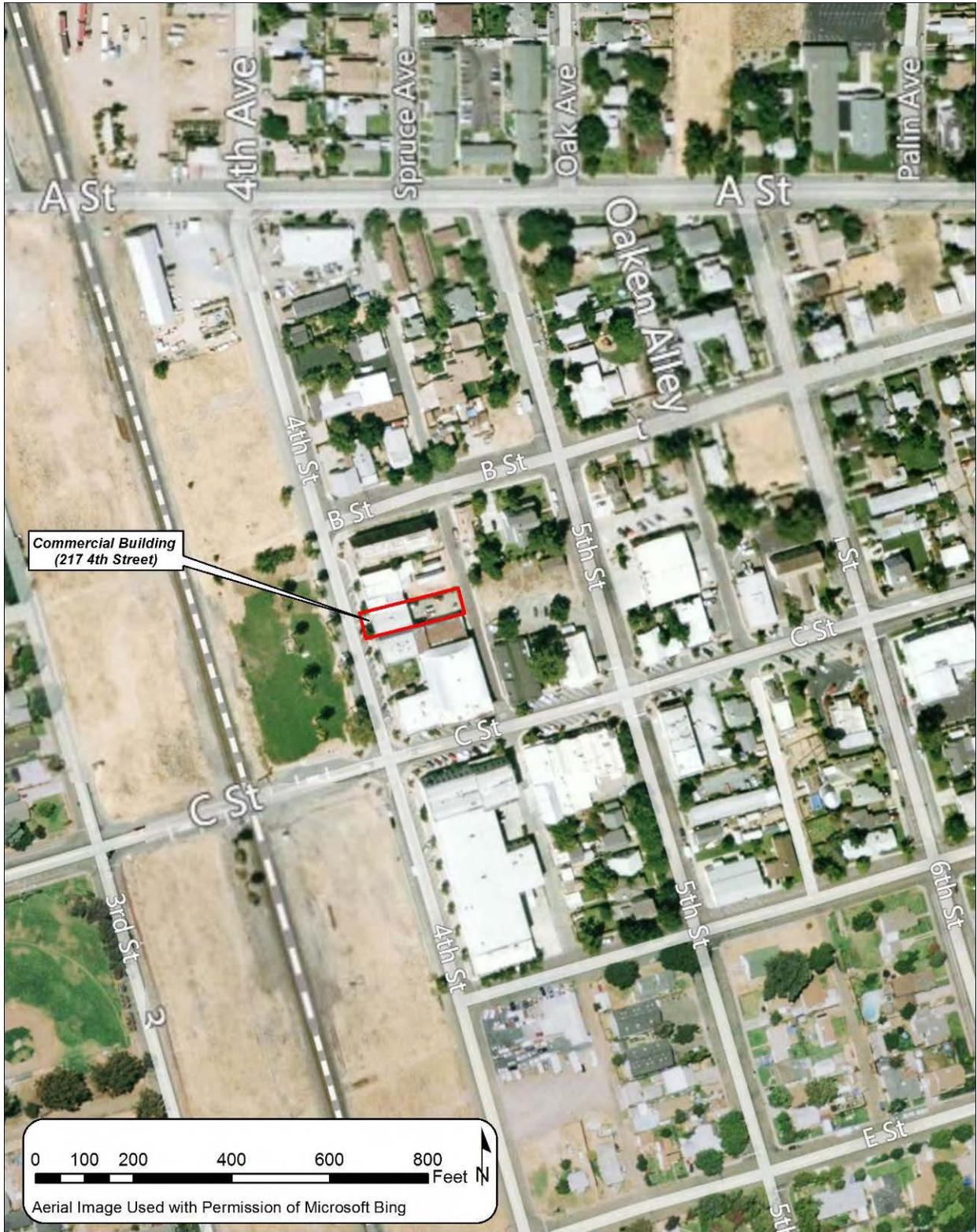


Storefront detail.

Resource Identifier: Commercial Building (217 4th Street)
County/Route/Postmile: _____
Map Name: Galt and Lodi North Quadrangles *Scale: 1:24000 *Date of Map: 1976, revised 1978



*Resource Identifier: Commercial Building (217 4th Street)
County/Route/Postmile: _____
*Drawn By: Mead & Hunt *Date: 7/31/2012



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code: 6Z
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

*Resource Name or #: Commercial Building (227 4th Street)
 P1. Other Identifier: _____
 *P2. Location: *a. County Sacramento County/Route/Postmile: _____
 b. Address 227 4th Street (Township 4N, Range 6E, Section 27)
 City Galt Zip 95632
 *c. UTM: USGS Quad: Galt d. UTM: _____
 *e. Other Locational Data (APN #) 150-0211-010-0000

*P3a. Description: (Briefly describe resource below)

The building is a two-story brick commercial/residential building with a rectangular plan, flat roof, a principal (west) elevation features polychromatic brickwork on the second story, modest decorative brick corbelling and coursing, and an original central entrance with transom for accessing second-story apartments. Storefronts flank the central entrance and feature original storefront window and transom openings. Alterations include one-beside-one sliding sash windows in the second story, metal-frame storefront windows and transoms, metal frame doors, non-original concrete block kick plates, and the south elevation has been covered with stucco.

*P3b. Resource Attributes: (HP6) 1-3 story commercial building
 **P4. Resources Present: Building Structure Object Site District
 Elements of District Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: View facing east
 *P6. Date Constructed/Age: c.1925
 Historic Prehistoric Both
 *P7. Owner and Address: Not available

 *P8. Recorded by: Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, California 95834

 *P9. Date Recorded: 7/16/2012
 *P10. Type of Survey: Intensive
 Reconnaissance Other
 Describe: _____

*P11. Report Citation: Historical Resources Evaluation – 2030 Galt General Plan Amendment, prepared for City of Galt by Mead & Hunt, 2012

*Attachments: NONE Map Sheet Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

*Resource Identifier: Commercial building (227 4th Street) *NRHP Status Code: 6Z

B1. Historic Name: _____

B2. Common Name: None County/Route/Postmile: _____

B3. Original Use: Commerce/trade B4. Present Use: Commerce/trade

*B5. Architectural Style: Commercial vernacular

*B6. Construction History: Alterations include replacement one-beside-one sliding sash windows in the second story, replacement metal-frame storefront windows and transoms, metal frame doors, non-original concrete block kick plates, and the south elevation has been covered with stucco. Brick on the facade may not be original to building but appears to have been added during the historic period.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features (describe below):
None

B9a. Architect: Unknown B9b. Builder: Unknown

*B10. Significance: Theme: Commerce / Architecture Area: City of Galt

Period of Significance: c.1925 Property Type: Commercial Applicable Criteria: N/A

The building was evaluated for the California Register of Historical Resources (California Register) under *Criteria 1, 2, and 3* and does not have historical or architectural significance. The history of Galt is outlined in Chapter 9 of the city's General Plan. Galt was established in 1869, and the center for commercial activity was historically located along Front Street (now 4th Street). The first generation of commercial buildings were generally frame and were relocated to Galt from Liberty, San Joaquin County, in the late nineteenth century.

(See Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References:
 (See Continuation Sheet)

B13. Remarks:

B14. Evaluator: Chad Moffett & Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle, Suite 240
Sacramento, CA 95834

Date of Evaluation: 7/30/2012

(Sketch Map with north arrow required.)

See Sketch map attached.

(This space reserved for official comments.)

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (227 4th Street) **County/Route/Postmile:** _____

B10. Significance: (Continued)

By 1884 a building stood on this parcel and operated as a restaurant. According to Sanborn Fire Insurance Maps, the building was removed by 1895. The present building was constructed c.1925 after a fire destroyed the majority of businesses along 4th Street in 1924. A 1926 Sanborn Fire Insurance Map lists the northern half of the building as a stage depot and the southern half as occupied by a grocery store. The second story has historically been used as apartments. A print shop occupied the building's southern half by 1940.

The building does not appear to be significant under *Criterion 1* and 2. A review of existing literature, research, and discussions with the Galt Area Historical Society did not reveal any evidence to suggest that the building is associated with events or persons important to history within a local, regional, or statewide context, particularly with respect to early development of Galt. The nearby Brewster Building at 201 4th Street (constructed in 1882 and listed in the National Register of Historic Places and the California Register) and the commercial building at 401 C Street (constructed c.1915) better represent formative periods of commercial expansion in the city.

Under *Criterion 3*, the building has alterations that have diminished the integrity of its character-defining features and no longer possesses the distinctive characteristics of a type, method, or period of commercial construction, nor does it reflect a regional design standard, or have high artistic value. Character-defining features of commercial architecture in Galt during the early-to-mid twentieth century include: an intact storefront (which may include a recessed entryway, display windows, and transom windows); a combination of architectural details common to commercial buildings of the period (which may include a parapet, brick coping, brick corbelling, brick coursing, or polychromatic brickwork); and a sizable wall area above the storefront used for advertising. Comparison properties, architecturally speaking, include the abovementioned commercial buildings and the commercial block at 415 C Street, which dates to the late 1920s. These comparison properties retain a higher degree of integrity and display character-defining features of commercial architecture from the early-to-mid twentieth century. In addition, the comparison properties exhibit architectural details reflective of significant historic architectural stylistic patterns. This building does not possess architectural design features that distinguish it as a distinctive example of commercial architecture in Galt when compared to similar property types. As a result, it is recommended not eligible for listing in the California Register under *Criterion 3*.

The building does not meet the criteria for listing in the California Register because it does not appear to have historical or architectural significance. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

B12. References:

Galt Area Historical Society. "Galt, California History." <http://www.galthistory.org/history/galthistory.htm> (accessed 15 July 2012).

History of Sacramento County, California: With Illustrations. N.p.: Thompson and West Company, 1880. Reprint, with introduction by Allan R. Ottley, Berkeley, Calif.: Howell North, 1960.

Longstreth, Richard. *The Buildings of Main Street: A Guide to Commercial Architecture.* Walnut Creek, Calif.: AltaMira Press, 2000.

Olson, Jean. Phone interview with Galt Area Historical Society by Mead & Hunt. Sacramento, Calif., 30 July 2012.

Sanborn Fire Insurance Map. Sanborn Map Company, 1884, 1895, 1911, 1926, and 1940.

Urban Design Studio. *Downtown Revitalization and Historic Preservation Specific Plan.* Prepared for the City of Galt, 5 September 1995.

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (227 4th Street) **County/Route/Postmile:** _____

Mintier & Associates, RACESTUDIO, Environmental Science Associates, Applied Development Economics, Omni-Means, Inc.
2030 Galt General Plan, Existing Conditions Report – Final. Prepared for City of Galt, November 2005.

Sacramento County Assessor, Parcel Viewer, <http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx> (accessed July 2012).



View facing northeast.



Storefront detail.

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (227 4th Street) County/Route/Postmile: _____



Second-story replacement windows, view facing east.



Second-story replacement windows on south elevation, view facing northeast.

Resource Identifier: Commercial Building (227 4th Street)
County/Route/Postmile: _____
Map Name: Galt and Lodi North Quadrangles *Scale: 1:24000 *Date of Map: 1976, revised 1978



*Resource Identifier: Commercial Building (227 4th Street)
County/Route/Postmile: _____
*Drawn By: Mead & Hunt *Date: 7/31/2012



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #	_____
HRI #	_____
Trinomial	_____
NRHP Status Code:	6Z
Other Listings	_____
Review Code	_____
Reviewer	_____
Date	_____

*Resource Name or #: Commercial Building (416 B Street)

P1. Other Identifier: _____

*P2. Location: *a. County Sacramento County/Route/Postmile: _____

b. Address 416 B Street (Township 4N, Range 6E, Section 27)

City Galt Zip 95632

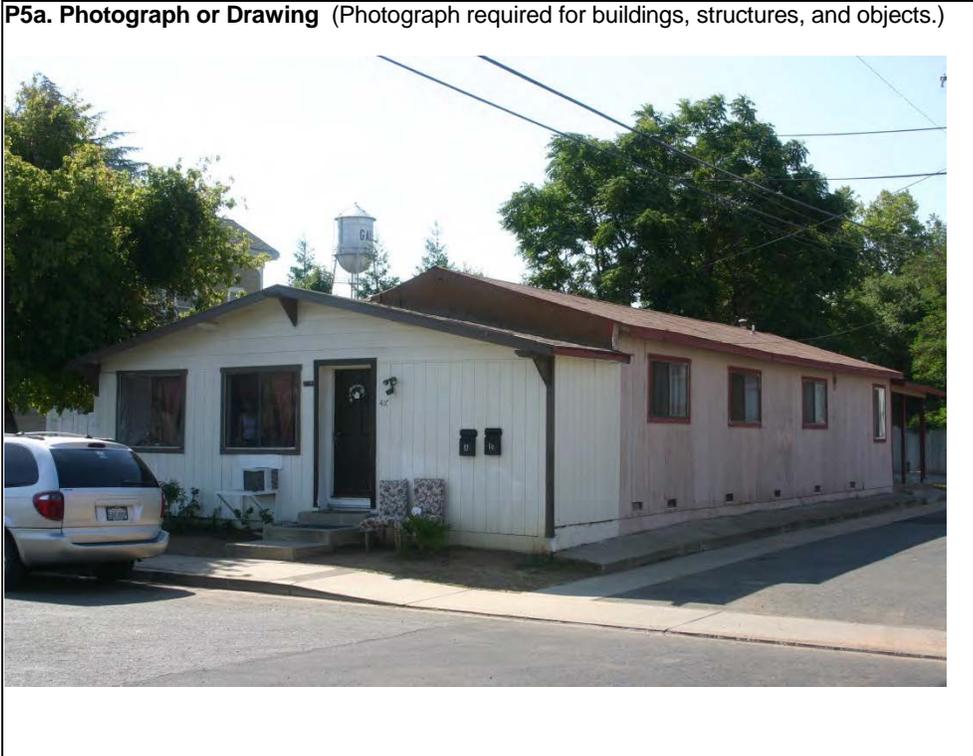
*c. UTM: USGS Quad: Galt d. UTM: _____

*e. Other Locational Data (APN #) 150-0211-002-0000

*P3a. Description: (Briefly describe resource below)
 The building is a one-story frame commercial building with a rectangular plan, front gable roof, composite wood exterior cladding materials, replacement one-beside-one sliding sash windows, and a concrete patio at the rear entrance sheltered by shed-roof awning. The building has been converted to residential use and alterations include a large front gable addition to the principal (north) elevation, rear addition, and altered exterior cladding materials and fenestration.

*P3b. Resource Attributes: (HP2) single family property

**P4. Resources Present: Building Structure Object Site District
 Elements of District Other



P5b. Description of Photo: View facing Southeast

*P6. Date Constructed/Age: c.1925

Historic Prehistoric Both

*P7. Owner and Address: Not available

*P8. Recorded by: Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle
Sacramento, California 95834

*P9. Date Recorded: 7/16/2012

*P10. Type of Survey: Intensive
 Reconnaissance Other

Describe: _____

*P11. Report Citation: Historical Resources Evaluation – 2030 Galt General Plan Amendment, prepared for City of Galt by Mead & Hunt, 2012

*Attachments: NONE Map Sheet Continuation Sheet Building, Structure and Object Record
 Linear Resource Record Archaeological Record District Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

*Resource Identifier: Commercial Building (416 B Street) *NRHP Status Code: 6Z

B1. Historic Name: _____

B2. Common Name: None County/Route/Postmile: _____

B3. Original Use: Commerce B4. Present Use: Domestic

*B5. Architectural Style: No style

*B6. Construction History: Alterations include conversion to residence, front gable addition to the north elevation, front gable addition to the south elevation, composite wood siding, and replacement one-beside-one sliding sash windows.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features (describe below):
None

B9a. Architect: Unknown B9b. Builder: Unknown

*B10. Significance: Theme: Commerce / Architecture Area: City of Galt

Period of Significance: c.1925 Property Type: Commercial Applicable Criteria: N/A

The building was evaluated for the California Register of Historical Resources (California Register) under *Criteria 1, 2, and 3* and does not have historical or architectural significance. The history of Galt is outlined in Chapter 9 of the city's General Plan. Galt was established in 1869, and the center for commercial activity was historically located along Front Street (now 4th Street). The first generation of commercial buildings were generally frame and were relocated to Galt from Liberty, San Joaquin County, in the late nineteenth century. This building exhibits substantial alterations and so few architectural features to convey any historic character in which to indicate a precise construction date. Sanborn Fire Insurance Maps indicate that the lot was vacant through at least 1911. Subsequent maps indicate that a rectangular office building stood on this site by 1926. The building was converted from its historic use to residential use at an unknown date.

(See Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References:
 (See Continuation Sheet, page 3)

B13. Remarks:

B14. Evaluator: Chad Moffett & Timothy Smith
Mead & Hunt, Inc.
180 Promenade Circle, Suite 240
Sacramento, CA 95834

Date of Evaluation: 7/30/2012

(Sketch Map with north arrow required.)

See Sketch map attached.

(This space reserved for official comments.)

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (416 B Street) **County/Route/Postmile:** _____

B10. Significance: (Continued)

The building does not appear to be significant under *Criterion 1* and *2*. A review of existing literature, research, and discussions with the Galt Area Historical Society did not reveal any evidence to suggest that the building is associated with events or persons important to history within a local, regional, or statewide context, particularly with respect to early development of Galt. Moreover, the building has been converted to residential use and no longer conveys its historic association with commerce in Galt. The adjacent Brewster Building at 201 4th Street (constructed in 1882 and listed in the National Register of Historic Places and the California Register) and the commercial building at 401 C Street (constructed c.1915) better represent formative periods of commercial expansion in the city.

Under *Criterion 3*, the building has no distinctive architectural details and has numerous alterations that result in a near total loss of historic integrity. As a result, it does not possess the distinctive characteristics of a type, method or period of commercial construction, nor does it reflect regional design or have high artistic value. This property is recommended not eligible for listing in the California Register under *Criterion 3*.

The building does not meet the criteria for listing in the California Register because it does not appear to have historical or architectural significance. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the California Environmental Quality Act (CEQA) Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not a historical resource for the purposes of CEQA.

B12. References:

Olson, Jean. Phone interview with Galt Area Historical Society by Mead & Hunt. Sacramento, Calif., 30 July 2012.

Sanborn Fire Insurance Map. Sanborn Map Company, 1884, 1895, 1911, 1926, and 1940.

Sacramento County Assessor, Parcel Viewer, <http://assessorparcelviewer.saccounty.net/GISViewer/Default.aspx> (accessed July 2012).

CONTINUATION SHEET

Continuation Update

Resource Identifier: Commercial Building (416 B Street) County/Route/Postmile: _____



View facing southwest.



View facing northeast.

Resource Identifier: Commercial Building (416 B Street)
County/Route/Postmile: _____
Map Name: Galt and Lodi North Quadrangles *Scale: 1:24000 *Date of Map: 1976, revised 1978



*Resource Identifier: Commercial Building (416 B Street)
County/Route/Postmile: _____
*Drawn By: Mead & Hunt *Date: 7/31/2012



Appendix C. Comparison Properties



Comparison Property No. 1: Brewster Building (1882), 201 4th Street, listed in the California Register and National Register.



Comparison Property No. 2: Commercial Building (c.1915), 401 C Street.



Comparison Property No. 3: Commercial Block (late 1920s), 415 C Street.

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PLANNING COMMISSION AGENDA REPORT

Meeting Date: November 8, 2012

Prepared by: Chris Erias, Senior Planner
Reviewed by: Sandra Kiriu, Community Development Director

SUBJECT 1021 Meadowview Drive Setback Variance for side and rear yard setbacks.

RECOMMENDATION

That the Planning Commission adopt Resolution 2012-__(PC) approving 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.

LOCATION 1021 Meadowview Drive in Galt, California. The site is particularly identified as Assessor Parcel Number 148-0280-025.



ZONING R1C, Single-Family Residential, Maximum-Density (6,500 s.f. minimum lot size)

OWNER Herb Hobbs
218 Quail Hollow Drive
Galt, CA 95632
209-745-6145

BACKGROUND

The Planning Commission considered this variance request at its meeting on October 11, 2012 and directed staff to come back to the November Planning Commission meeting with written findings for approval of the variance based on the testimony presented. The Planning Commission also made it clear that residential use of the structure would likely not be allowed if the Planning Commission chooses to approve the variance. The accessory structure would be for storage or permitted hobby use only.

DISCUSSION

The property located at 1021 Meadowview Drive has an illegal structure located in the rear of the property and an illegal attached patio cover. The patio cover and structure were built without required building permits and do not conform to required setbacks.

The variance request is for the illegal structure in the rear of the property. The date of its construction is not known. However, it existed as a storage shed prior to current ownership. At some point which is not clear,

the shed was modified into a second residential unit. It contains a bathroom, kitchen, and heating and air conditioning system. The unit was occupied until the City received a complaint about the structure. Once the City became aware of the illegal structure or second unit, code enforcement action ensued. Since the building was constructed without a building permit, it was unknown if the structure is safe for human occupancy. It was not known if it meets all building code requirements. Consequently, the property owner was informed on or around April 30, 2012 that the tenant in the building must vacate by May 15, 2012. Staff has been informed that the unit is now vacant.

Since the structure does not conform to current setbacks and was constructed without a permit, the property owner had the choice to either move the building so that it conformed to setbacks, remove the building entirely, or receive a variance for the setbacks. If the building is to remain, it will require a building permit. In addition, the structure has a covered walkway with a zero setback essentially connecting to the property line on the side (north) and rear (east). A 2 foot overhang is permissible as long as there is a minimum 3 foot airspace clearance. The applicant has chosen to seek a variance for the structure as a storage shed and not a second residential unit. If the variance is granted, the covered walkway or canopy must be removed or modified to ensure a 3 foot air space between the structure and the property line.

The patio cover requires a 5' setback to the side (north) property line. The setback is measured from foundation, or post, to the property line. A 2 foot overhang is allowed as long as there is a 3 foot air space between structures. The structure has a zero setback and is directly on the property line. It is not a part of the variance request. If the structure is to remain, it must conform to the minimum setback and the property owner must obtain a building permit.

VARIANCE REQUEST

The applicant has requested a variance, under Chapter 18.84 of the Galt Municipal Code, from Section 18.20.020 of the Galt Municipal Code Table 18.20-1 of the Galt Municipal Code which requires a minimum side yard setback of not less than five (5) feet and a rear yard setback of not less than ten (10) feet in the R1C Zone. The variance request is for the accessory building in the rear of the property. It has a 4.8' side yard setback and a 4.5' rear yard setback (see site plan Exhibit A). If the applicant receives a variance for the setbacks they must obtain a building permit and the covered walkway or canopy must be removed or modified to ensure a 3' air space between the structure and the property line.

VARIANCE FINDINGS AND ANALYSIS

In considering a variance, the Planning Commission may approve or conditionally approve the application request for a variance if it finds all of the following under Section 18.84.030 of the Galt Municipal Code:

FINDING: There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and because of such circumstances, the strict application of requirements of this title would deprive the property owner of privileges generally enjoyed by other property owners in the vicinity and under identical zoning classification.

DISCUSSION: The strict application of the setback requirements in the zoning code deprives the property owner of 1021 Meadowview Drive of privileges generally enjoyed by others in the vicinity under identical zoning classification. The accessory building was constructed prior to the current ownership. If the current owner is required to modify or demolish the structure it would impose a financial hardship upon said owner.

However, the owner is required to obtain a building permit and pay all fees. If no permit is obtained within one (1) year of this date abatement procedures would be immediately initiated to remove the building.

FINDING: The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zoning district.

DISCUSSION: Allowing the requested variance for the setbacks at 1021 Meadowview Drive does not constitute a granting of special privileges to the property owner that are inconsistent with the limitations upon other properties in the vicinity and in the same zoning district. Many other properties have accessory storage structures with similar setbacks. Since residential use of the building is prohibited, the building is considered an accessory storage shed.

FINDING: The variance does not authorize a use that is not otherwise allowed in the zoning district.

DISCUSSION: This variance request will not authorize a use that is not otherwise allowed in the R1C zoning district. It is for setbacks and not for a type of use.

FINDING: The variance may not be granted if it will adversely affect the interests of the public or the interests of other residents and property owners within the vicinity of the premises in question. Residential use is specifically prohibited by this Planning Commission action. The building can only be used for storage or hobby purposes.

DISCUSSION: The modified setbacks do not encroach on any easements or on any other private property. The variance request will not adversely affect other residents and property owners near the property. Many nearby residents voiced support of the variance request and there are significant setbacks from existing structures in the area.

FINDING: A variance can be approved only if all the applicable legislative requirements of Government Code Section 65906 are met (variance findings).

DISCUSSION: All requirements of Government Code Section 65906 are met. As mentioned above, there are special circumstances applicable to the property and because of such circumstances, the strict application of requirements of this title would deprive the property owner of privileges generally enjoyed by other property owners in the vicinity and under identical zoning classification, and if the variance is authorized it will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zoning district.

AGENCY COMMENTS

Planning staff circulated a project description and a plot plan to various departments and agencies for comment. The CSD Fire District preferred that a 3 foot minimum clearance be maintained between all structures and the property lines.

APPEAL

An applicant, or any other person aggrieved by the decision, may appeal the Planning Commission's decision,

under Section 18.52.050.A.6 of the Galt Municipal Code within ten (10) days after the mailing of the notice of decision by filing a written notice of appeal with the city clerk.

PUBLIC NOTICE

The project was advertised for public hearing in the Galt Herald on June 27, 2012 and notice was mailed to all property owners within 500 feet of the property boundary.

ATTACHMENTS

Resolution 2012-____(PC) approving 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.

- Exhibit A: Site Plan
- Exhibit B: Conditions of Approval

RESOLUTION NO. 2012 (PC)**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GALT,
CALIFORNIA, MAKING FINDINGS FOR APPROVAL OF
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**

WHEREAS, the applicant requests a variance at 1021 Meadowview Drive modifying the required setbacks in the side yard from five (5) feet to four and one-half (4.5) feet and in the rear yard from ten (10) feet to four and one-half (4.5) feet for an accessory building as shown on the site plan Exhibit A; and

WHEREAS, the Planning Commission of the City of Galt held public hearings on July 12, 2012, October 11, 2012 and November 8, 2012 and reviewed all evidence in the record including the staff report and oral and written testimony and using their independent judgment approves the variance request at 1021 Meadowview Drive subject to the Conditions of Approval attached as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Galt, California that the following findings, as substantiated by evidence in the staff report, have been made on the variance at 1021 Meadowview Drive:

- A. A legally noticed public hearing was held for input and testimony by the Planning Commission on July 12, 2012, October 11, 2012 and November 8, 2012; and
- B. The project will have no significant impact on the environment and is exempt from the California Environmental Quality Act Section 15305 (Minor alterations to land use limitations, such as lot line adjustments, variances, and encroachment permits on land with a slope less than 20%, that do not result in changes in land use or density) and;
- C. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, and because of such circumstances, the strict application of requirements of this title would deprive the property owner of privileges generally enjoyed by other property owners in the vicinity and under identical zoning classification; and
- D. The strict application of requirements of the title would deprive the property owner of privileges generally enjoyed by other property owners in the vicinity and under identical zoning classification; and
- E. The variance, as authorized, does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zoning district; and
- F. The variance does not authorize a use that is not otherwise allowed in the zoning district; and
- G. The variance will not adversely affect the interests of the public or the interests of other residents and property owners within the vicinity of the premises in question; and

H. The City of Galt Planning Commission finds that the variance meets all the applicable legislative requirements of Government Code Section 65906; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the variance at 1021 Meadowview Road is hereby approved subject to the Conditions of Approval set forth in Exhibit B.

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

PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 8th day of November, 2012, upon motion by Planning Commissioner _____, seconded by Planning Commissioner _____ by the following vote, to wit:

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

Chair, City of Galt Planning Commission

ATTEST:

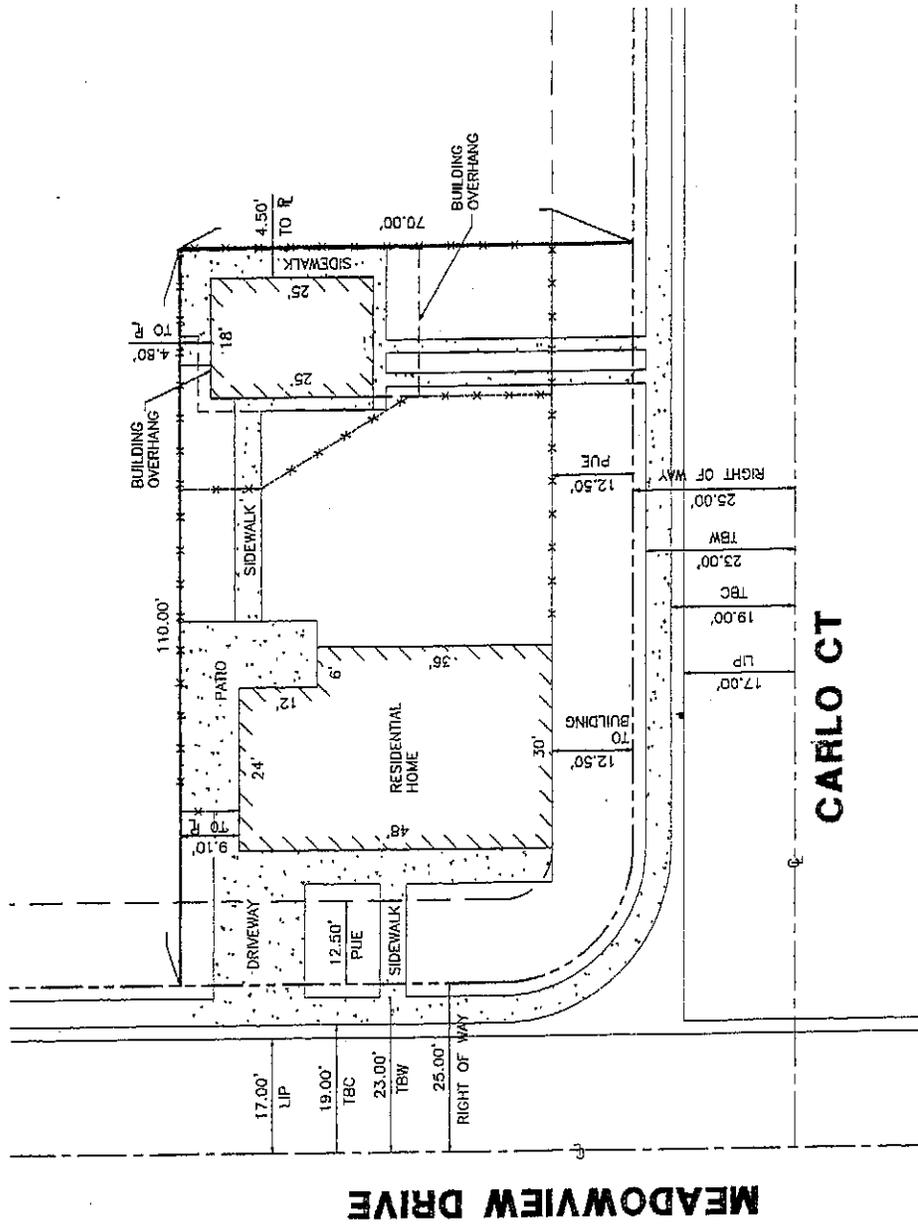
Planning Commission Secretary, City of Galt

CURE
CENT
ROAD
FENC
BULL
ROOF

PC 133

EXHIBIT A to
Reso. 2012-__

**SITE PLAN EXHIBIT FOR:
1021 MEADOWVIEW DRIVE
COUNTY OF SACRAMENTO STATE OF CALIFORNIA
APN: 148-0280-025**



SITE PLAN
SCALE: 1" = 10'

CARLO CT

MEADOWVIEW DRIVE

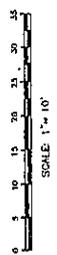
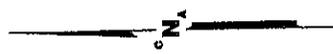


Exhibit B to Resolution 2012____ (PC)

**CONDITIONS OF APPROVAL
FOR A VARIANCE AT 1021 MEADOWVIEW DRIVE
MODIFYING THE REQUIRED SETBACKS
FOR A NON-RESIDENTIAL ACCESORY BUILDING
IN THE SIDE YARD FROM 5 FEET TO APPROXIMATELY 4.5 FEET
AND IN THE REAR YARD FROM 10 FEET TO 4.5 FEET.**

CONDITIONS:

1. The variance is for an accessory building located 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 substantially in conformance with Exhibit A to the Resolution of approval. No other use of the approved variance shall be permitted.
2. The accessory building shall not be used for any residential purposes.
3. The accessory structure shall require a building permit and shall conform to all building code requirements. The property owner has 60 days to obtain building permits for all unpermitted structures on the property. The time limit can be extended with good cause by the Planning Commission at a noticed public hearing and subject to payment of the appeal fee, news paper notice costs, and 500' radius mailing costs.
4. All eaves and overhangs on the subject building must be modified to ensure a three (3) foot air space clearance between the building and property lines.
5. All other structures on the property must meet current setback requirements and must have a building permit, if required, and meet all building code requirements.
6. Failure to comply with the aforementioned conditions by November 8, 2013 (including, but not limited to, a final building permit) shall result in revocation proceedings in accordance with Section 18.84.050 of the Galt Municipal Code.

Meeting Date: November 8, 2012



PLANNING COMMISSION AGENDA REPORT

Prepared by: Chris Erias, Senior Planner
Reviewed by: Sandra Kiriu, Community Development Director

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

RECOMMENDATION

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 R1C-ARC (Low-Density Single-Family, 6,500 square foot minimum lot size) and OS (Open Space)

PROJECT DESCRIPTION

The Fairway Oaks project includes approval of a Vesting Tentative Subdivision Map to subdivide the site into 100 residential lots. The lots range from about 8,000 to 18,000 square feet with a minimum requirement of 6,500 square feet.

The project also includes a 10.7 acre neighborhood park with existing oak trees that will be located within the Open Space zone. A Class I bicycle path will border the park along Dry Creek. The bicycle path will connect existing paths to the west and is planned to ultimately connect with future development to the east. A pedestrian/bicycle path is also proposed as part of a roadway connection to Glendale Avenue.

HISTORY AND BACKGROUND

The project was presented to the Planning Commission on August 23, 2012. The Planning Commission recommended that the City Council adopt the Fairway Oaks IS/MND and MMRP and approve the project rezone from R1A-ARC (Single Family Residential 10,000 sq. ft. minimum lot size) and Open Space (OS) to R1C-ARC (Single-Family Residential, 6,500 sq. ft. minimum lot size) and Open Space (OS). 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. On October 2, 2012 the City Council adopted the IS/MND and MMRP and approved the project rezone.

The Planning Commission decision on the map was continued because of uncertainty about public right-of-way along Cornell Road. The continuation of the item provided time for the applicant to investigate the right-of-way along Cornell Road. The Planning Commission also directed staff to explore a third vehicle access option at Glendale Avenue through the commercial site on Glendale Avenue west of Fairway Drive.

Primary access to the subdivision will be from Cornell Road. Cornell Road is a substandard road through the County Island from Lincoln Way to the project site. It has been determined that there is no public right-of-way on Cornell Road west of the City limits to Lincoln Way. The developer will be conditioned to make improvements to Cornell Road to accommodate project traffic.

Residents living along Cornell Road voiced concerns to the Planning Commission at the August 23, 2012 meeting regarding traffic on Cornell Road. Most in attendance believed that the traffic from the new homes in the proposed subdivision would negatively alter the rural character of the road and the neighborhood. They asked that the subdivision also connect to Glendale Avenue to the north to reduce traffic on Cornell Road. The Planning Commission directed staff to explore the Glendale connection.

Based on the Planning Commission direction, staff further evaluated the use of Glendale as a third vehicle access point into the subdivision. Staff recommends the Glendale connection as directed by the Planning Commission because it will provide better traffic flow through the subdivision and alleviate traffic along Cornell Road and Ranch Road. While there was no change in service level on Cornell Road with the Glendale connection, the traffic study determined that daily vehicle trips on it will be reduced. Service levels along Ranch Road are also expected to improve with the Glendale connection. Some residents along Ranch Road also expressed concern about traffic at the Planning Commission meeting. They stated that existing traffic was already too high (currently Level of Service C which is acceptable per City policy), and they expressed a concern about increased delays at the Lincoln Way/Ranch Road intersection. The Glendale connection will reduce traffic on Ranch Road.

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, 2012 to July 27, 2012. Five comment letters on the IS/MND were received. The comments were from the Sacramento Metropolitan Air Quality Management District (SMAQMD), Caltrans, the Sacramento Area Bicycle Advocates, Central Valley Regional Water Quality Control Board and Sacramento County (see Attachment 1 for the Sacramento County letter and Attachment 2 for all other letters). 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 and Errata included as Attachment 2. The Sacramento County letter was not included in the Response to Comments because it arrived too late for inclusion. In this letter, the Sacramento County Engineer preferred that Cornell Road be used as an

emergency roadway only and not as a primary vehicle access. However, the County Engineer recognized that Cornell Road operates at acceptable service levels with the proposed subdivision.

As stated previously, the Planning Commission recommended that the City Council adopt the project IS/MND and MMRP and approve the rezone at its August meeting. However, the Planning Commission will also adopt the project IS/MND and the Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 18.52.050 (A, 8) of the Galt Municipal Code (GMC) which 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.

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>.

VESTING TENTATIVE SUBDIVISION MAP

The applicant is seeking approval of the attached vesting tentative map (Exhibit A) 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 as complete. 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 City 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. A standard condition also states that the building permit issuance will be based on actual waste water treatment plant capacity.

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 drainage 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 Glendale Avenue. As part of the proposed project, the offsite portion of Cornell Road will be improved. Chase Drive and Ranch Road are already developed and can accommodate traffic from the proposed subdivision. The Glendale Avenue connection will be fully developed with landscaping, sidewalk, curb, gutter and street.

Internal Circulation

Internally, the subdivision provides a number of connector streets predominantly in an east-west, north-south orientation. There are no cul-de-sacs in the subdivision but there are two loops.

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 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 and biking. The Fairway Oaks map design has a 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 a bike and 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 the 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 roadway 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 encourage biking and walking. The Glendale bicycle/pedestrian connection will encourage biking and walking to the commercial areas along Fairway Drive.

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 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. 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 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 a strong track record of providing housing for all income groups and 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 a predominantly east-west alignment and allows southern exposure to the extent feasible. 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.

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 lot sizes and single family homes are consistent with the low density residential designation of the General Plan. It is also consistent with many General Plan policies mentioned in the previous section.

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. The site is relatively level with no wetlands or other sensitive resources on the site.

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 and MMRP.

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

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

DISCUSSION: The design of the subdivision and the type of improvements will not cause serious public health problems. The project requires mitigation for potential public health problems. For example, noise mitigation includes the construction of a 11' sound wall to protect residents from harmful freeway noise. 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. In fact, it ensures public access to the open space area along Dry Creek.

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-___(PC), conditionally approving the Vesting Tentative Subdivision Map
Exhibit A Vesting Tentative Subdivision Map
Exhibit B Conditions of Approval

PL201

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, a Mitigated Negative Declaration (MND) was prepared for the Fairway Oaks Rezone and Vesting Tentative Map Project and circulated for a 30-day period from June 27, 2102 to July 27, 2012 during which time comment letters were received from the Sacramento Metropolitan Air Quality Management District (SMAQMD), Caltrans, the Sacramento Area Bicycle Advocates, Central Valley Regional Water Quality Control Board and Sacramento County ; and

WHEREAS, the Planning Commission of the City of Galt held public hearings on August 23, 2012 and November 8, 2012, to consider the proposed MND and the Fairway Oaks Rezone and Vesting Tentative Subdivision Map, known as the Fairway Oaks Project (the "Project"); and

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

WHEREAS, the City Council of the City of Galt held a public hearing on October 2, 2012, reviewed all evidence in the record and adopted the Fairway Oaks 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 approved the project rezone, and;

WHEREAS, the Planning Commission reviewed the proposed Vesting Tentative Subdivision Map for the Fairway Oaks Project at the public hearing on November 8, 2012 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 based on the public record as a whole:

- 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 development is so designed and of sufficient size to provide a desirable environment within its own boundaries. The design of the subdivision will provide above moderate housing, which is an identified need in the General Plan; and
- I. 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 further approves the Vesting Tentative Subdivision Map for the Fairway Oaks Project, as set forth in Exhibit A, 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.

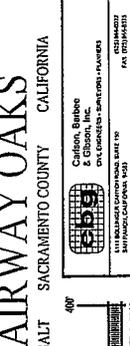
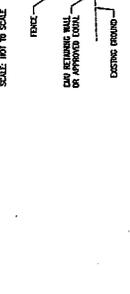
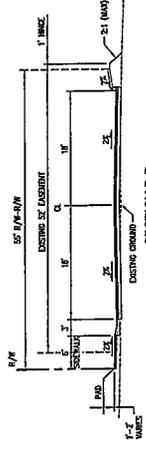
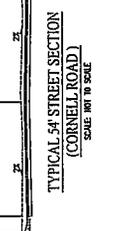
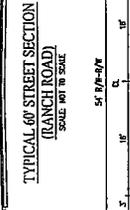
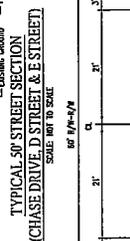
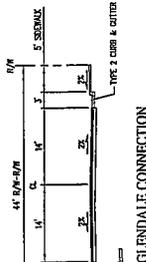
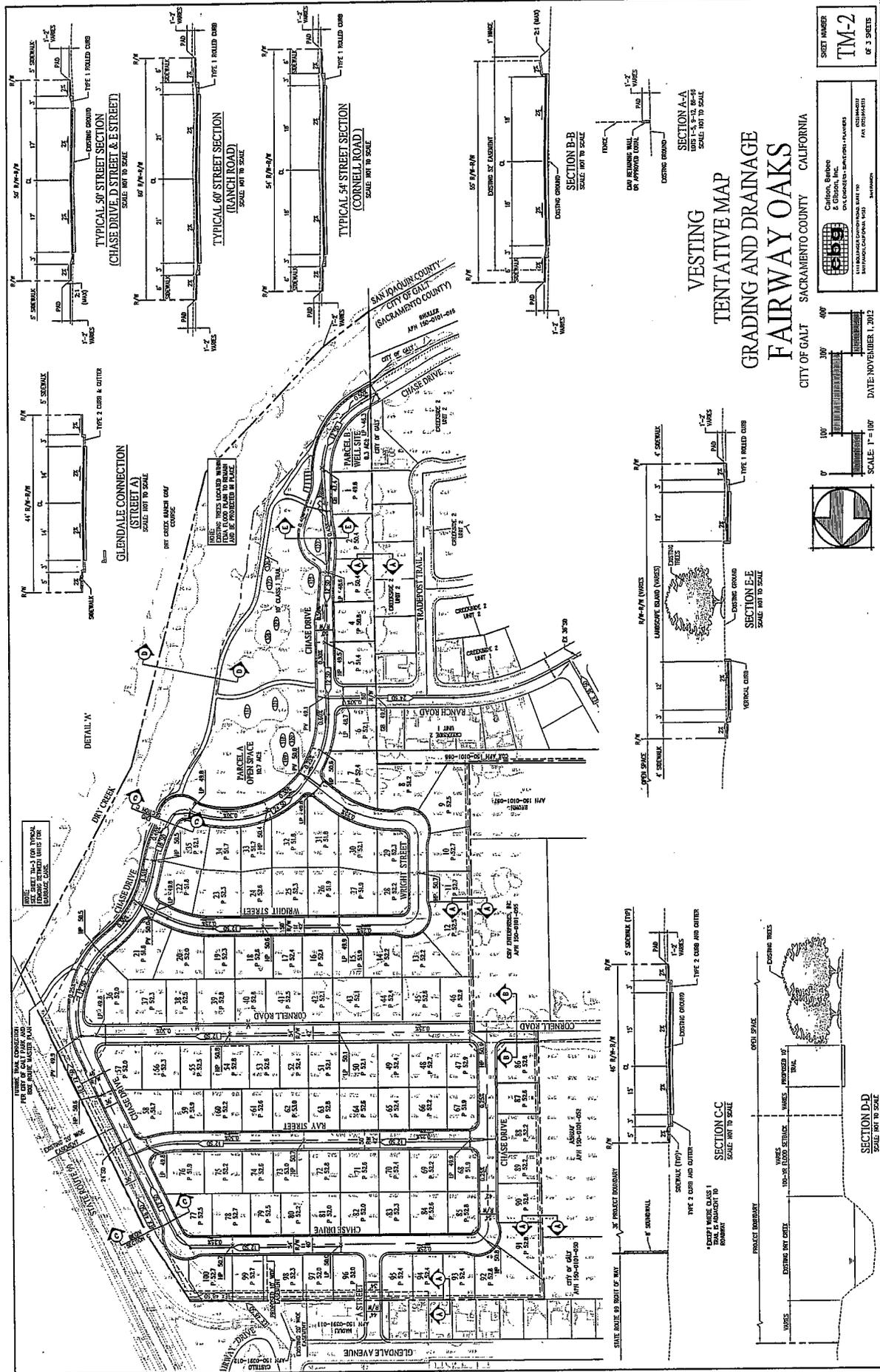
PASSED AND ADOPTED by the Planning Commission of the City of Galt, California, this 8th day of November, 2012, upon motion by Commissioner _____, seconded by Commissioner _____, by the following vote, to wit:

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

Planning Commission Chair, City of Galt

ATTEST:

Planning Commission Secretary, City of Galt



VESTING TENTATIVE MAP GRADING AND DRAINAGE FAIRWAY OAKS

CITY OF GALT SACRAMENTO COUNTY CALIFORNIA

SECTION A-A
SCALE: NOT TO SCALE

SECTION B-B
SCALE: NOT TO SCALE

SECTION C-C
SCALE: NOT TO SCALE

SECTION D-D
SCALE: NOT TO SCALE

SECTION E-E
SCALE: NOT TO SCALE

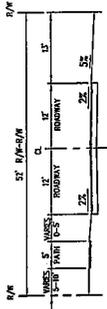
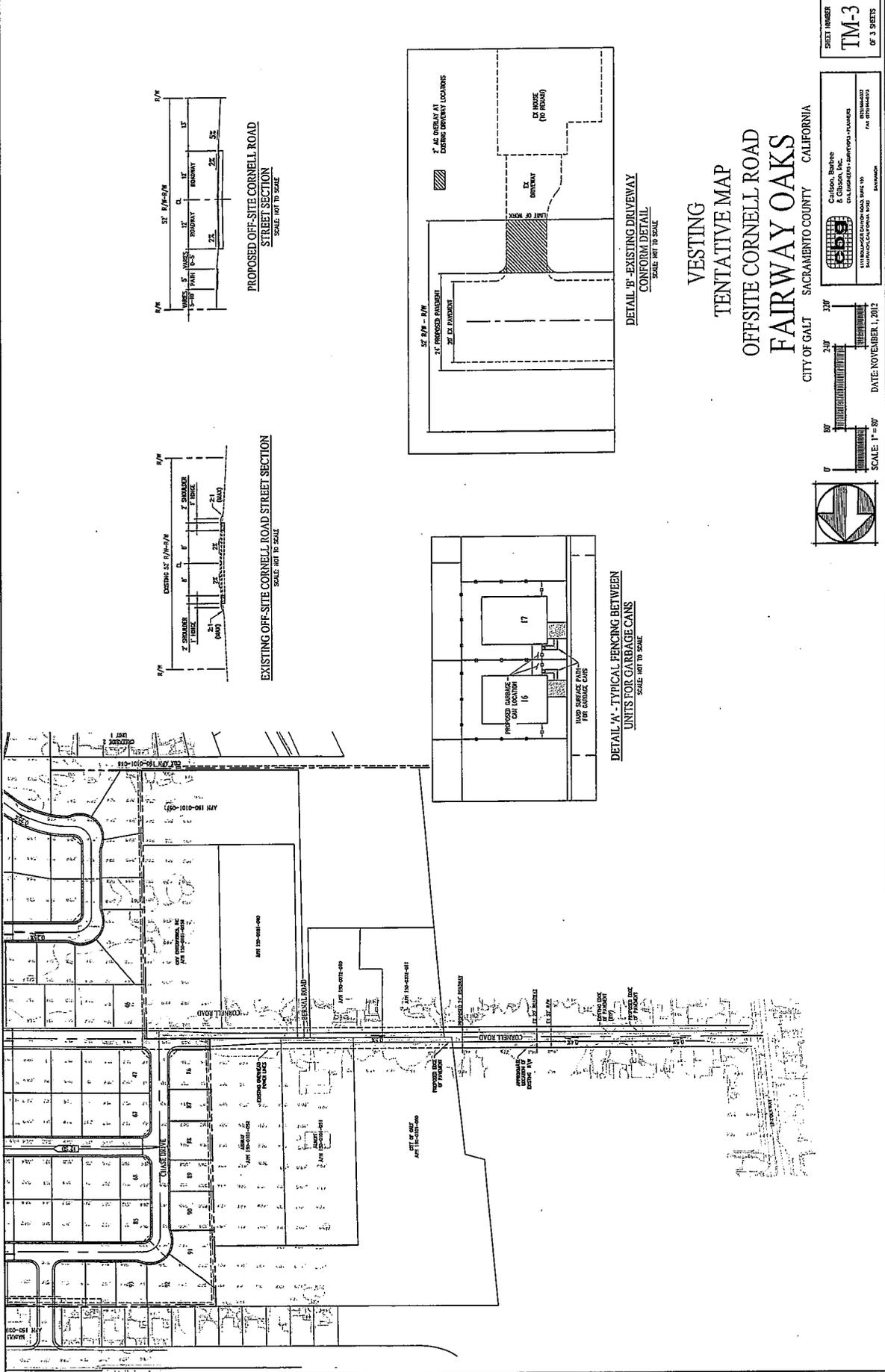
SECTION F-F
SCALE: NOT TO SCALE

DATE: NOVEMBER 1, 2012

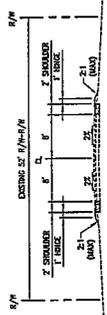


SHEET NUMBER **TM-2**
OF 3 SHEETS

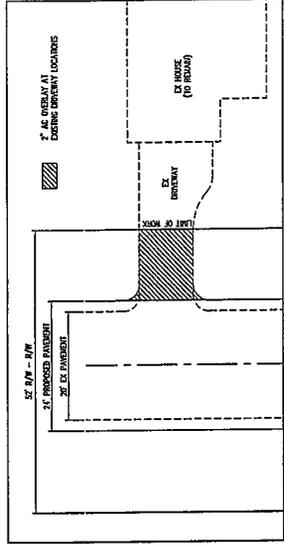
SBG
Carlson, Stribbe & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS
1111 HUNTERS CANYON ROAD
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 486-1111
FAX: (916) 486-1111



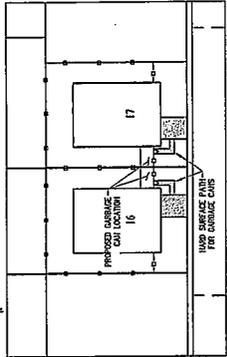
PROPOSED OFF-SITE CORNELL ROAD STREET SECTION
SCALE: NOT TO SCALE



EXISTING OFF-SITE CORNELL ROAD STREET SECTION
SCALE: NOT TO SCALE



DETAIL 'B' - EXISTING DRIVEWAY CONFORM DETAIL
SCALE: NOT TO SCALE



DETAIL 'A' - TYPICAL FENCING BETWEEN UNITS FOR GARBAGE CANS
SCALE: NOT TO SCALE

VESTING TENTATIVE MAP
OFFSITE CORNELL ROAD
FAIRWAY OAKS
CITY OF GALT SACRAMENTO COUNTY CALIFORNIA

SHEET NUMBER
TM-3
OF 3 SHEETS

City of Galt, Sacramento County, California
City Engineer: [Signature]
City Clerk: [Signature]

DATE: NOVEMBER 1, 2012
SCALE: 1" = 80'

City of Galt, Sacramento County, California
City Engineer: [Signature]
City Clerk: [Signature]

City of Galt, Sacramento County, California
City Engineer: [Signature]
City Clerk: [Signature]

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 2 lettered lots in substantial compliance with Exhibit A to this resolution.	Final Map	Public Works Department	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures.			
3.	Neither the approval of this vesting tentative subdivision map or the approval /recordation 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 / Public Works Department	
4.	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 Public Works Department.	Final map / Improvement Plans	Public Works Department	
5.	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 Public Works Department.	Final map / Improvement Plans	Public Works Department	
6.	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 Public Works Department.	Final Map	Community Development Director And Public Works Department	
7.	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	
8.	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	
9.	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	Improvement Plans /Final Map	Public Works Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	City of Galt Improvement Standards, and to the satisfaction of the Public Works Department.			
10.	No building permits shall be finalized 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	Public Works Department	
11.	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	Public Works Department	
12.	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	Public Works Department	
13.	LED street lighting shall be provided in accordance with City requirements and generally-accepted design criteria for street light coverage, as determined by the Public Works Department.	Acceptance of Improvements	Public Works Department	
14.	Stop signs shall be installed as required by the Public Works Department.	Acceptance of Improvements	Public Works Department	
15.	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	Public Works Department	
16.	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	
17.	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	Public Works Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
18.	<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	
19.	<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	
20.	<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. Haul tags or other acceptable evidence of compliance must be provided during the construction phase.</p>	Final Map or Improvement Plans, whichever is first	Planning Department	
21.	<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	Public Works Department Finance Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
22.	<p>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.</p>	Final Map	<p>Public Works Department Finance Department</p>	
23.	<p>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.</p>	Final Map	<p>Public Works Department, Planning Department, Finance Department</p>	
24.	<p>Prior to the recordation of the final map, the property owner(s) shall (1) approve an annual Mello-Roos Community Facilities District special tax or (2) deposit a sum money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment attributable to the property.</p>	Final Map	Cosumnes CSD	
25.	<p>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.</p>	Final Map	<p>Public Works Department Planning Department Finance Department</p>	
26.	<p>The ODS shall provide adequate water supplies for</p>	Acceptance of	Fire Marshall	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	domestic and fire protection purposes, subject to the approval of the Public Works Department. Water supplies shall be of sufficient quantity and quality necessary to meet state and City requirements.	Improvements	Public Works Department	
27.	The ODS shall provide access arrangements and install working fire hydrants delivering fire flows to the satisfaction of the Public Works Department in consultation with the Fire District prior to any combustible construction.	Prior to building Permit approval	Public Works Department, Fire District	
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	Public Works Department, 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	Public Works Department	
32.	Lots denoted by alphabet letter shall be offered for dedication to the City of Galt at final map.	Final Map	Public Works Department	
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	Public Works Department 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	Final Map Improvement Plans	Public Works Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	higher. Completed compact disks are to be submitted to the Public Works Department.			
36.	Provide the City of Galt Public Works Department with 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 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 Public Works Department prior to their acceptance.	Final Map Building permit Acceptance of Public Improvements	Public Works Department	
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	Public Works Department	
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 Public Works Department.	Final Map	Public Works Department	
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"> 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 Public Works Department. b) Cornell Road from the project's western limits to Lincoln Way. The improvements shall include: <ul style="list-style-type: none"> • Roadway improvements, which shall be at minimum comparable in width to existing conditions and sufficient to accommodate the design traffic, to the satisfaction of the Public Works Department ; ▪ 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; • Intersection lighting at Lincoln Way and Cornell 	Final Map	Public Works Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	<p>Road;</p> <ul style="list-style-type: none"> • Appropriate storm drainage improvements along Cornell Road, to the satisfaction of the Public Works Department. <p>c) Glendale Avenue Connection (Street A) shall be constructed on ODS obtained ROW/easement to the satisfaction of the Public Works Department.</p> <p>d) Extension of storm drain main from the project's western boundary along Ranch Road to the intersection with Bernal Road.</p> <p>e) 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 & connections points to be consistent with the water 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>f) 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> <p>g) For all of the above, the improvement plans shall be acceptable to the Public Works Department, which may include deferral of certain improvements with appropriate securities.</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. Public Works Department	
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. Public Works Department	
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	Public Works Department	
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	Final Map Improvement Plans	Public Works Department	

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	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.			
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. Public Works Department	
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. Public Works Department	
46.	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. 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. 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.	Prior to building permit approval	Planning Dept.	
47.	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: www.water.ca.gov/wateruseefficiency/landscapeordinance	Final Map	Planning Dept. Public Works Department	
48.	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 Public Works Department, including but not limited to the following: <ul style="list-style-type: none"> Public streets, including curb, gutter, and 	Improvement Plans	Public Works Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	sidewalks <ul style="list-style-type: none"> • Storm drainage • Water distribution • Sanitary sewer • Grading /dust control/erosion control • Landscape, irrigation and masonry walls • Striping and Signage Plan . 			
49.	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.	Building permit inspection	Building Inspector	
50.	All heating and air conditioning equipment shall be 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.	The ODS shall implement all project environmental features as described in Table 7 of the Response to Comments for the Project.	Building Permit application	Planning Dept. Building Inspector	
54.	All homes must have an extra 220 electric outlet in the garage for electric vehicle recharging.	Building permit Application	Planning Dept.	
55.	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 / Public Works Department	
56.	The ODS shall provide survey monumentation in accordance with County of Sacramento and City	Acceptance of Improvements	Public Works Department	

#	CONDITION OF APPROVAL	DUE	RESPONSIBLE OFFICIAL	COMPLETED DATE
	standards.			
57.	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.	
58.	This project is subject to SMAQMD rules and regulations in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916-874-4800. This includes, but is not limited by rules 201, 403, 442, and 902.	All phases	SMAQMD	
59.	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 Public Works Department	
60.	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 Public Works Department	
61.	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 is 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	
62.	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	Ongoing	Planning Dept.	

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	documentation related to this project or subdivision map. Applicant further agrees to provide a defense for the City in any such action.			
63.	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.	
	END OF CONDITIONS			