



**CITY OF GALT
GENERAL PLAN UPDATE**

**Presentation to
Sacramento LAFCo**

March 1, 2006

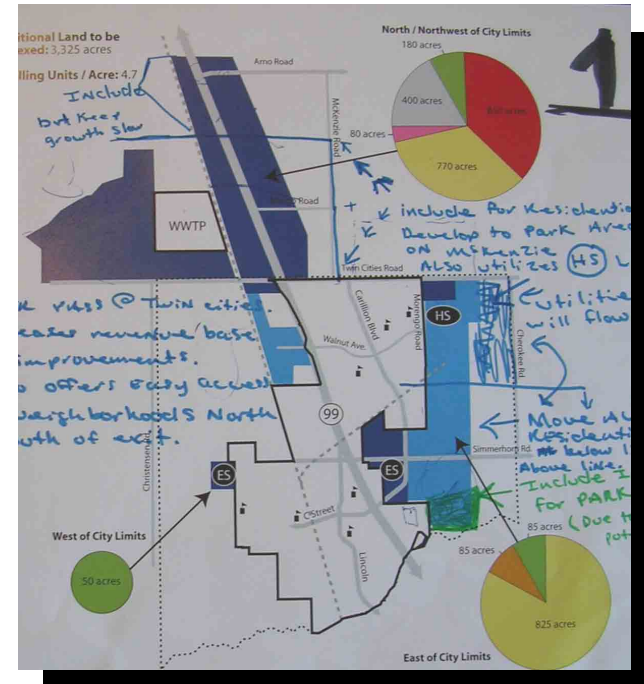
- History of the Galt General Plan Update Process
- Major issues of the General Plan Update
- Request for LAFCo input

HISTORY OF THE GALT GENERAL PLAN UPDATE

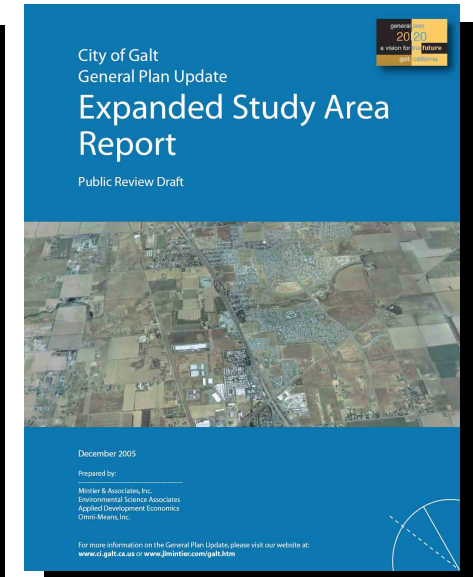
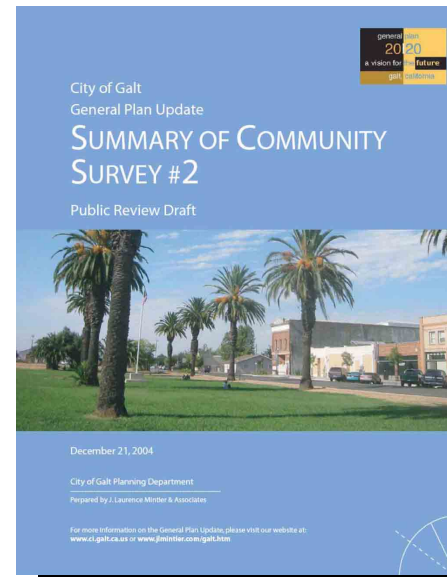
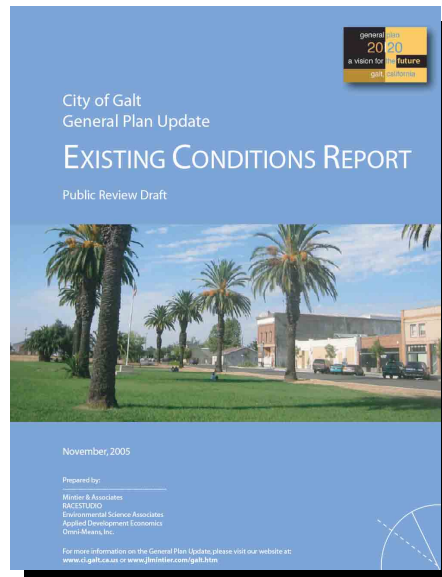


History of Galt General Plan Update Process

- Public Outreach:
 - 2 Community Surveys
 - 4 Focus Group Meetings
 - 6 Community Workshops
 - 7 Joint City Council / Planning Commission Study Sessions
 - 22 total City Council meetings

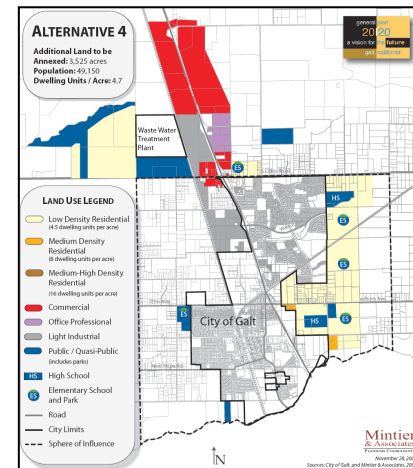
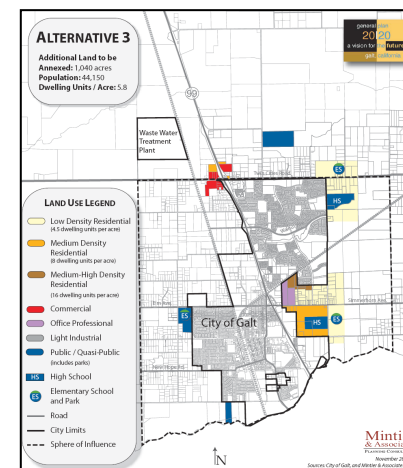
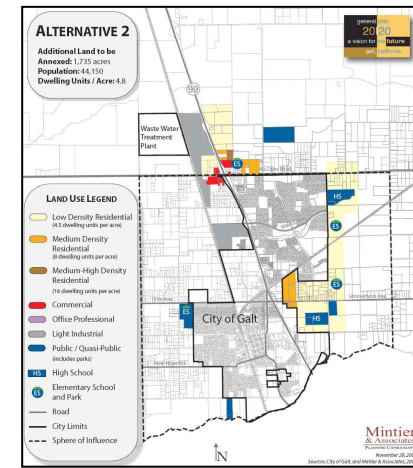
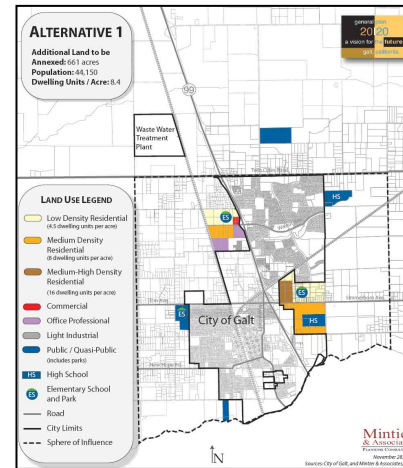


- Work Products:
 - Existing Conditions Report
 - Survey #2 Summary Report
 - Expanded Study Area Report



History of Galt General Plan Update Process

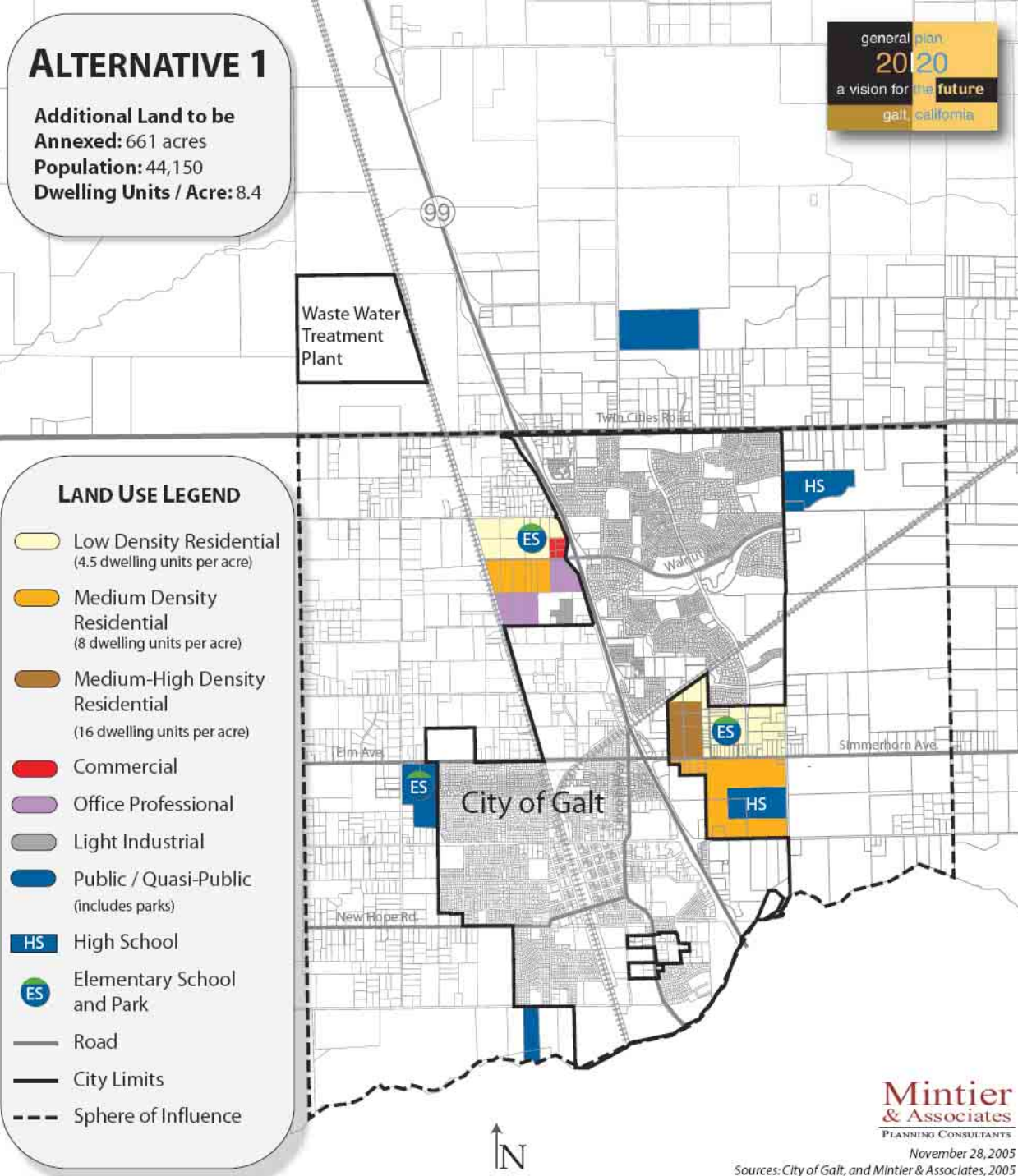
- Four Land Use Alternatives



ALTERNATIVE 1

Additional Land to be Annexed: 661 acres
Population: 44,150
Dwelling Units / Acre: 8.4

general plan
2020
a vision for the future
galt, california



- Allocates most growth close to the existing business and civic core, around downtown and the Central Galt interchange.
- Some growth will also be planned north of Live Oak Avenue close to SR 99.
- Emphasizes compact development.
- New growth areas will be integrated into distinct neighborhoods with a mix of uses.
- Pedestrian and bicycle-friendly facilities will also be emphasized.

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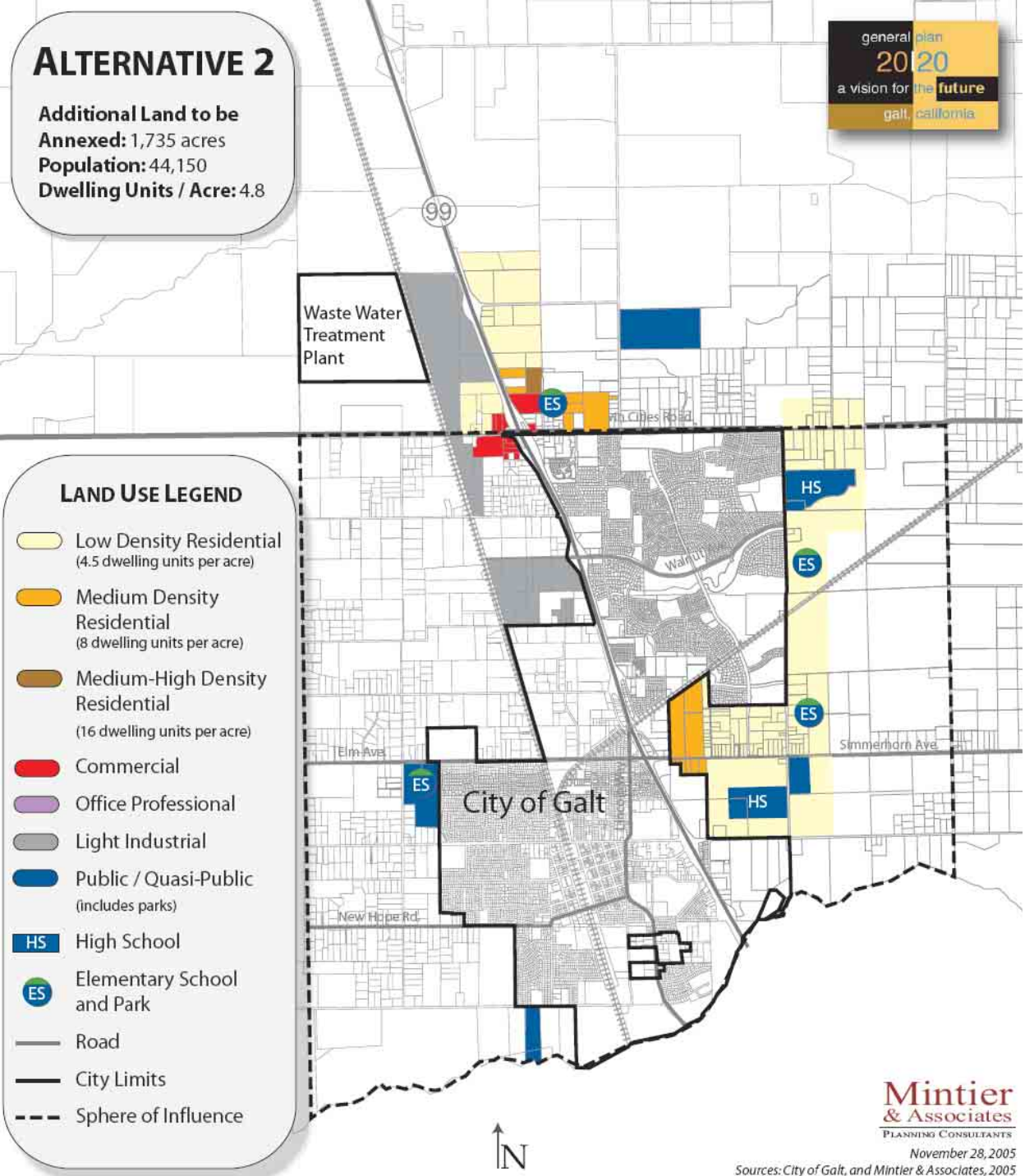
November 28, 2005

Sources: City of Galt, and Mintier & Associates, 2005

ALTERNATIVE 2

Additional Land to be Annexed: 1,735 acres
Population: 44,150
Dwelling Units / Acre: 4.8

general plan
2010
a vision for the future
galt, california



- Development patterns in new growth areas similar to existing city.
- Residential densities will remain low.
- Most growth will move eastward.
- Commercial and higher density housing will be centered around the Central Galt interchange.
- Includes an expansion of the existing industrial park.
- New neighborhood centered on the Twin Cities Rd. / SR 99 interchange.

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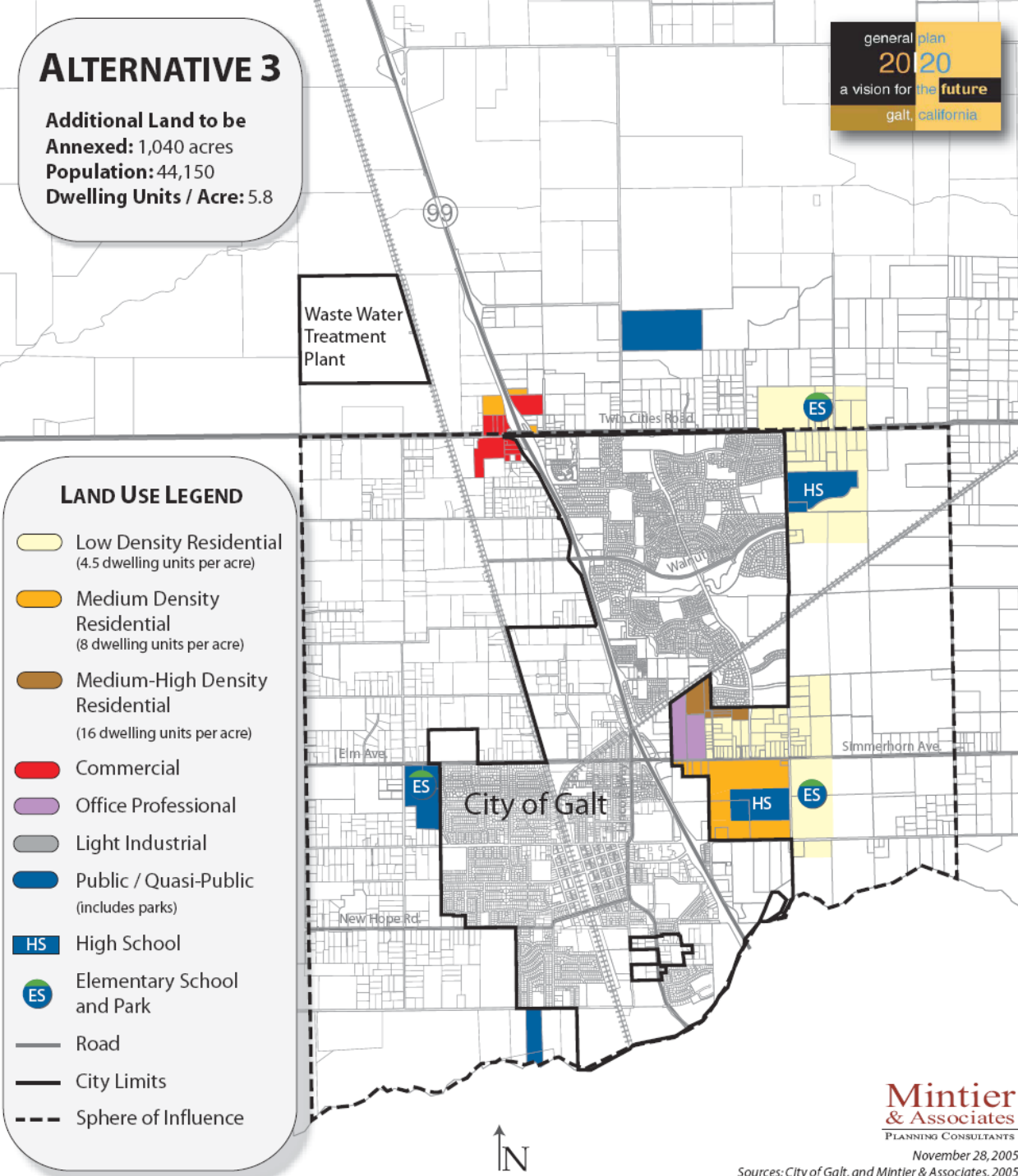
November 28, 2005

Sources: City of Galt, and Mintier & Associates, 2005

ALTERNATIVE 3

Additional Land to be Annexed: 1,040 acres
Population: 44,150
Dwelling Units / Acre: 5.8

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2020
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galt, california



LAND USE LEGEND

- Low Density Residential (4.5 dwelling units per acre)
- Medium Density Residential (8 dwelling units per acre)
- Medium-High Density Residential (16 dwelling units per acre)
- Commercial
- Office Professional
- Light Industrial
- Public / Quasi-Public (includes parks)
- HS High School
- ES Elementary School and Park
- Road
- City Limits
- Sphere of Influence

- Focuses future growth primarily around three activity nodes.
- The "Twin Cities Road" neighborhood would have primarily regional shopping opportunities.
- The "New High School" neighborhood would be a predominately single family residential.
- The "Notch" neighborhood would include a regional commercial and entertainment center oriented towards the highway, with office and higher density residential uses.

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November 28, 2005

Sources: City of Galt, and Mintier & Associates, 2005

ALTERNATIVE 4

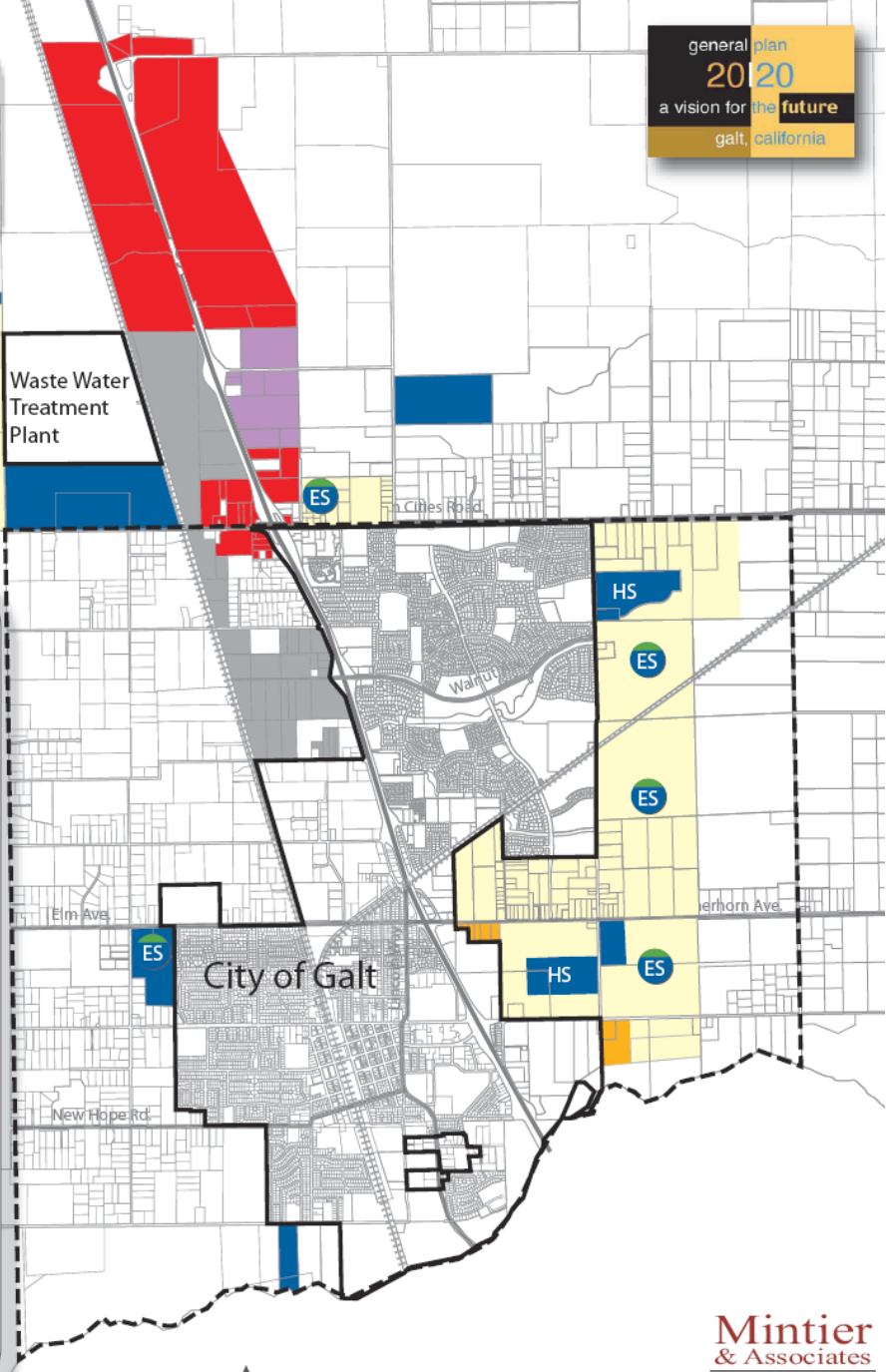
Additional Land to be Annexed: 3,525 acres
Population: 49,150
Dwelling Units / Acre: 4.7

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galt, california

Waste Water Treatment Plant

LAND USE LEGEND

- Low Density Residential (4.5 dwelling units per acre)
- Medium Density Residential (8 dwelling units per acre)
- Medium-High Density Residential (16 dwelling units per acre)
- Commercial
- Office Professional
- Light Industrial
- Public / Quasi-Public (includes parks)
- HS High School
- ES Elementary School and Park
- Road
- City Limits
- Sphere of Influence



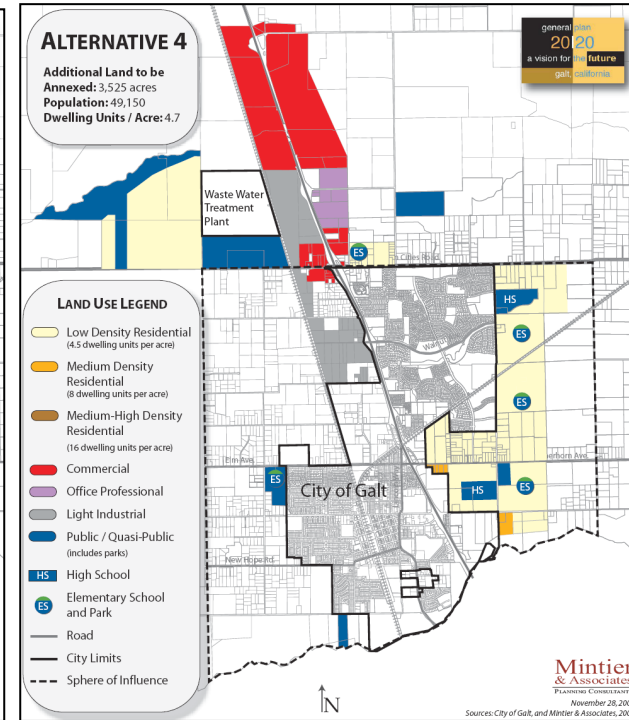
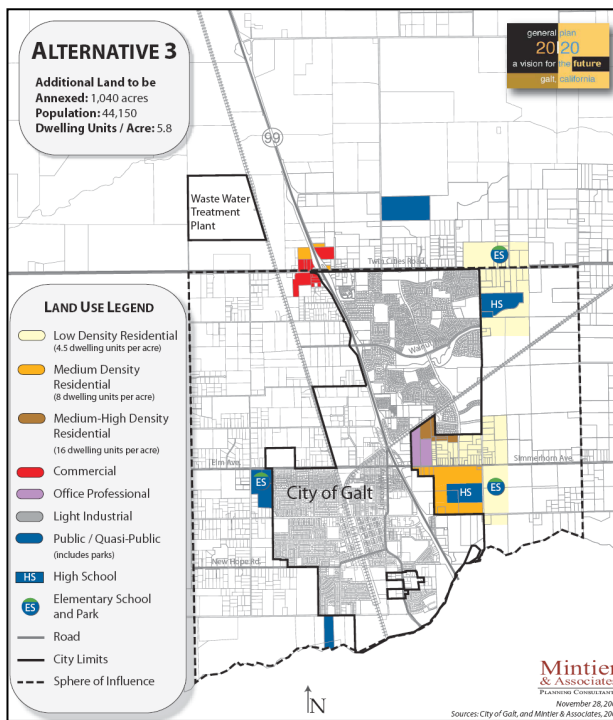
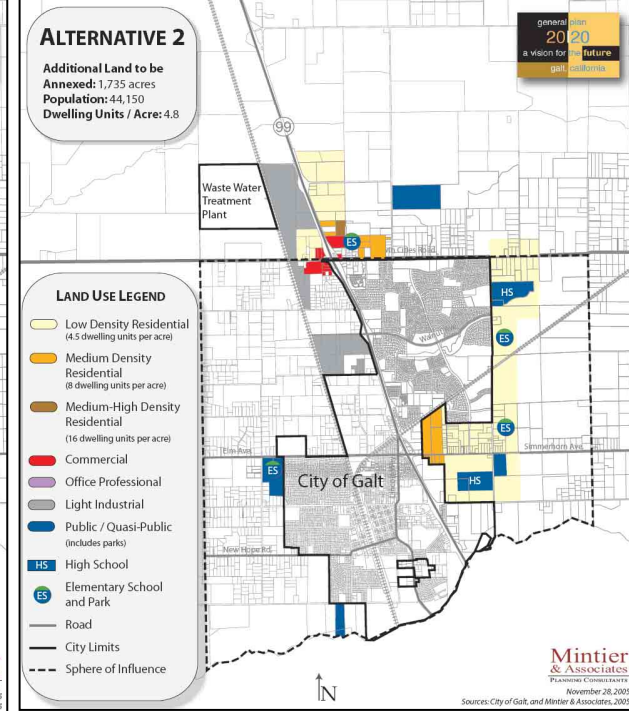
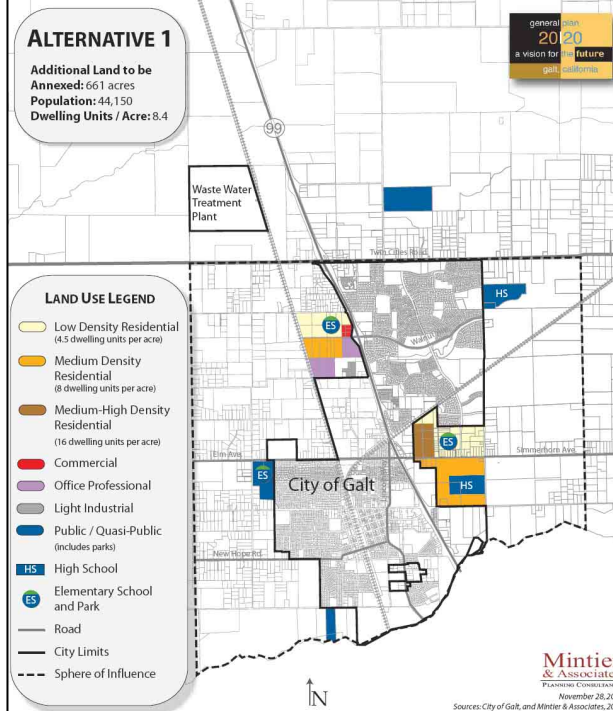
- Focuses development around highway visibility and access for economic development.
- Residential densities are the lowest of any alternative.
- This alternative places a majority of new commercial and industrial growth north of the city along SR 99.
- A Del Webb active adult community would be developed northwest of the city.
- Growth on the eastern side of the community would be similar to that shown in Alternative 2.

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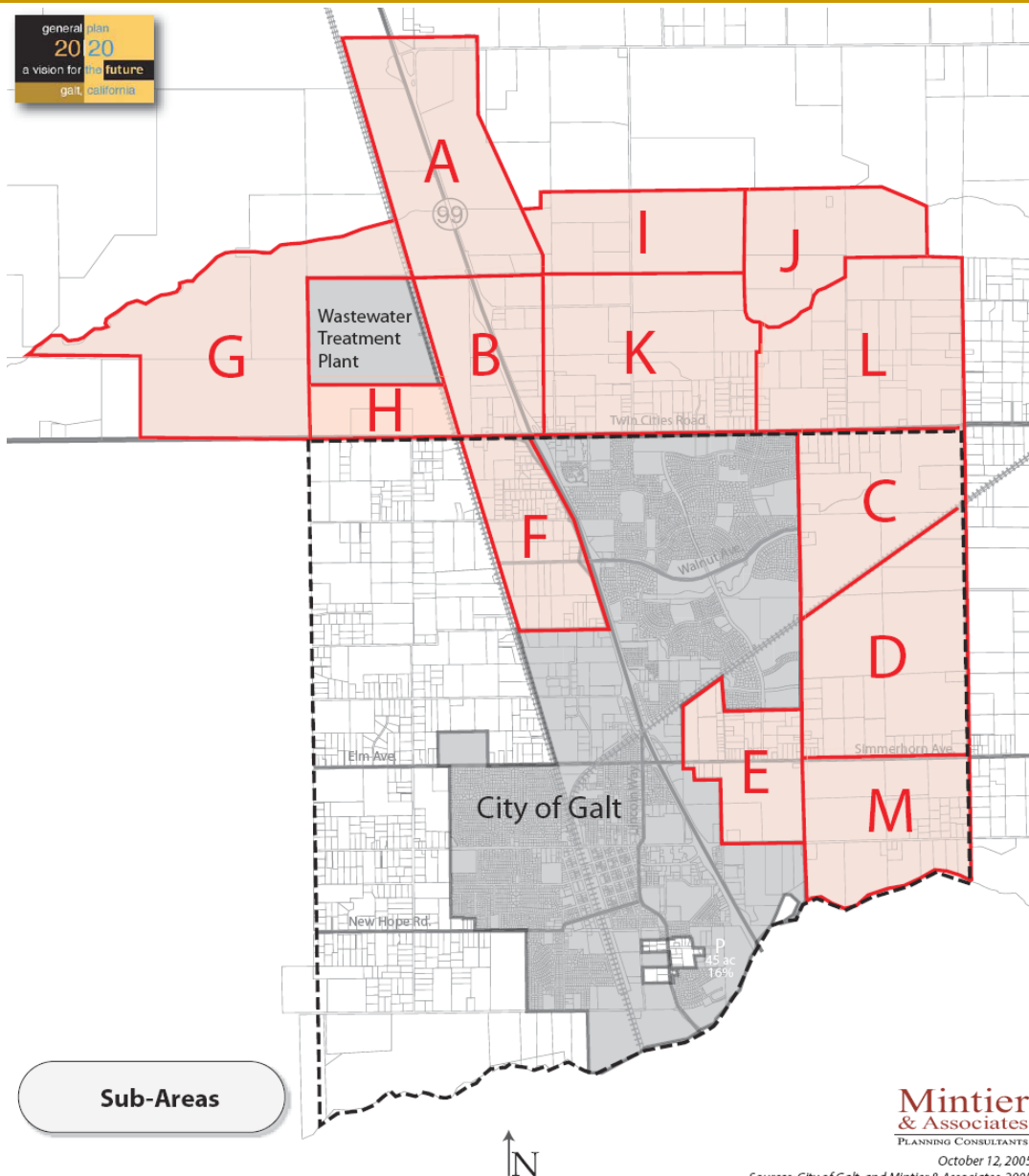
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- Alternative Comparison



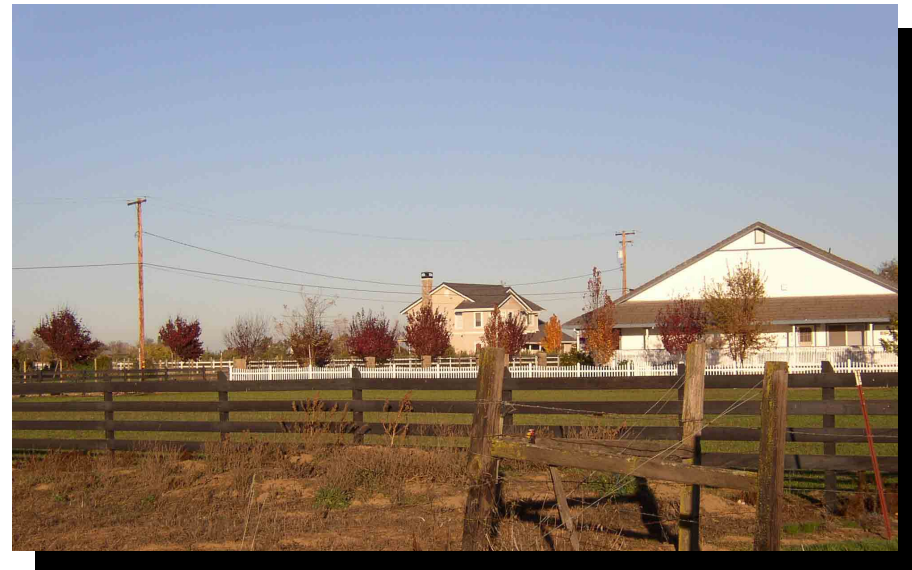
- Expanded Study Area Analysis



WHY A NEW SPHERE OF INFLUENCE BOUNDARY?

Why a New Sphere of Influence Boundary?

- Galt is restricted for future growth on the south by the County line
- Galt is restricted for future growth on the west by the proliferation of agriculture-residential 2-5 acre subdivisions approved by the County within the City's SOI, despite City objections



Why a New Sphere of Influence Boundary?

- Galt is experiencing high sales-tax leakage
- Galt has a low jobs to housing balance (0.47)

Why a New Sphere of Influence Boundary?

- City has desire to protect land north of Twin Cities Road for future city expansion (beyond 20-year general plan)
 - Elk Grove encroaching south
 - County subdividing parcels into ag/res
 - Possible area for green belt / community separation



Why a New Sphere of Influence Boundary?

- City desires to protect the SR 99 corridor for:
 - Commercial / employment expansion
 - Creation of a regional job center



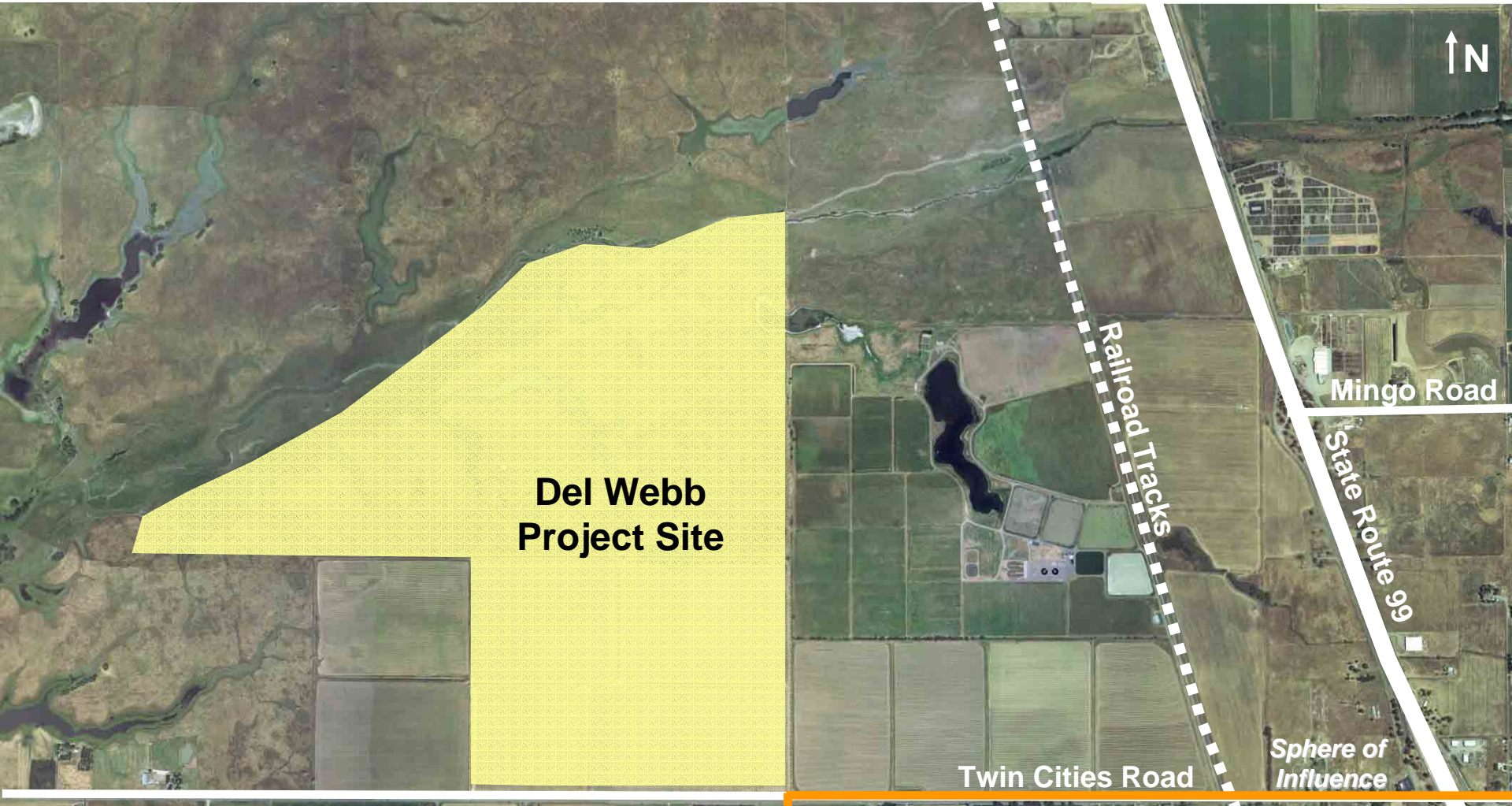
CDH Partners

- Environmental considerations:
 - Several environmental groups (*Sierra Club, SOS, FOSH, ECOS, Audubon Society*) have expressed concern about City growth to the north
 - Sandhill Crane habitat
 - Swainson's Hawk nest sites and foraging
 - Giant Garter Snake
 - Consumnes River Preserve
 - Creation of a buffer from Skunk Creek to Laguna Creek



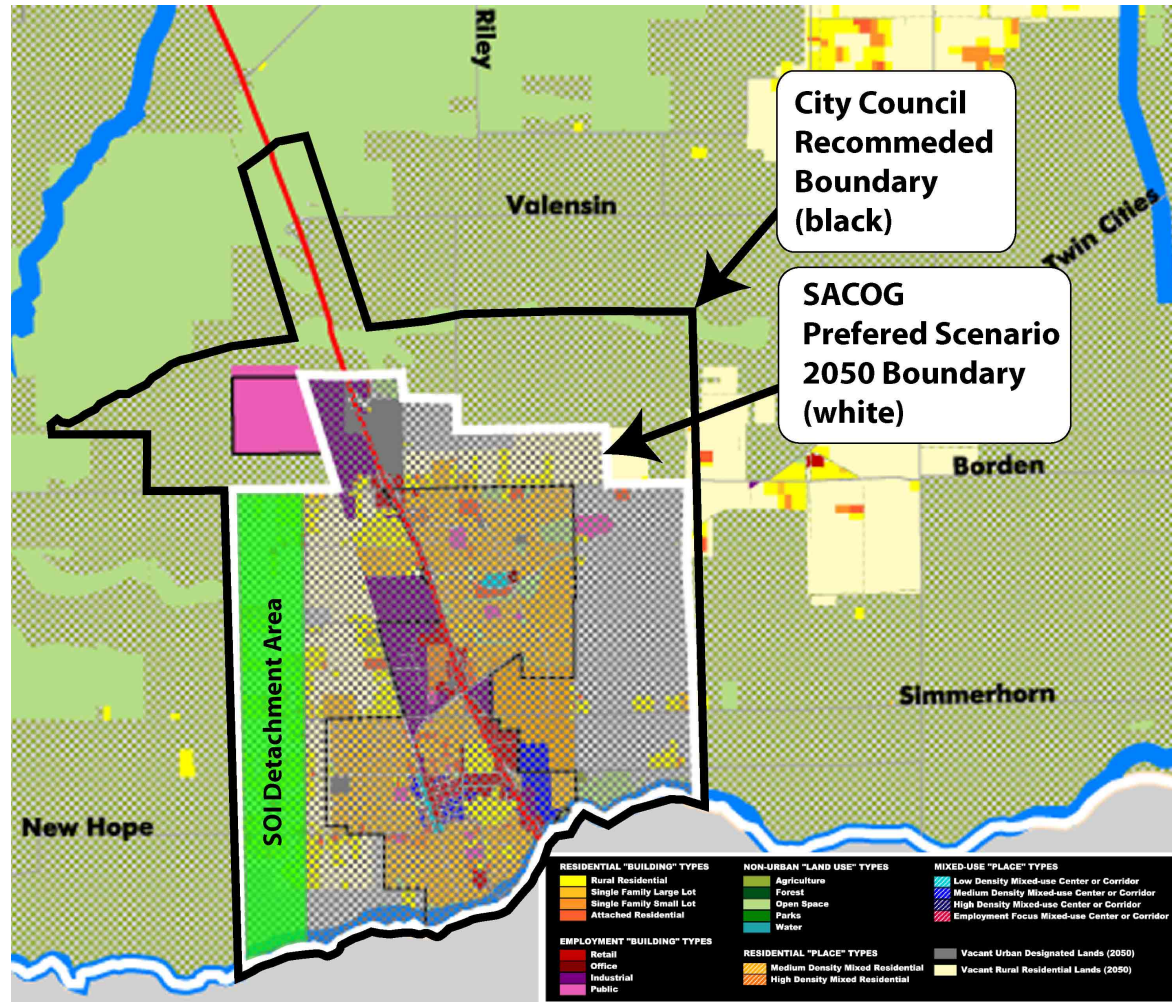
Why a New Sphere of Influence Boundary?

- Del Webb Active Adult Community



Why a New Sphere of Influence Boundary?

- Relationship between Galt GPU process and SACOG Blueprint project



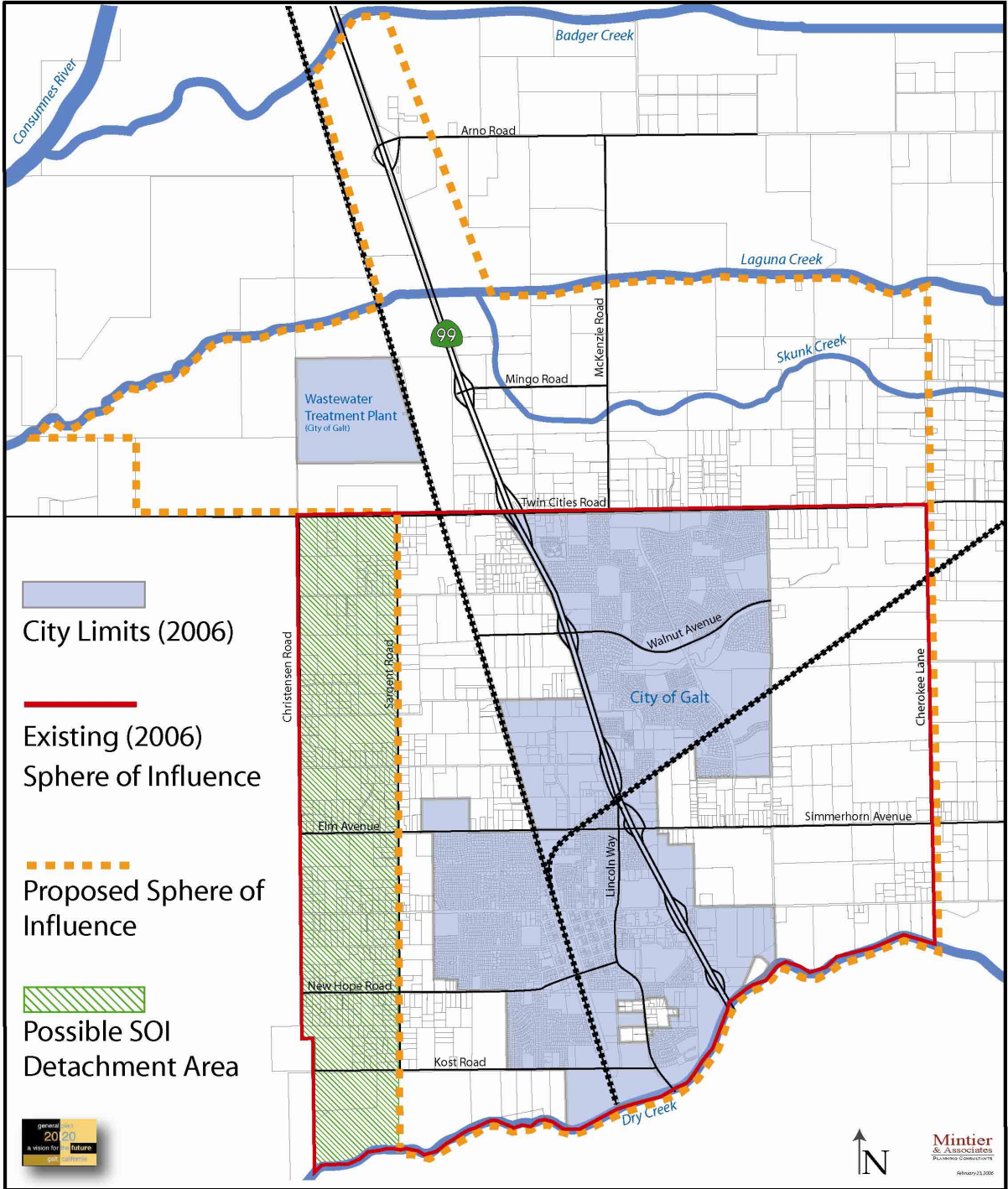
REQUEST FOR SACRAMENTO COUNTY LAFCo INPUT

Proposal

- Expansion north of Twin Cities Road
- Possible SOI detachment area

Questions

- Would LAFCo support this boundary?
- How would this mesh with LAFCo policies?
- What implications, if any, would the required Municipal Services Review entail?
- Other policy direction / suggestions?



Why a New Sphere of Influence Boundary?

- Possible tools City has already considered to protect land for future development:
 - Create an Area of Concern (however, this does not keep County from approving land uses inconsistent with City general plan)
 - Amend the County General Plan Land Use map and policies to be consistent with those in the City's Area of Concern
 - Establish a Memorandum of Understanding with the County
 - Create an Urban Reserve for 50+ year growth projection