



CITY OF GALT



Parks Master Plan Update

Final
January 2010

PREPARED BY

 **FOOTHILL ASSOCIATES**

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

590 Menlo Drive, Suite 1, Rocklin, CA 95765
916.435.1202 www.foothill.com



CITY OF GALT

Parks Master Plan Update

May 2010

Prepared by:



Foothill Associates
590 Menlo Drive, Suite 1
Rocklin, CA 95765
916.435.1202
www.foothill.com

Kate Kirsh, Principal-in-Charge/Project Manager
Meredith Branstad, Landscape Architect
Bart van der Zeeuw, Landscape Designer

Acknowledgements

Galt City Council

Randy Shelton, Mayor
Barbara Payne, Vice Mayor
Andrew Meredith
Donald Haines
Darryl Clare

Galt Planning Commission

Marylou Powers, Chair
Lee Ann McFaddin, Vice-Chair
Jim Pellandini
Marc Yates,
Sherry Daley
Eugene Davenport, Alternate

Parks and Recreation Commission

Robert Dees, Chair
Jose Gonzalez, Vice-Chair
Janice Villano
Alfredo Rodriguez
John Pride

Ad Hoc Master Plan Update Committee

John Pride, Chair
Richard Salton, Vice Chair
Don Haines, Council Member
Barbara Payne, Council Member
Alfredo Rodriguez, Parks and Recreation
Commissioner
Jose Gonzales, Parks and Recreation
Commissioner
Leslie Esparsen
Matthew Shelton
Sherry Daley
Veronica Carloni, Alternate

Galt City Staff

Ted Anderson, City Manager
Jason Behrmann, Asst. City Manager
Curt Champion, Community Dev. Director
Loren Cattolico, Police Chief
Gregg Halladay, Director of Public Works
Paula Islas, Human Resources Admin.
Inez Kiri, Finance Director
Elizabeth Aguire, City Clerk
Shaun Farrell, City Treasurer
Steven Rudolph, City Attorney

Parks and Recreation Staff

Boyce Jeffries, Parks & Rec. Director
Troy Bonnet, Parks Superintendent
Monica Lopez, Recreation Supervisor
Armando Solis, Special Projects Administrator
Debbie Porteous-Toste, Administrative
Assistant
Jack Wendell, Sports Coordinator

Table of Contents

Executive Summary	1
1. Introduction	3
1.1 Background.....	3
1.2 Purpose of the Master Plan Update	5
1.3 Master Plan Update Process.....	5
1.4 Other City Plans	5
2. Park and Recreation Facilities and Program Inventory.....	9
2.1 City of Galt Amenities.....	9
2.1.1 Existing Parks.....	9
2.1.2 Existing Park Conditions	15
2.1.3 Proposed Parks.....	16
2.1.4 Trails.....	16
2.1.5 Programs.....	19
2.2 Other Recreational Resources.....	21
2.2.1 Regional Parks and Amenities	21
2.2.2 Other Recreation Programs.....	22
2.3 School Resources.....	23
3. Demographics	25
3.1 Population Trends.....	25
3.2 Social Characteristics.....	26
3.3 Economics and Employment Characteristics.....	37
4. Land Use and Other City Planning Considerations.....	39
4.1 Parks and Open Space.....	39
4.2 Trail Systems and Circulation	40
5. Park Planning Standards	43
5.1 Park Classifications	43
5.2 Acres per 1,000 Population.....	46
5.3 Trails and Paths	49
5.4 Park Service Area.....	50
5.5 Non-Vehicular Access.....	52
5.6 Park Site Characteristics	52
5.7 Facilities per 1,000 Population.....	56

6. Community Needs and Priorities	61
6.1 Community Workshop #1.....	61
6.1.1 Vision Exercise.....	61
6.1.2 General Spending Priorities.....	62
6.1.3 Specific Program and Facility Preferences.....	63
6.2 Community Workshop #2.....	63
6.2.1 Harvey Park Annex.....	64
6.2.2 Kost Road Site.....	64
6.2.3 Hauschildt Site.....	64
6.3 Survey Findings.....	66
6.3.1 Community Phone Survey.....	66
6.3.2 Park User Interest Survey.....	71
7. Strategies and Recommendations	85
7.1 Improvements to Existing Parks/Facilities.....	86
7.2 New Park Development.....	86
7.3 Open Space/Trails.....	90
7.4 Programs.....	93
7.5 Administration.....	94
8. Capital and Non-Capital Costs	97
8.1 Master Plan Costs.....	97
8.2 10-Year Non-Capital Cost Projections.....	97
8.3 10-Year Capital Improvement Plan.....	98
8.4 Other Costs.....	99
9. Proposed Finance Plan	103
9.1 Revenues Needed.....	103
9.2 Revenue Sources.....	103
9.2.1 Galt Market.....	104
9.2.2 Facility Rentals and Concessions.....	104
9.2.3 Recreation Programs.....	104
9.2.4 Aquatic Center.....	105
9.2.5 Assessment Districts.....	105
9.2.6 General Fund.....	106
9.2.7 Grants.....	106
9.2.8 Development Fees.....	107
9.3 Other Revenue Considerations.....	108
9.3.1 Fees Adjustments.....	108
9.3.2 Other Recreation Impact Fee Elements.....	108
9.3.3 Other Revenue Sources.....	109

Figures

Figure 1- Location of Galt and Sphere of Influence.....	4
Figure 2 – Recreation Facilities in the City of Galt.....	13
Figure 3 – Galt Area Age Group Distribution.....	27
Figure 4 – Age Group Projection for Sacramento County.....	28
Figure 5 – Planning Area Population by Age and Gender.....	31

Figure 6 – Planning Area Race and Ethnicity	33
Figure 7 – Race/Ethnicity Projections for Sacramento County	33
Figure 8 – Language Spoken in the Home	34
Figure 9 – Education Attainment Levels	35
Figure 10 – City of Galt Household Income	37
Figure 11 – Galt Parks Service Area	53
Figure 12 – Satisfaction with Staff.....	68
Figure 13 – Importance of Arts and Cultural Events	68
Figure 14 – Frequency of Park Visitation	69
Figure 15 – Prohibition of City Funds for Development of Regional Facilities	70
Figure 16 – Additional Facility Priorities.....	76
Figure 17 – Existing Recreation Program Satisfaction	77
Figure 18 – Participation in Existing Programs	78
Figure 19 – Programs for Age Groups	79
Figure 20 – Additional Types of Programs	79
Figure 21 – Satisfaction with Events.....	80
Figure 22 – Participation in Special Events	81
Figure 23 – Additional Types of Special Events.....	82
Figure 24 – Products Purchased at Galt Market.....	82
Figure 25 – Weekend Events at the Galt Market.....	83

Tables

Table 1 – Galt Park Inventory	17
Table 2 – City Recreation Programs and Participation	20
Table 3 – Population Projections in Galt and Sacramento County	26
Table 4 – Population by Age Group.....	27
Table 5 – Household Types	30
Table 6 – Population by Gender	31
Table 7 – Population by Race/Ethnicity.....	32
Table 8 – Projected Employment Distribution	38
Table 9 – Bicycle Route Access to Parks	42
Table 10 – Galt Pocket Parks.....	44
Table 11 – Galt Existing Neighborhood Parks.....	45
Table 12 – Galt Existing Community Parks	46
Table 13 – Level of Service Active Park Acreage.....	47
Table 14 – Level of Service Recreational Open Space.....	49
Table 15 – Level of Service Class I Trails.....	50
Table 16 – Park Service Area Standards	52
Table 17 – Current Facilities and Proposed Facility Standard to Serve Population of 24,000.....	57
Table 18 – Parks and Recreation Services Satisfaction.....	67
Table 19 – Parks and Programs Satisfaction.....	72

Table 20 – Park Visitation.....	75
Table 21 – Implementation Priorities.....	85
Table 22 – Improvements to Existing Parks/Facilities	87
Table 23 – New Park Development Strategies.....	89
Table 24 – Open Space and Trails Strategies.....	92
Table 25 – Program Recommendations	94
Table 26 – Administrative Strategies.....	95
Table 27 – 10 – Year Projected Non-Capital Costs.....	101
Table 28 – 10 – Year Capital Improvement Plan (CIP) and Funding Sources	101
Table 29 – Potential Recreation Impact Fee Additions.....	109
Table 30 – Preliminary 10 – Year Finance Plan	111

Appendix A

- Harvey Park Conceptual Master Plan
- Hauschildt Park Conceptual Master Plan
- Kost Road Park Conceptual Master Plan

EXECUTIVE SUMMARY

As the first update to the City of Galt Parks Master Plan since 1992, this document is intended to provide direction on parks and recreation planning for the City through the year 2025. Since the original plan was developed, the population of the Planning Area has increased from fewer than 10,000 to nearly 24,000 people. The City has consistently placed a high priority on meeting the recreation needs of this growing population, and Galt residents today enjoy access to parks and recreation programs which are among the best in the region.

Master Plan Process and Findings

Public Participation

Many members of the community participated in developing this Master Plan in various ways. These included a phone survey, a written survey, two community workshops, and the continuous participation of the Ad Hoc Master Plan Advisory Committee. Input from all of these sources (described in Chapter 6) was essential to identifying recreation needs and priorities. Through development and eventual implementation of this Master Plan, the City will continue to provide parks and recreation programs that are responsive to current and future needs of the community.

Inventory and Demographics

Input from the community was supplemented with a number of other analyses aimed at developing a comprehensive, strategic Master Plan for parks and recreation in the City of Galt. A comprehensive inventory of existing City parks and programs was developed with analysis of other recreation opportunities in the region (Chapter 2). Current and projected demographics were also analyzed to identify trends that could be significant for recreation planning purposes (Chapter 3).

Based on this analysis, the population of the plan area is expected to increase to approximately 44,000 people by 2025. The future community will include more adults over the age of 49 as a percent of the total population, a greater degree of cultural diversity than at present, and families will continue to make up a significant part of the City's population. A majority of Galt residents will continue to commute to employment centers outside of the City. This suggests that quality of life, rather than employment opportunities, will be an important attractor for new residents. Future demand for recreation programs to serve mature adults, teens, and children of diverse cultural backgrounds will be strong.

Land Use and Planning Standards

The Master Plan process also included an examination of existing and anticipated land use in the Planning Area, including locations of existing parks, open space lands, and existing and proposed trails and bikeways (Chapter 4). A comprehensive set of planning standards was then crafted to guide future park development (Chapter 5). These include a classification scheme for various park types ranging from pocket parks to regional parks, and guidelines for suitability of proposed land for active use parks. The Master Plan includes Level of Service standards for the City of Galt as follows:

- Active Park Land – 5 acres per 1,000 population
- Recreational Open Space – 5 acres per 1,000 population
- Class 1 Trails – ¼ mile per 1,000 population
- Pedestrian paths in all parks
- ½ mile service area for pocket and neighborhood parks
- 2 mile service area for community parks
- Non-vehicular access to all new neighborhood parks via Class I trails or Class II bike routes
- Maximum population to be served for the most common types of recreation facilities, facilities such as playgrounds, sports fields and courts, picnic areas, etc.

The City of Galt has adequate active park land for the current population to meet the active park land standard, but has a 53-acre deficit of recreational open space. This deficit may potentially be addressed through designating some portion of the 80-acre Hauschildt site as recreational open space. There is also a Class I trail deficit of 2.34 miles, which will be addressed when an additional 2.79 miles of Class I trail identified in the 2002 Bicycle Transportation Plan is constructed.

Other facilities needed to meet the needs of the current population include outdoor basketball and volleyball courts, soccer and football fields, and group picnic areas. Construction of Walker Park as designed will include these facilities in sufficient number to address these needs. A gymnasium and amphitheater are also needed, which could potentially be incorporated into an additional community center that will be needed by the end of the planning period if growth occurs as projected. Alternatively, a smaller community center with a gym and meeting rooms could be built sooner at the site of the former Boys and Girls club. Such a facility would provide pre-school and teen programs and an opportunity address some of the underserved areas on the west side of the City.

As new development occurs within the Planning Area, recreation impact fees will be assessed at a rate sufficient to provide parks and facilities at a level consistent with the proposed Level of Service Standards. Other specific Master Plan strategies described in Chapter 7 include prioritized recommendations for improvements to existing parks, new park development, open space/trails, programs, and administration.

Master Plan Implementation and Funding

Over the next ten years Master Plan recommendations will result in approximately \$46.7 million in capital costs and \$55.9 million in non-capital costs (Chapter 8). Funding strategies for these costs are outlined in a 10-year Finance Plan (Chapter 9). While the Finance Plan relies heavily on revenues from existing sources adjusted for future projected inflation and population increases, several additional funding sources are also recommended to make up the \$6.1 million in additional revenues that will be needed. These include adjustments to program and facility use fees, increased General Fund allocations to help offset declines in Galt Market revenues, periodic increases in all benefit assessment districts, and aggressive pursuit of grants particularly for trails projects. The Master Plan further recommends increasing the City’s recreation impact fee from \$2,405 per capita to \$3,251 per capita to cover costs associated with new standards for Class I trails, recreational open space, and construction of a new community center and aquatic center to serve future populations.

1. INTRODUCTION

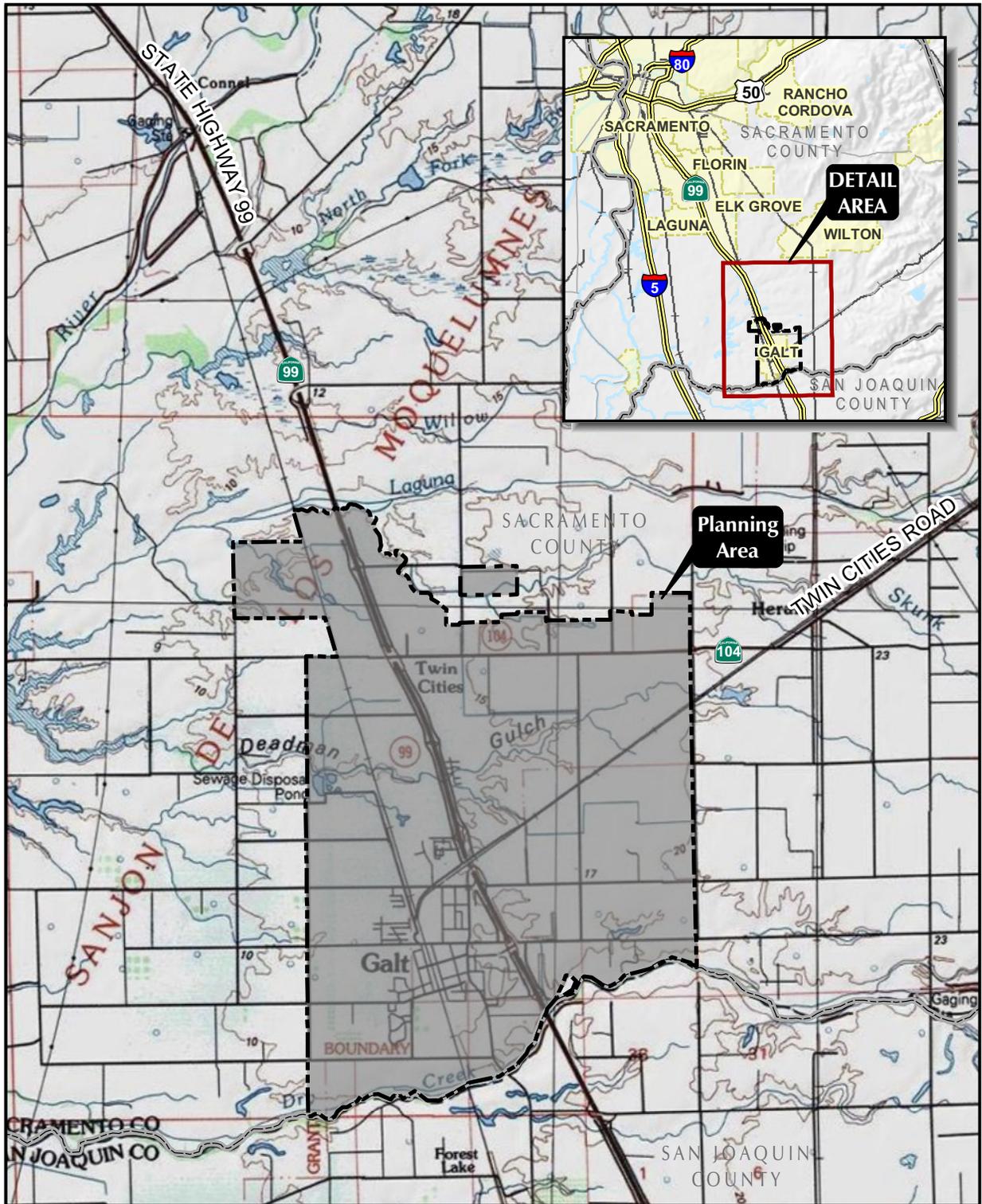
This Parks Master Plan is evidence of the City of Galt’s long-standing commitment to provide area residents with high quality park facilities and recreation programs. The City’s commitment has resulted in an outstanding system of much loved parks and well-attended programs that serve to enrich the lives of the community. The focus of this Master Plan is to provide direction through the year 2025, ensuring that City parks and programs continue to meet the changing needs of the community.

1.1 Background

The City of Galt is located in southern Sacramento County and is bisected by State Route 99 (Figure 1). It is a popular residential community from which many people commute to nearby regional job centers. The City has become a very desirable place to raise a family or retire, in part because of the excellent range of recreation resources available to residents.

The City’s Parks and Recreation Department, established in 1985, is responsible for all aspects of park planning, facility design, maintenance, and operation, as well as the coordination of a diverse array of recreation programs. The Department also operates the popular Galt Market, a twice weekly open-air market that attracts vendors and customers from the entire region. The Department includes a total of six divisions. The Parks, Recreation, Galt Market, and Administration divisions employ a total of fifteen full-time staff. The Aquatic Center division includes a variety of seasonal, part-time staff. The Library division is responsible for operation and planning for the Library, which is not addressed in this Master Plan.





	0 3500 7000	Drawn By: BF
	SCALE IN FEET	Date: 04/02/10

USGS 30 Min. Lodi Quad
 Township 5N, Range 6E, Sections 12,13,23,24,25,26,27,33,34, & 35
 Approximate Location: 38° 16' 15.8" N, 121° 17' 57.5" W, NAD 83
 Approximate Acreage: 8817
 NGS TOPO! Quad Image Copyright:© 2008 National Geographic Society
 Planning Area Boundary Provided by Mintier Associates.

**SITE
AND
VICINITY**

FIGURE 1

FOOTHILL ASSOCIATES

ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

1.2 Purpose of the Master Plan Update

The last City Parks Master Plan was prepared in 1992, when fewer than 10,000 people lived in Galt. The city has undergone significant growth and development since that time, with a current population of approximately 24,000. The purpose of this Master Plan is to establish a strategic direction for the provision and management of City recreation facilities and programs in the area defined by the City of Galt and its General Plan boundary area.

1.3 Master Plan Update Process

To develop this Master Plan, a comprehensive needs assessment was conducted that examined park facilities, recreation programs, and the operational and administrative aspects of Galt’s recreation resources. Existing and projected demographics were also examined to determine what parks and programs are currently needed, as well as those that will be needed in the future.

Following this analysis, planning standards were developed to guide various aspects of park development such as preferred locations, types of improvements, and quantity of parks. These standards were then combined with information on residents’ needs and preferences gathered through several community workshops and two surveys. Throughout this process, oversight and direction were provided by a nine-member Ad Hoc Advisory Committee. Committee members represented a variety of perspectives and all shared a passionate interest in maintaining the quality of the City’s parks and recreation resources.

A list of strategies and recommendations was then developed and prioritized for future implementation. Costs were estimated for capital and non-capital expenditures for a 10-year period and combined with expected revenues to develop a 10-year Finance Plan.

1.4 Other City Plans

This Parks Master Plan provides planning direction for recreation resources consistent with guidance contained in the City’s General Plan and Bicycle Transportation Plan. The Parks Master Plan is intended to articulate specific strategies and additional policies as needed to implement the guidance put forth in these other plans as they relate specifically to the City’s commitment to provide parks and other recreation resources to residents.



Development of this Parks Master Plan is mandated and guided by the City's General Plan.¹ Goal PFS-8 directs the City to "maintain and expand the public park system, recreational, and civic facilities suited to the needs of residents, employees, and visitors." A series of General Plan policies intended to guide implementation of this goal provide further direction.

Policy PFS-8.1: Parks/Resident Ratio

The City shall require new developments to provide for park acreages at a minimum of 5 acres/1,000 residents and make land acquisition for parks and open space a recreation priority.

Policy PFS-8.2: Dry Creek and Deadman Gulch Recreation Areas

The City shall require developers of land adjacent to Dry Creek and Deadman Gulch to provide a continuous pedestrian and bicycle trail system, set aside land for a dedicated wildlife habitat, and provide related amenities.

Policy PFS-8.3: Park/Recreation Master Plan

The City shall update the park and recreation master plan consistent with the General Plan.

Policy PFS-8.4: Joint Use of Parks

The City shall encourage neighborhood park development adjacent to school sites and similar community-oriented facilities to maximize land and facility use and shall negotiate joint use agreements whenever possible.

Policy PFS-8.5: Parks/Recreation Funding

The City shall continue to explore sources of parks and recreation funding.

Policy PFS-8.6: Galt Market Revenue

The City should continue to seek ways to increase revenue from Galt Market for parks and recreation funding.

Policy PFS-8.7: Park Design Factors

The City should consider the following factors in the design of new parks:

- a. Safety
- b. Security
- c. Maintenance

¹ All General Plan references throughout this document are to the *City of Galt General Plan 2030*.

- d. Accessibility
- e. Landscaping complimentary to the surrounding environment
- f. Travel distance of users
- g. Passive versus active use areas
- h. Restroom facilities
- i. Citizen input
- j. Adequacy of off-street parking
- k. Flexibility for programming activities
- l. Nature education opportunities
- m. Linkages to other parks, open space areas, and significant community activity centers

Policy PFS-8.8: Service Clubs

The City should encourage local service clubs and non-profit organizations to participate in the development and improvement of City parks and recreation facilities.

Policy PFS-8.9: Park Siting

The City should ensure that recreation facilities are sited to minimize negative impacts (i.e., parking, night lighting, and excessive noise) on surrounding neighborhoods and should strive to maintain a standard of one park within a ½-mile of all new homes.

Policy PFS-8.10: Crime Prevention

The City should seek to protect the users of the parks, reduce vandalism, and work with law enforcement agencies to eliminate crime at parks and recreation facilities.

Policy PFS-8.11: Park Linkages

The City should encourage pedestrian and bicycle trail linkages between parks, open space areas, wildlife habitat, and significant community activity centers.

Policy PFS-8.12: Natural Resource Protection in Park and Open Space Design

The City should incorporate natural resource protection, wildlife habitat, and stormwater quality techniques into parks and open space design to encourage sustainability.

Policy PFS-8.13: Performing Arts Center

The City should encourage the development of a performing arts center and related facilities in the community.

The General Plan also includes numerous other goals and policies that address sensitive resources such as water, fish and wildlife habitat, vegetation, air, and open space; public safety; and transportation. When the planning, design, and

operation of parks and recreation facilities involve any of these issues, these goals and policies must be adhered to as well as those that specifically address parks.

In 2002, the City of Galt also adopted the Bicycle Transportation Plan. Several goals in this plan supplement the General Plan and provide relevant guidance for the trails elements in the Parks Master Plan.

Goal 2: Provide bike facilities at all major activity centers including, but not limited to, employer sites, shopping/office areas, schools, and recreational facilities.

Goal 5: Join with other agencies in the planning and development of regional trail linkages as identified in the Park Master Plan.

Goal 11: Develop city-wide design guidelines for the various types of trail systems and related amenities.

Objective 11-1. The City shall update and modify the Bicycle Transportation Plan as needed to assure construction phasing of proposed facilities, inclusion of new routes or annexed areas, and to update design standards.

2. PARK AND RECREATION FACILITIES AND PROGRAM INVENTORY

Residents of the City of Galt are fortunate to have access to a wide variety of parks and recreation amenities. The City of Galt provides numerous parks and recreation programs, which are complemented by the recreation resources offered by other public entities in the region such as the City of Lodi, Sacramento Municipal Utilities District (SMUD), and Cosumnes Community Services District. Residents also have access to a number of privately operated special interest recreation programs and facilities.

2.1 City of Galt Amenities

The City of Galt Parks and Recreation Department maintains and manages parks, pools, and public facilities within the city limits and provides community recreation programs. The Department manages a total of 23 sites, two of which are undeveloped, ranging from less than an acre to 40 acres in size. The facilities at these parks provide Galt residents with access to a variety of informal recreation activities as well as organized youth and adult sports, picnicking, children's play areas, and nature watching. Additionally, multi-use trails run along the north and south forks of Deadman Gulch, connecting a number of parks and schools. Figure 2 shows the location of existing recreation resources within the City of Galt, as well as the proposed locations for future parks in the General Plan boundary area surrounding the City.



2.1.1 Existing Parks

Galt has two developed community recreation areas. The first area includes the Galt Market and various facilities in the vicinity: the Gora Aquatic Center/Chabolla Park, Veteran's Soccer Field, and the Sports Complex. The Littleton Community Center is located just north of the Sports Complex. The second major community facility is the Galt Community Park, which connects with trails that run east and west along the north fork of Deadman Gulch.

The **Gora Aquatic Center/Chabolla Park**: Chabolla Park is a narrow 1.5-acre park along Chabolla Avenue. It is bounded on the west by Fairsite Elementary School. Features of this park include the Parks and Recreation Department offices, Chabolla Community Center, a skatepark, and the Gora Aquatic Center. The aquatic center has both an eight-lane competition pool, with covered spectator bleachers, and a recreation pool area. The recreation pool has two

water slides, a beach-entry area, and a mushroom-shaped spray feature. The aquatic center has separate men's, women's, and family changing rooms. A small picnic area with a grill is located between the skate park and the aquatic center. Off-street parking is available next to the aquatic center and across the street next to the Galt Market.

Veteran's Soccer Field is 2.5 acres. This regulation-size lighted soccer field is located on Caroline Drive across from the Parks and Recreation Department offices. It has a unisex restroom and full-size bleachers. The soccer field shares a parking lot with the Galt Market.

The 11-acre **Sports Complex** borders the east side of the Galt Market. It has a softball complex consisting of three lighted fields and a concession stand. Outside of the softball complex is a play area and three covered picnic areas. Restrooms are located inside the sports complex, which is kept locked when not in use.

The **Galt Market** is a 15-acre parcel located west of the Sports Complex. It is the site of a twice-weekly City-operated market that draws local residents as well as many visitors from around the region looking for bargains on all types of produce, house wares, clothing, and new and used merchandise. The Galt Market site is also one of the venues for the annual Galt Festival in July. Recent improvements include new shade structures and renovated restrooms



Galt Community Park is a 15-acre park located at the southeast corner of Walnut Avenue and Carillion Boulevard. It is bounded on the south by a multi-use trail that runs along Deadman Gulch. Recreation amenities at the park include lighted tennis courts, sand volleyball, basketball courts, a lighted adult baseball/soccer field and concession complex, a large play area and tot lot, horseshoe courts, a picnic shelter, and many picnic tables. Four interpretive signs are located along the trail. A large central parking lot serves the park. Further development of this park may focus on improving access to and restoration of Deadman Gulch.

Meadowview Park is a 4.5-acre park located at the intersection of Meadowview Road and Kost Road in the southwest corner of the city. The majority of the park is dedicated to two Little League fields, both of which have bleachers for spectators. The park has a restroom building with separate men's and women's facilities. Meadowview Park has two play areas, both focused at children in the 5-12 age range. A tot swing and one spring rider are available for younger children. A chain link fence enclosing a large above-ground storage tank is located in the northeast corner of the park. The park also has a shade shelter, but it is not connected to the paths in the rest of the park. All parking is on-street.

Greer Basin is a 7-acre park located on the west side of the city next to Greer Middle School at the intersection of West ‘A’ Street and Fumasi Drive. The park also serves as a stormwater retention basin and drains to Hen Creek. The south half contains three lighted adult softball/hardball fields, one of which has spectator bleachers and a dug-out area. The north half of the park has two overlapping softball fields, both of which have spectator bleachers and players’ benches. None of the fields have skinned infields or base lines. A picnic area, play area, and restroom building are located at street level between the two sets of fields.

The 39-acre **Walker Park** site is located at the corner of Sargent Road and Elm Avenue/Orr Road. It is currently an open field with an old barn and silo complex. Master planning for the park is completed and construction will be completed in phases, pending available funding. The park improvements will include a variety of sports fields and a community center.

The **Fumasi Oak Preserve** is a 0.84-acre natural area located at the corner of Emerald Oak Drive and West “C” Street. Within the preserve are a number of mature native oak trees that give it a distinctive character and ample shade. The preserve is crossed by a winding path with a number of benches and interpretive signs. The planting palette is composed mainly of native plants compatible with oak trees.

Rotary Park is a 0.3 acre minipark between Valley Oaks Elementary School and 2nd Street. The park consists of a bench along a concrete path between the street and school, surrounded by shaded turf. A large interior live oak tree stands at the back corner of the park.

Harvey Park includes a 2.8 acre improved area which occupies an entire block bounded by 2nd, 3rd, “B”, and “C” Streets in downtown Galt, and a recently added 0.45 acre portion south of “D” Street awaiting improvement. The primary feature of the park is a lighted little league field. A small grove of interior live oaks shades picnic tables, grills, and a restroom building along the western side of the park. Suggestions for improvement to the annexed portion are addressed in subsequent chapters of this Master Plan.

S.P. Park is 1.2 acres and features two rows of date palms in a field of turf surrounding a WWI Veterans’ memorial. It is located between 4th Street and the railroad tracks just north of “C” Street. There are no benches or other amenities in the park.

SMUD Park is located at the corner of “A” Street and Lincoln Way. It is a small (0.7 acres) grassy triangle buffering an electrical transformer compound. There is a monument at the eastern end of the park to the historic Lincoln Highway, which ran through Galt.



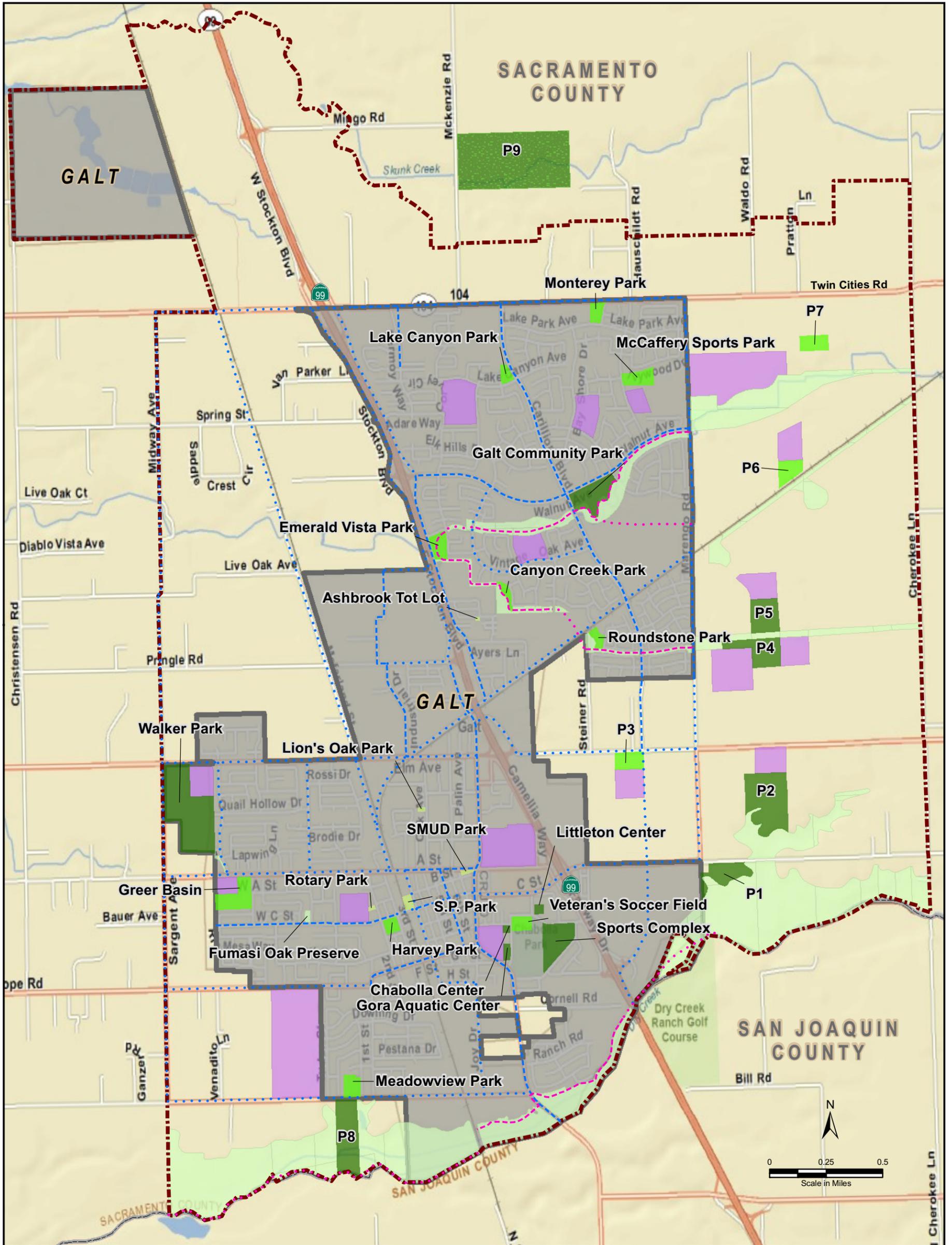


Improvements to **Lion's Oak Park** have been sponsored by the local Lion's Club. This 0.3-acre park is anchored by a number of mature oak, olive, and walnut trees. The play equipment consists of swings, a standing see-saw, a spinning disk, and a large climbing net. Seating is provided by two benches, and a large concrete pad at the back of the park is a logical location for a picnic table. The park is located on Oak Avenue and is connected to Alice Rae Circle by an access path.

Roundstone Park is a newly constructed 1.9-acre park that adjoins the south fork of Deadman Gulch. It has a play area, tot lot, open turf area, water mister pole, and covered picnic area. There is no access from the park to the natural area along the creek or to a multi-use trail. A small picnic area provides seating adjacent to the creek corridor. This park has no restroom.

Canyon Creek Park is located between Canyon Creek Way and the south fork of Deadman Gulch. Features of this 2.0-acre park include a tot lot, play area, half-basketball court, and restroom. A trellis with wisteria vines shades the group picnic area. Young trees surround a second, smaller picnic area. Canyon Creek Park is backed by a trail along the creek that connects it to Emerald Vista Park. A bridge crosses the creek just upstream of the park, connecting the park to the Ashbrook neighborhood and the Ashbrook Tot Lot. Future development south of the creek can extend the trail to connect with the Roundstone Park neighborhood.

At approximately 0.16 acres, **Ashbrook Tot Lot** is the smallest park in Galt. It includes a small turf area, swings, a play structure, and a picnic table.



PARKS/PROPOSED PARK SITES	PEDESTRIAN/BIKE SYSTEM	OTHER FEATURES
Community Parks	Class I Trail	2009 City Limits
Neighborhood Parks	Class I Proposed	General Plan Area
Pocket Parks	Class II Lane	Schools/Proposed School Sites
Open Space	Class II Proposed Lane	Future Park Outside of General Plan Area

EXISTING AND PROPOSED CITY OF GALT RECREATIONAL FACILITIES

FIGURE 2

04/02/10

FOOTHILL ASSOCIATES
 ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

Emerald Vista Park is 4.4 acres and is located at the confluence of the north and south forks of Deadman Gulch. It is connected to Canyon Creek Park by a multiuse trail. The trail along the north fork of Deadman Gulch stops approximately one-fifth of a mile short of the park. Emerald Vista Park offers users a large play structure, two small, uncovered picnic areas, and a restroom. The northwest third of the park, with a grassy field and parking pull-out, is cut off from the rest of the site by Deadman Gulch.

The 2.0-acre **Lake Canyon Park** is located at the corner of Carillion Boulevard and Lake Canyon Avenue. Park features include a wisteria-covered picnic shelter arbor, lighted basketball half-court, horseshoe pit, play area, tot lot, restroom, and open turf area.

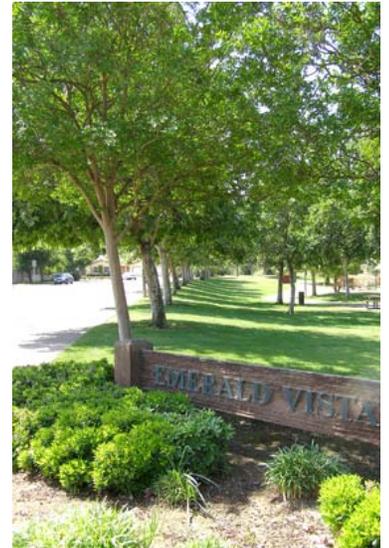
The **McCaffery Sports Park** adjoins McCaffery Middle School on Park Terrace Drive. It is a 5.35-acre park with three unlighted softball fields and a large turf area that can be used for soccer. The park site is managed under a joint use agreement with the school district. It shares a parking lot with the middle school and is used by the school for physical education classes. A small play area and unisex restroom building are next to the parking lot.

Monterey Park is a 2.9-acre park located on the northern boundary of the city. Its unique features are two dog parks, both with exercise course equipment. In addition to the dog parks, there is a full-court basketball court, a tot lot and play area, a unisex restroom, and a rentable covered group picnic shelter.

2.1.2 Existing Park Conditions

Overall, the existing Galt park grounds and facilities are in very good condition. While some of the older parks are in need of general maintenance – such as replacing or repairing worn play equipment, picnic tables, and grills – the level of wear is consistent with the age of the parks and well within the normal expected replacement cycle of ongoing park maintenance. Isolated evidence of occasional vandalism is apparent in a few parks, but Parks Maintenance personnel are generally able to repair and/or clean up such damage in a timely fashion. A Comprehensive Parks Security program is currently under development which will recommend security improvements at each existing park to help address these issues.

Improvements have been made to provide handicap access consistent with the Americans with Disabilities Act (ADA) at about half of the parks, including poured-in-place rubber surfacing leading to the swings and transfer station. The City is working to bring the remaining facilities into compliance in accordance with the adopted ADA guidelines.





2.1.3 Proposed Parks

The City owns a 20.5-acre parcel on Kost Road south of Meadowview Park that is designated as park land by the General Plan. The design of this park site has not been completed at this time, but suggestions for improvements at this location are discussed in subsequent chapters of this Master Plan.

The General Plan Land Use map also identifies seven other park sites ranging in size from 5 to 28 acres within the Planning Area. These parks total about 80 acres and will be built as future development in the Planning Area creates demand for these facilities.

An 80-acre parcel, known as the Hauschildt site, is also owned by the City. This property is located north of the Planning Area and east of McKenzie Road. The future use of this parcel is undetermined at this time and could potentially include community or regional recreation improvements, as well as other land uses. Ideas for improvements at this location are discussed in subsequent chapters of this Master Plan.

2.1.4 Trails

Public pedestrian and biking access to the natural areas around Deadman Gulch and Dry Creek are provided by several miles of paved trails. The Deadman Gulch Trail is 2.98 miles long, and the Dry Creek trail is 0.68 miles long. The General Plan includes a policy requiring the continuation of these trail networks as new development projects are implemented on parcels adjacent to Deadman Gulch and Dry Creek. Another approximately 2.8 miles of Class I trails are proposed as extensions of the Deadman Gulch and Dry Creek trail networks.

All of the City parks except S.P. Park also include internal paths and walkways.

Table 1 – Galt Park Inventory

Facility (Address)	Total Acreage	Active Acreage	Passive Acreage	Pocket Park	Neighborhood Park Acreage	Community Park Acreage	Open Space Acreage	Within Galt City Limits?	Amphitheater	Little League Ballfields	Reg. Hardball Ballfields	Softball Ballfields	Regulation Soccer Field	Multi-Use Field	Outdoor Volleyball	Outdoor Basketball (# of hoops)	Tennis Courts	Children's Play Area	Tot Lot	Water Play Area	Swimming Pool	Multipurpose Room	Community Center	Non-group Area Picnic Tables	Group Area Picnic Tables	Group Picnic Area	Horseshoe Pit	Skate Park	Dog Park	Restrooms (incl. Porta Potties)	Pond/Lake	Paths/Trails	Natural/Nature Area	Off-Street Parking	Maintenance Shop	Remarks		
Canyon Creek Park (Canyon Creek Way)	2.00	2.00			2.00			Y								1		1	1					2	5	1				Y		Y	Y			Unisex restroom, on multipurpose trail		
Emerald Vista Park (Winn Dr. & Emerald Vista Dr.)	4.40	4.40			4.40			Y										1						6						Y		Y	Y			Unisex restroom, NE corner of park cut off from rest by creek		
Fumasi Oak Preserve (Emerald Oak Dr. & W. "C" St.)	0.84	0.00	0.84				0.84	Y																							Y	Y						
Galt Community Park (Walnut & Carillion)	15.00	15.00				15.00		Y			1		1	2	2	5		1	1					25	5	1	2			Y		Y	Y	Y	Y	Concession Stand, connects to trail, large play area, all courts lighted		
Gora Aquatic Center & Chabolla Park (630 Chabolla Ave.)	1.50	1.50				1.50		Y												1	1			5			1			Y		Y		Y		Skate park and swim center		
Ashbrook Park (Lyonia Dr.)	0.16	0.16		0.16				Y										1	1																			
Greer Basin (West "A" St. & Fumasi Dr.)	7.00	7.00			7.00			Y			3		1					1						4	4	1				Y		Y				1 lighted, also 2 practice fields, no ADA in play area, adjoins Greer MS		
Harvey Park & Annex (2nd St. & "C" St.)	3.25	3.25			3.25			Y		1														5						Y		Y				Lighted ball field, Concession stand		
Lake Canyon Park (Lake Canyon Ave.)	2.00	2.00			2.00			Y								1		1	1					2	7	1	1			Y		Y						
Lion's Oak Park (Oak Ave.)	0.30	0.30		0.30				Y										1														Y					Oaks, olives, and walnuts, new play equipment	
Meadowview Park (Meadowview Dr. & Kost Rd.)	4.50	4.50			4.50			Y		2								1	1					4	1					Y		Y				Unisex restrooms with 2-stalls each		
Monterey Park (Lake Park & Monterey Bay Ct.)	2.90	2.90			2.90			Y								2		1	1					6	1			2		Y		Y						
McCaffery Sports Park (Park Terrace Dr.)	5.35	5.35			5.35			Y			3		1					1						1						Y		Y		Y		Shared with school, 3 softball backstops, soccer field in center, unisex restroom		
Rotary Park (2nd Street)	0.30	0.30		0.30				Y																								Y					Throughway to school, mature oak at corner. Vacant lot adjacent to north.	
Roundstone Park (Roundstone Dr.)	1.90	1.90			1.90			Y										1	1					4	3	1						Y	Y					
S.P. Park (4th & "C" St.)	1.20	1.20		1.20				Y																													Open turf with alley of date palms, WWI memorial	
SMUD Park (Lincoln Way & "A" St.)	0.70	0.70		0.70				Y																													Monument, open turf and redwoods	
Sports Complex (1022 Caroline Ave.)	11.00	11.00				11.00		Y			3							1						31	5					Y		Y		Y		Lighted fields, concession stand, three shelters with multiple tables		
Veteran's Soccer Field (900 Caroline Ave.)	2.50	2.50			2.50			Y					1																	Y		Y				Lighted field and bleachers, unisex restroom		
Chabolla Center (600 Chabolla Ave.)	0.19	0.19				0.19		Y														1	1											Y		8,228 sq. ft. Community Center		
Littleton Center (420 Civic Dr.)	0.19	0.19				0.19		Y															1											Y		8,940 sq. ft. Community Center		
Galt Flea Market (Caroline & Chabolla)	15.00	15.00				15.00		Y																														
Dry Creek Trail (0.68 mile)	4.00		4.00				4.00	Y																														
Deadman Gulch Trail (2.98 miles)	54.36		54.36				54.36	Y																									Y	Y				
Total	140.54	81.34	59.20	2.66	35.80	42.88	59.20		0	3	3	7	1	3	2	6	5	12	7	1	1	1	2	54	65	12	3	1	2									

2.1.5 Programs

The Galt Parks and Recreation Department provides a wide variety of recreational programs and events for residents of all ages. These include aquatics, sports teams and camps, arts and cultural classes, and a diverse array of special interest programs. Multiple programs are available for preschoolers, people with special needs, youth/teens, and seniors. The City regularly reviews participation in various programs, as well as suggestions from residents for new programs, to make sure program offerings meet the changing needs of the community.

Table 2 illustrates the range of recreation programs offered in 2006 and 2007 and participation in these programs.

The City also coordinates a number of community-oriented special events each year. These events play an important role in helping to establish the community's sense of identity and provide wonderful opportunities for families and neighbors to interact, share common experiences, and strengthen relationships. Some of these events also draw considerable visitation to the City from the region and help generate revenue for local merchants. Special annual events include the Winter Bird Festival, Strawberry Festival, Galt Festival and 4th of July fireworks, the Holiday Tree Lighting, and magic shows. Additionally, there are a number of sporting events coordinated by the City Recreation staff such as the Punt, Pass, and Kick and MLB Pepsi Pitch, Hit, and Run competitions.

City recreation programs and special events are publicized through a comprehensive annual brochure that is available online and in hard copy from the Parks and Recreation Department. The brochure includes information on facility rentals and contacts for various recreation programs that are run by other local organizations. In this way, the City Parks and Recreation Department helps publicize non-City programs in a collaborative effort to help meet residents' recreation needs and leverage limited City resources.



Table 2 - City Recreation Programs and Participation

Activity/Program	Number of Participants	
	2006	2007
<i>Aquatics</i>		
Swim Lessons	1,008	998
Recreational Swim Team (Gators)	196	205
Lap Swim/Watercise	1,500	1,000
Galt Area Swim Program	202	57
Lifeguard Training	21	20
Water Safety Instructor	8	11
Gators Swim Clinics	122	118
<i>Recreation</i>		
Adult Golf	19	4
Adult Basketball - Teams	19	20
CPR/First Aid Classes	6	14
Basketball Camp	59	
Basketball - Youth	652	605
Bus Trips	236	127
Crafting With Santa		27
Fitness in a Chair	1	4
Fitness is Forever	1,941	1,906
Cheer - Jr. Warriors	102	101
Football - Jr. Warriors	151	135
Football Camp		160
Football Conditioning		100
Guitar	41	
Gymnastics	132	153
Hunter Safety	40	40
Instr/T-Ball/Softball - Youth	701	668
Junior Golf Lessons	34	12
Karate	76	29
Kids in the Park		482
Kidsafe Cheer	34	12
Kidsafe Self-Defense	143	116
Line Dancing - Seniors	25	37
Preschool Program	96	98
Release the Voice	5	
Scottish Country Dance	16	
Adult Softball - Teams	71	82
Senior Games	40	35
STAR	35	40
Summer Band Program		56
Summer Concert Band		52
T'ai Chi	341	233
Tang Soo Do		66
Teen Dances		200
Tennis Youth	46	47
Tennis Clinic - Adults	8	
Adult Volleyball - Teams	6	7
Wrestling Conditioning	9	
Young Rembrandts		9
Total	8,142	8,086

2.2 Other Recreational Resources

Galt area residents are fortunate to have access to many additional public and private recreation resources in the region. These resources complement the parks and recreation opportunities provided by the City and offer many unique activities that enrich the lives of Galt residents.

2.2.1 Regional Parks and Amenities

McFarland Living History Ranch: This historic ranch is being restored and preserved by the Galt Area Historical Society. Thirty-five acres of the original 3,800-acre ranch are in use as a living pioneer ranch that provides a unique learning experience for school children of all ages. The pioneer ranch house, bunk house, carriage house, metal shop, tank house, privy, wash house, barn, chicken coop, and animal pens have been restored. Special events held at the ranch include the Old Car Festival and Historic Tractor Show.

The 43-acre **Lodi Lake Park** operated as a regional park by the City of Lodi is located on the Mokelumne River adjacent to the **Lodi Lake Nature Area**. The park has five group picnic areas available for rent. Swimming, fishing, and boating are allowed in the lake. The Nature Area has both paved and unpaved trails along the river. The Lake Discovery Museum is located in the Nature Area, and docents offer guided tours through the riparian area for a minimal fee.

Micke Grove Regional Park is a 258-acre regional park operated by San Joaquin County and located 14 miles south of Galt off Highway 99 between Lodi and Stockton. This beautiful park includes the Micke Grove Zoo, a Japanese Garden and Tea Pavilion, Fun Town Amusement Park, the San Joaquin History Museum, and Micke Grove Golf Course in addition to picnic shelters, ball fields and children's play areas.

Elk Grove Regional Park is a 127-acre Sacramento County regional park in Elk Grove 10 miles north of Galt off Highway 99. The park amenities include abundant open space and oak trees; softball, baseball, and soccer fields; horseshoe and volleyball courts; a swim center; several group picnic areas and playgrounds; an off-leash dog park; a stocked lake for fishing; the Pavilion with meeting and banquet kitchen facilities; and Strauss Island, home of the Strauss Festival.

The **Rancho Seco Recreational Area** is operated by the Sacramento Municipal Utilities District (SMUD) and is located approximately 15 miles from Galt. The 160-acre lake was created as an emergency water supply for the decommissioned Rancho Seco power generating station. In addition to fishing



and boating activities, the recreation area offers both tent and RV camping and day use areas for picnicking and hiking. The area includes the 75-acre Amanda Blake Memorial Wildlife Refuge, which is home to a number of endangered exotic animals that were rescued from the illegal animal trade. The 7-mile Howard Ranch Trail offers a scenic hike through vernal pools and grasslands.

The **Cosumnes River Preserve** is located approximately five miles west of Galt. It was established in 1987 and has grown to more than 46,000 acres, with participation from various partners including The Nature Conservancy, Sacramento County, Ducks Unlimited, and state and federal agencies. The preserve offers a variety of options for wildlife viewing and low-impact recreation. Two public hiking trails are open year-round, and other guided hikes are offered periodically throughout the year. The preserve is open to non-motorized watercraft. A visitors' center is open on weekends throughout the year. Dry Creek and Deadman Gulch both flow into the preserve.

The **Stone Lakes National Wildlife Refuge**, managed by the U.S. Fish and Wildlife Service (USFWS), is located 15 miles northwest of Galt, near Elk Grove. It is open for wildlife viewing and hosts special events throughout the year. The USFWS runs a waterfowl hunting program on part of the preserve two days a week from October through January.

Galt is located approximately 30 miles from the **Sacramento-San Joaquin River Delta**. This extensive network of river channels and sloughs offers a variety of water sport and wildlife recreation opportunities. Boating, fishing, swimming, and sailboarding are all popular on the Delta. There are also opportunities for wildlife viewing and hunting.

Although no golf courses are within the City of Galt, the public 18-hole **Dry Creek Ranch Golf Course** is located just south of town. **Lockeford Springs Golf Course** is an 18-hole championship links-style public course in Lodi. The **Emerald Lakes Golf Course** in Elk Grove is a 9-hole regulation length course. For shorter games, the **Forest Lake Golf Course** in Acampo offers an 18-hole executive length course.

2.2.2 Other Recreation Programs

While the City of Galt offers a diverse range of recreation programs, a number of programs provided by other organizations or special interest groups are also available to local residents. These organizations include the Galt 4-H, Future Farmers of America, Boy Scouting through the Greater Yosemite Council, and Girl Scouting through the Heart of Central California Council. The Galt Dance Center provides recreational opportunities for dance enthusiasts. A number of private sports clubs provide youth and adult athletic opportunities.

County Line Youth Soccer League offers both competitive and recreational soccer opportunities for youth in the Galt area. Recreational fall soccer leagues

include players from 4 to 18 years in age. The fall season is followed by a short winter league in January and February. Competitive teams play throughout the year with players between the ages of 8 and 18.

Many of these organizations rely heavily on volunteers to operate their programs but have no dedicated facilities of their own. Some of the groups look to the City or local schools to provide facilities for their programs. For example, County Line Youth Soccer League uses Veterans' Field and other fields at a number of elementary and middle schools in Galt and surrounding communities. As the community grows, it is likely that the demand on City recreation facilities will also increase.

2.3 School Resources

Two public school districts provide services in the City of Galt. The Galt Joint Union Elementary School District (GJUESD) serves children from kindergarten through 8th grade at four elementary and two middle schools. The Galt Joint Union High School District's (GJUHS) two high schools, Galt High School and Estrellita Continuation High School, provide 9th through 12th grade education. A third campus, Liberty Ranch High School, is scheduled to open in fall 2009. GJUHS also provides adult education classes. School locations are shown in Figure 2.

School campuses provide many recreational amenities to their neighborhoods in the form of sports fields and courts, play structures, and meeting areas. After school hours, some of these facilities are used informally by local residents, while others are made available for City recreation programs through formal joint use agreements with the City. These agreements also provide schools with access to certain City park facilities for use during school hours. The City and the districts share in various aspects of facility development, maintenance, and operations. These arrangements help maximize the public benefits from resources used to fund both schools and parks.

The City currently has three joint use agreements with GJUESD. The agreements cover the McCaffery Sports Park adjacent to McCaffery Middle School, the ball fields at Marengo Ranch Elementary School, and general provisions for shared use at other District facilities and City parks at the discretion of the District Business Manager and the Parks and Recreation Director.

Additionally, one joint use agreement with GJUHS includes similar general provisions for shared use at other District facilities and City parks at the discretion of the District Business Manager and the Parks and Recreation Director.

This page intentionally left blank.

3. DEMOGRAPHICS

3.1 Population Trends

The City of Galt provides park and recreation resources primarily for city residents and for a lesser number of people who reside in nearby unincorporated areas. For the purpose of assessing future demand on the city for park and recreation resources, the Planning Area for the Parks Master Plan Update will be defined as the City of Galt and the unincorporated area within the General Plan boundary.

When the most recent census was conducted by the U.S. Census Bureau in 2000, Galt had a population of 19,472. The population of the 48 census blocks in the unincorporated area was 1,506. For the city proper, this represented an increase of 10,697 residents over the population in 1990, or an increase of 122 percent. During this period, the city grew faster than other local cities, such as Lodi and Elk Grove, and Sacramento County as a whole. The number of housing units in Galt also increased by a greater percentage than in other local communities. The number of persons per household increased slightly in this decade because housing growth was less than population growth. The 2000 Census also reports that Galt has more people per household than Lodi or Sacramento, but fewer than Elk Grove.

From 2000 to the present, the population of Galt has continued to steadily increase. The California Department of Finance estimated the population of Galt to be 23,913 as of January 1, 2008. This increase equates to an annual growth rate of about 3.4 percent. The population of Galt is expected to continue to grow between now and 2025, as new residents are drawn to the city for the high quality of life and proximity to employment centers. The Sacramento Area Council of Governments (SACOG), a regional planning entity, has projected that the City of Galt will continue to grow at a rate of 2.0 percent annually until 2025. However, the city's General Plan, which focuses specifically on the factors that will influence local growth, estimates that population growth will continue at a rate of 3.4 percent annually for this same period. This more aggressive population projection will be used in this plan to avoid underestimating demand for park and recreation resources. Table 3 shows the projected population growth using this rate and comparable projections for Sacramento County.



Table 3 – Population Projections in Galt and Sacramento County

	2008	2015	2020	2025
Galt and Plan Area	23,913	32,779	38,000	44,000
Sacramento County	1,424,415	1,574,420	1,646,045	1,695,498

Source: California Department of Finance estimates (State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008. Sacramento, California, May 2008.

3.2 Social Characteristics

The 2000 U.S. Census also provides information on certain characteristics of the people residing in Galt and the surrounding Planning Area, which are relevant to parks and recreation planning. These characteristics include age, gender, race and ethnicity, primary language, household type, and education.

Age

In 2000, about 37 percent of the Planning Area population was under the age of 20 (Table 4), 43 percent was between the ages of 20 and 49, and only about 20 percent of the population was 50 or older. By comparison, 29 percent of the Sacramento County population was under the age of 20, 46 percent was between the ages of 20 and 49, and about 25 percent of the population was 50 or older. This suggests that Galt is an especially desirable community for families with children, relative to other communities in Sacramento County. The availability of high-quality park facilities and recreation programs offered by the City of Galt are factors that may play a significant role in attracting new families to the community.

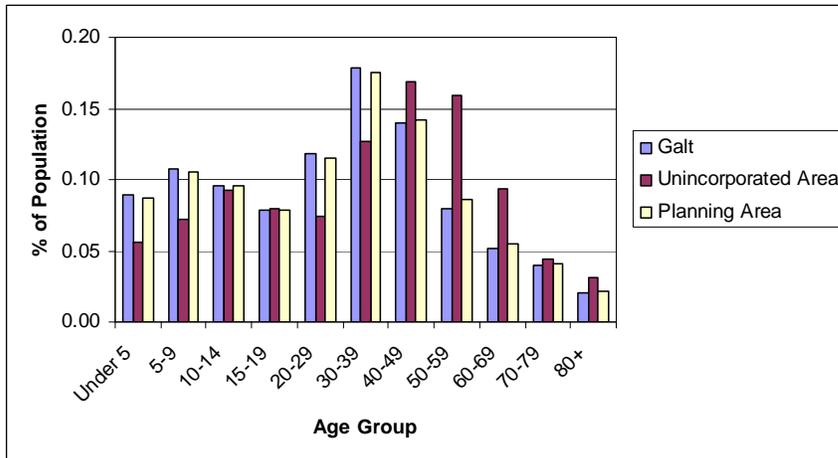
Apparently, a greater percentage of adults under 40 and children living within the city limits than in the unincorporated portions of the Planning Area (Figure 3). Adults 40 and over are found in proportionately higher numbers in the unincorporated area. This probably reflects the desire of families to be closer to the schools, parks, and neighborhoods found in the city, where lots are smaller and housing densities are higher than in the more rural, outlying areas.

Table 4 – Population by Age Group

Age	Galt		Unincorporated Area		Planning Area	
	Number	% of Total	Number	% of Total	Number	% of Total
Under 5	1,737	8.9%	84	5.6%	1,821	8.7%
Age 5 to 9	2,101	10.8%	109	7.2%	2,210	10.5%
Age 10 to 14	1,871	9.6%	139	9.2%	2,010	9.6%
Age 15 to 19	1,524	7.8%	120	8.0%	1,644	7.8%
Age 20 to 29	2,296	11.8%	112	7.4%	2,408	11.5%
Age 30 to 39	3,482	17.9%	192	12.7%	3,674	17.5%
Age 40 to 49	2,725	14.0%	255	16.9%	2,980	14.2%
Age 50 to 59	1,556	8.0%	240	15.9%	1,796	8.6%
Age 60 to 69	1,009	5.2%	142	9.4%	1,151	5.5%
Age 70 to 79	786	4.0%	66	4.4%	852	4.1%
Age 80+ years	385	2.0%	47	3.1%	432	2.1%

Source: U.S. Census 2000

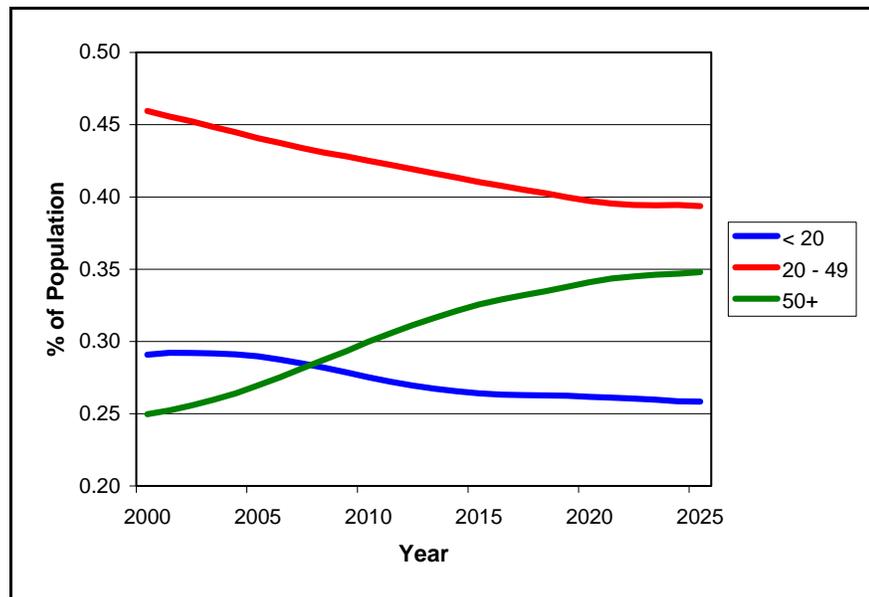
Figure 3 – Galt Area Age Group Distribution



Source: U.S. Census 2000

During the period of this Master Plan, several important shifts in age group distribution are expected to occur in the Sacramento County area, with similar trends reflected in the local Galt population (Figure 4). From 2000 to 2025, the percentage of residents who are at least 50 years old is projected to increase from 25 percent to nearly 35 percent. The percentage of residents aged 20 to 49 will decrease from about 46 percent to only 39 percent. The percentage of residents under the age of 20 will decrease from 29 percent to 26 percent. While changes in the age classification of Galt area residents may not exactly match the county projections, the basic trends are likely to be consistent.

Figure 4 – Age Group Projection for Sacramento County



Source: State of California, Department of Finance, Race/Ethnic Population with Age and Sex Detail, 2000–2050. Sacramento, CA, July 2007.

The Galt Joint Union Elementary School District reports that enrollment for the 2007-2008 school year is down by 145 students from the previous year, or about 3 percent. The District is evaluating configuration and class size and is considering closing one of its seven campuses in the next few years.

This demographic shift suggests that the City of Galt will need to place an increasing emphasis on park and recreation strategies targeted to meet the needs of the 50+ or “mature adult” age group. The need for these strategies is compounded by the fact that this particular group also includes many retired or semi-retired people who have abundant leisure time and are interested in maintaining health and vitality. Thanks to advances in medicine and availability of health care, these people are more physically fit and active than previous generations of the same age. The mature adult community will be seeking activities and facilities that help them maintain physical and mental well-being, while providing connections to the community and their families. These people are also likely to have more disposable income than young families and the ability to pay fees needed to support specialized instruction or events.

The segment of the mature adult population including people aged 50 to 69 will peak at 24 percent in 2018. As this population continues to age, it will be important to expand the capacity for traditional senior programs that are oriented towards less active older adults. By 2025, people who are 70 years and older will comprise 12 percent of the community, up from 7 percent in 2000. This also suggests that the demand for senior day care options will increase, as more families are looking for ways to keep loved elders in their own homes instead of expensive and less personal residential facilities.

The increase in the mature adult segment will be offset mainly by a reduction in the number of adults who are 20 to 40 years old and, to a lesser degree, by the reduction in the number of children. However, this does not mean that the demand for parks and recreation resources for these groups will be eliminated. The need for youth-oriented programs and facilities will remain especially strong. The city may be able to leverage limited resources by providing intergenerational facilities and programs that are flexible and varied enough to meet the needs of multiple age-groups. Facilities such as leisure pools, walking trails, par courses, meeting spaces, and exercise rooms can all be used by a broad range of age groups for a diverse array of programs.



Household Type

In 2000, about 54 percent of households in the City of Galt included children under the age of 18, while only 38 percent of households in the unincorporated part of the Planning Area included children under the age of 18 (Table 5). These data are consistent with the previous analysis of population alone that showed there was a greater percentage of adults under the age of 40 and children living in Galt than in the unincorporated area. Consequently, the average household size in the City of Galt was 3.26 people while the average household size in the unincorporated Planning Area was only 3.09 people.

While the majority of households with children consisted of married couple families, approximately 23 percent were listed as “other household type”. This category could include single parent families, families in which a grandparent is the primary caregiver, or any other non-married couple family structure. The number of these families suggests there is a significant need in the community for recreation programs that provide supplemental child care through pre-school, day care, and after school programs. Such programs could also benefit married couple families with two working parents. There may also be a demand for classes that provided parenting support for single parents and grandparents raising grandchildren.

Married couples make up approximately half of all families without children.

Table 5 – Household Types

Household Type	Galt		Unincorporated Area		Planning Area	
	Number	% of Total	Number	% of Total	Number	% of Total
Total Households	5,974		488		6,462	
With Children Under 18	3,213	53.8%	187	38.3%	3,400	52.6%
Married Couple Family	2,469	76.8%	153	81.8%	2,622	77.1%
Other household type	744	23.2%	34	18.2%	778	22.9%
Without Children Under 18	2,761	46.2%	301	61.7%	3,062	47.4%
Married Couple Family	1,422	51.5%	184	61.1%	1,606	52.4%
Other household type	1,339	48.5%	117	38.9%	1,456	47.6%

Source: U.S. Census 2000

Gender

The gender balance of the overall Planning Area was almost equal in 2000. In the unincorporated area, there was a slightly higher percentage of males than females, but this accounts for such a small portion of the total Planning Area population that it is not significant (Table 6). Among mature adults, the balance shifts slightly to a majority of women (Figure 5). However, the disparity in longevity between males and females that has been recognized for many

decades has recently become the subject of much study. As more women have entered the workplace and adopted lifestyles and habits that are similar to men, they are seeing similar negative stress-related impacts to their health. At the same time, men are becoming more conscientious about healthy lifestyle choices.

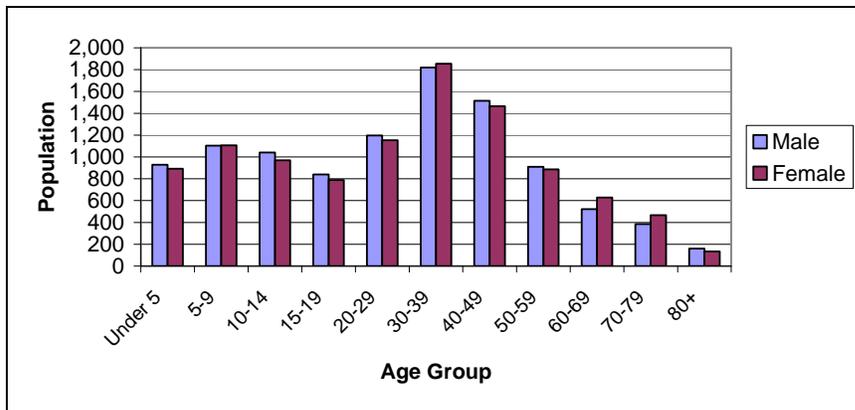
While it is still uncertain how these shifts will affect overall longevity, it is realistic to assume that a significant number of both men and women will remain in the mature adult demographic and that programs and facilities will be needed for both groups.

Table 6 – Population by Gender

Gender	Galt		Unincorporated Area		Planning Area	
	Number	% of Total	Number	% of Total	Number	% Total
Male	9,636	49.5%	786	52.2%	10,422	49.7%
Female	9,836	50.5%	720	47.8%	10,556	50.3%

Source: U.S. Census 2000

Figure 5 – Planning Area Population by Age and Gender



Source: U.S. Census 2000

Race and Ethnicity

As of 2000, the majority of Planning Area residents (71.5 percent) identified themselves as white, with the second largest group (23.3 percent) identifying themselves as other or two or more races (Table 7 and Figure 6). Included in these numbers residents were who considered themselves to be ethnically Hispanic or Latino, which accounted for 32 percent of the population according to the U.S. Census data. The vast majority of these people lived within the city limits. Small percentages of the respondents identified themselves as other racial or ethnic groups. The population of the unincorporated area had a larger percentage of whites than the City of Galt and a smaller percentage of people identifying themselves as Hispanic or Latino, other, or two or more races.

These data are significant for park and recreation planning purposes because they suggest that the city will need to consider multicultural preferences when designing facilities and programs. For example, cultures that emphasize large, multigenerational family events will value facilities that support these uses. Other cultures may have preferences for recreating in smaller groups or as individuals. To stay abreast of the evolving cultural recreation preferences in the community, the City of Galt will need to establish meaningful relationships with the various cultural groups and provide an effective mechanism that allows their needs to be heard.

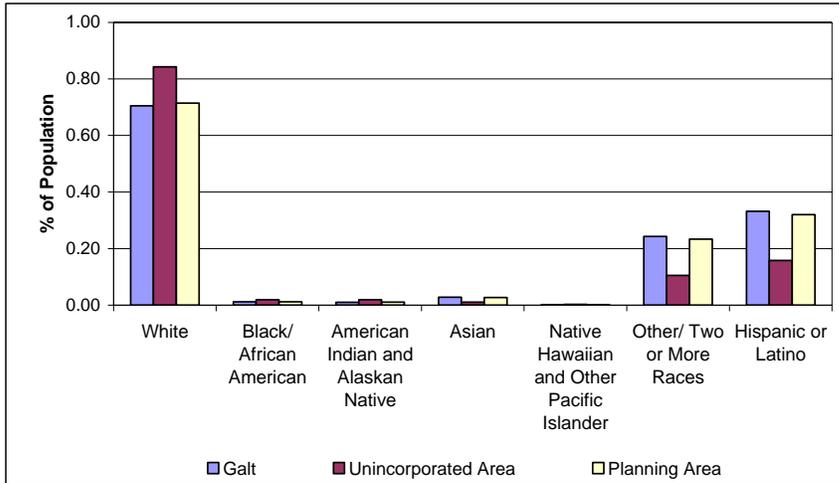
Table 7 – Population by Race/Ethnicity

Race/Ethnicity	Galt		Unincorporated Area		Planning Area	
	Number	% of Total	Number	% of Total	Number	% of Total
White	13,726	70.5%	1269	84.3%	14,995	71.5%
Black or African American	225	1.2%	28	1.9%	253	1.2%
American Indian and Alaska Native	204	1.0%	29	1.9%	233	1.1%
Asian	553	2.8%	17	1.1%	570	2.7%
Native Hawaiian and Other Pacific Islander	31	0.2%	5	0.3%	36	0.2%
Other/ Two or More Races	4,733	24.3%	158	10.5%	4,891	23.3%
Hispanic or Latino Ethnicity ² (included above)	6,465	33.2%	238	15.8%	6,703	32.0%

Source: U.S. Census 2000

² The U.S. Census considers Hispanic or Latino to be an ethnic category rather than a race category. Residents who are of Hispanic or Latino ethnicity are also counted in one of the race categories.

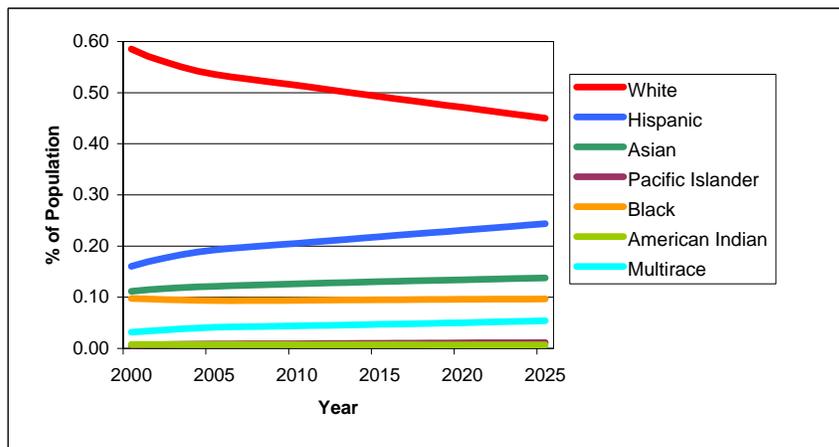
Figure 6 – Planning Area Race and Ethnicity



Source: U.S. Census 2000

The projected shift in the racial and ethnic composition of Sacramento County is illustrated below in Figure 7. Although the County exhibited a greater degree of racial diversity than the Planning Area, with less than 60 percent of the population identifying themselves as white, the overall trends anticipated for the region are likely to occur in the Planning Area as well. If this occurs as anticipated, an increasing percentage of people will identify themselves as Hispanic, Asian, or multiracial. Consequently, the city can expect the need to recognize and respond to culturally based recreation preferences to continue and potentially increase.

Figure 7 – Race/Ethnicity Projections for Sacramento County



Source: State of California, Department of Finance, Race/Ethnic Population with Age and Sex Detail, 2000–2050. Sacramento, CA, July 2007

Other Population Characteristics

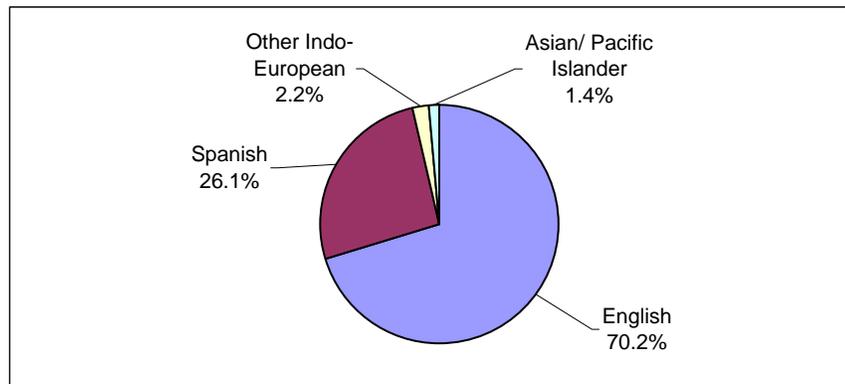
The U.S. Census routinely estimates other population characteristics, such as language, education level, household income, and poverty rates based on an extended survey of 1/6 of the population. These data are not broken down by census block but are available for the City of Galt. The following sections are based on information about the population of the city only.

Language

As of 2000, approximately 70 percent of Galt residents spoke only English at home (Figure 8). Spanish was the next most dominant language (26 percent), with approximately half of the households who listed Spanish as the primary language in the home also reporting that they spoke English less than “very well”. Small percentages of the population spoke primarily Asian and Pacific Island languages or other Indo-European languages in the home. Of these households speaking other languages, approximately 25 percent reported they spoke English less than “very well”.

This information, combined with the race and ethnicity data discussed above, strongly suggests that the city needs to consider cost-effective ways to make information about parks and recreation accessible to people with limited ability to read or comprehend English. This also suggests there is a strong market for programs that provide English language training, literacy, and writing skills.

Figure 8 – Language Spoken in the Home



Source: U.S. Census 2000

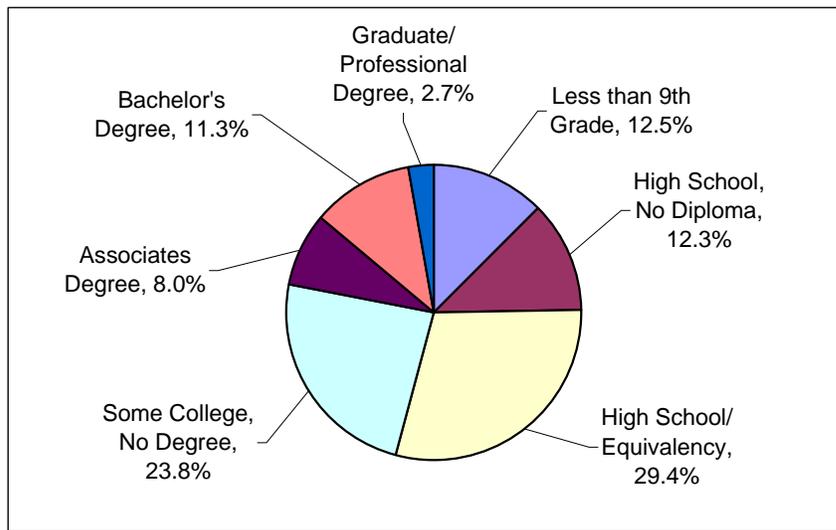
Education

About 75 percent of the Planning Area population reported having completed at least a high school education in 2000 (Figure 9), compared to 83.3 percent for Sacramento County. About 22 percent had gone on to receive either an associate, bachelor, graduate, or professional degree. Of the remaining 25 percent of the population, one half had less than a ninth grade education and

one half had completed some high school but not received a diploma or passed an equivalency exam.

These overall rates of educational attainment were slightly lower than those of the entire state. This may be because of Galt's historically rural character and the availability of agriculture and transportation based jobs that did not require advanced education. However, as the city continues to grow, the projected future employment opportunities will primarily be in the service sectors and will require higher levels of education. Providing continuing education programs to support adults wanting to attain high school equivalency and potentially participate in the many post-secondary educational opportunities in the region will be an ongoing need. The Galt Adult School, operated by the Galt Joint Union High School District, provides many such programs including General Education Development (GED) test preparation, English as a Second Language (ESL), and vocational education. Demand for these and similar programs is likely to remain strong through 2025.

Figure 9 – Education Attainment Levels



Source: U.S. Census 2000

Income and Poverty

The federal poverty threshold in 2000 was established at \$17,050 for a family of four. However, this number does not take into consideration regional differences in housing, child care, food, and transportation expenses. Such costs in California are significantly higher than in other states. In 2006, the estimated



cost to raise a family of four in California without relying on public assistance was 250 percent of the federal poverty threshold.³ Applying this multiplier to the 2000 federal poverty threshold, the estimated cost to raise a family in four in California without relying on public assistance in 2000 was about \$42,625.

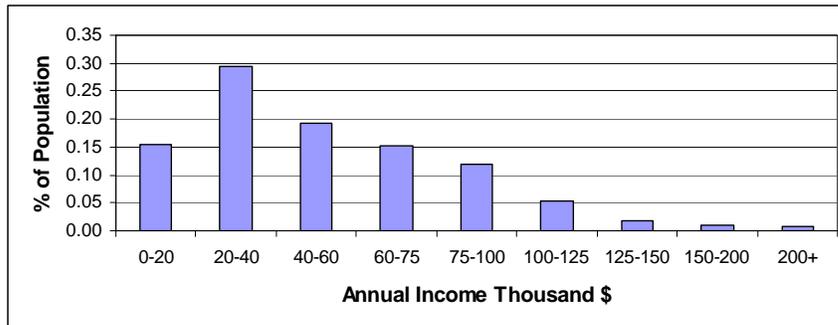
According to the U.S. Census, the annual median household income for Galt in 2000 was \$45,052. Therefore, half of the households had incomes below this number. This information, when combined with the fact that nearly 54 percent of Galt households in 2000 included children under the age of 18, suggests a significant potential for children living in or near poverty. The 2000 census data, in fact, show that 14 percent of the children under 18 years of age in Galt were living under the federal poverty threshold. In families with a female householder and no husband present, the rate increased to 31 percent. These children are at additional risk if their mothers are working and unable to provide before and after school supervision. The actual incidence of childhood poverty may be much higher, given the disparity between the federal poverty threshold and the actual cost of living in California

Making the city's park and recreation resources available to these children will continue to be a priority. The social, educational, and developmental benefits of participating in recreation activities are especially important to children whose parents cannot otherwise afford to provide private lessons and access to sports leagues or other leisure activities. Recreation programs can also be invaluable in helping children develop self-esteem and a more meaningful relationship with their community

The benefits to the community are often seen in reduced juvenile crime, teen pregnancy, gang and drug activity, and truancy. These social benefits have a significant financial impact as well. The City of San Carlos estimates that it costs about \$40,000 to house a juvenile offender for one year, not including the capital costs to construct detention facilities. For \$2,000 – \$3,000 this same child could be provided with a continuous variety of sports, classes, learning assistance, and after-school programs that would significantly reduce the opportunities for criminal activity.

³ Michael Snavelly, David Carroll, Jean Ross. "Making Ends Meet: How Much Does it Cost to Raise Family in California?", California Budget Project, October 2007.

Figure 10 – City of Galt Household Income



Source: U.S. Census 2000

3.3 Economics and Employment Characteristics

SACOG estimates there were 2,960 people employed in Galt in 2000, resulting in a ratio of about 7 residents for every local job. During the 1990s, employment opportunities grew at an annual rate of about 3 percent, much less than the 8 percent annual population growth rate. Galt has approximately 1 percent of the Sacramento County jobs, but it also has approximately 1.5 percent of the County’s population. This imbalance indicates that many Galt residents commute to work in other communities. This trend is likely to continue. SACOG estimates that employment growth will increase to an annual rate of 3.5 percent but population growth will continue at nearly the same rate.

Galt was historically a hub of highway and rail transportation activity, as well as agricultural employment. Today, the service industry is the largest employment sector in Galt, providing approximately 37 percent of local jobs (Table 8). This second largest sector is the retail trades with about 23 percent of the total jobs. Projected employment growth through 2025 follows similar trends, with the most growth seen in the service sector. New jobs are expected in the health, business, insurance, and education services, as well as banks and credit unions.



Table 8 – Projected Employment Distribution

Industry	% of Local Employment	
	2005	2025
Services	37%	53%
Retail Trade	23%	21%
Transportation, Communication, and Wholesale	9%	6%
Government	9%	6%
Construction	8%	5%
Agriculture, Forestry, Mining	6%	4%
Manufacturing	5%	3%
Finance, Insurance, and Real Estate	3%	2%

Source: City of Galt General Plan Existing Conditions Report, 2006

The future economic profile of the city suggests that sales tax revenues for parks and recreation programs are going to be limited, because retail jobs, as a percent of total local employment, are expected to decline slightly. The future of the Galt Market is in question because of competition from online and ‘big box’ retailers, the prevalence of local farmers’ markets throughout the region, and the soaring cost of gas. Other revenue sources, such as benefit assessment districts, development impact fees, business sponsorships, and grants will become increasingly important for funding parks and recreation services.

The relatively static relationship between projected population growth and employment also suggests that new residents coming to Galt will not be coming for job opportunities as much as for the quality of life and proximity to other regional employment centers. The city’s ability to continue providing high quality parks and recreation services will have a direct impact on the perceived quality of life and the city’s ability to attract new residents.

4. LAND USE AND OTHER CITY PLANNING CONSIDERATIONS

Land use in the City Limits is determined by the City of Galt General Plan and implemented by the requirements of the zoning ordinance. Various types of residential designations are the predominant land uses within the city. The recently updated General Plan also shows a substantial amount of new residential development occurring east of the city limits within the city's proposed Sphere of Influence (SOI). Most of this area is designated as low, medium, and high density residential development with schools and parks to serve the new neighborhoods and designated open space to protect sensitive resources. The areas west of the current city limits included in the Planning Area will remain almost entirely rural residential.

Commercial land uses in the Planning Area are concentrated in the historic center of the city, the "C" Street-Lincoln Way district, and east of the Central Galt interchange ("A" Street and "C" Street with Highway 99). In addition there are some commercial parcels along Highway 99 frontage and along Twin Cities Road. Industrial land uses west of Highway 99 are concentrated in the Galt Industrial Park bounded generally by McFarland Road, Elm/Amador Avenue, Highway 99 and Walnut Avenue. There are also industrial land uses planned north of Twin Cities Road along the Union Pacific Railroad tracks. Two other areas designated for industrial land use are located east of Highway 99 south of Boessow Road and east of Highway 99 on Simmerhorn Road.

4.1 Parks and Open Space

Twenty-two recreation facilities are within the city limits, occupying about 82 acres. Nine more parks on 140 acres are to be located in the unincorporated Planning Area. Seven of these new parks will be in the new residential areas east of the city. The remaining two will be large community parks. Walker Park will be west of the city, and a new park on Kost Road will be south of the City. Both of these parks will largely serve existing adjacent neighborhoods within the city limits.

Park sites are widely distributed throughout the city, and many of the Planning Area parks are adjacent to existing or proposed school sites. Locating parks and schools in this manner provides opportunities for future joint use of school and park facilities by the City and the school districts.

Currently, 152 acres of land are designated as open space within the City. This land is primarily along Dry Creek and the north and south fork of Deadman



Gulch. Within this acreage, about 58 acres have been designated for public trails and passive recreation use. The General Plan also designates an additional 420 acres of open space in the unincorporated area along these drainages and south of Amador Road.

In total, there will be approximately 222 acres of parks and 572 acres of open space if development occurs as anticipated by the General Plan.

4.2 Trail Systems and Circulation

Trails and circulation are addressed in the Circulation element of the General Plan. In addition, the City of Galt prepared a Bicycle Transportation Plan in 2002 that details the planned bike routes throughout the city. The Bicycle Transportation Plan includes existing and proposed Class I and Class II bike facilities. Class I routes are dedicated to bicycle and pedestrian use and are physically separated from vehicular roads. Class II bike lanes are striped on-street facilities in which cyclists share the road with motorists but have a dedicated lane for bicycle use only. Class II bike routes are not suitable for pedestrians unless a separate sidewalk is available. Currently, 3.66 miles of Class I and 12.01 miles of Class II bicycle routes are in the Planning Area. Another 2.8 miles of Class I and 24.8 miles of Class II trails are proposed for future development.



Several major transportation features effectively divide the Planning Area and constrain bicycle and pedestrian access to parks because of the limited number of crossings. Highway 99 bisects the entire Planning Area from north to south. Two rail lines, one east of McFarland Road and the other south of Amador Road, provide further challenges. The existing and proposed bicycle routes emphasize access to parks and schools for people living within the nearby neighborhoods, while also taking advantage of these limited crossing opportunities to provide connectivity between Planning Area segments.

The Deadman Gulch Trail system includes a Class I multi-use trail made up of three currently unconnected segments, providing access to four parks. The first segment runs along the north fork of Deadman Gulch from Marengo Road past Galt Community Park to just past Lake Canyon Elementary School. This trail stops approximately one-fifth of a mile short of Emerald Vista Park. A proposed Class I trail would provide a continuous connection to a second segment of the trail which follows the south fork of Deadman Gulch from Emerald Vista Park past Canyon Creek Park. Developing the parcels south of the creek, as specified in the Bicycle Transportation Plan, will create an opportunity to continue this trail. The third segment of this Class 1 network is south of Roundstone Park north of Trafalgar Road and Paddington Road, ending at Marengo Road.

The Deadman Gulch Trail system is a recreation and a transportation amenity, accessible to both cyclists and pedestrians of all ages. Completing this network will require adding the missing segments described above and refining the design at points where this Class I trail intersects roadways to provide safe transitions that protect trail users and motorists.

For example, at Carillion Boulevard next to the Galt Community Park, pedestrians or cyclists cannot cross Carillion Boulevard without going north to the light at Walnut Avenue. Although Carillion Boulevard has a bike lane, entrances to the multi-use trail have no curb cuts, forcing cyclists to either hop the curb or ride on the sidewalk. Clear trails worn through the median landscaping indicate that trail users prefer to cross directly without the benefit of a signal, rather than detour to Walnut Avenue to use a crosswalk. This is a potentially dangerous situation that could be addressed by adding signage, curb cuts, a crosswalk, and possibly an on-demand signal light to warn oncoming vehicular traffic.



Existing and proposed Class II bike lanes throughout the city provide bicycle access to nine other existing park sites within the city limits, as well as the Walker Park, Kost Road, and Simmerhorn/Carillion park sites outside of the city limits (Table 9). However, pedestrian access to these parks depends on the presence of sidewalks because Class II bike lanes are not intended for pedestrian use. Six park sites within the city are not on a designated bike route. The Bicycle Transportation Plan has not been updated yet to address the unincorporated area, and access plans for the remaining six new parks in this area have not been defined. However, five of these park sites are adjacent to designated open space areas that could include Class I trails for access to the parks from local neighborhoods.

Table 9 – Bicycle Route Access to Parks

Park Name	Class I Access		Class II Access	
	Existing	Proposed	Existing	Proposed
Canyon Creek Park	■			
Emerald Vista Park	■			
Fumasi Oak Preserve			■	
Galt Community Park	■		■	
Gora Aquatic Center and Chabolla Park			■	
Ashbrook Tot Lot				
Greer Basin				■
Harvey Park			■	
Lake Canyon Park			■	
Lion's Oak Park				
Meadowview Park				■
Monterey Park			■	
McCaffery Sports Park				
Rotary Park				
Roundstone Park				
S.P. Park				■
SMUD Park			■	
Sports Complex				
Veteran's Soccer Field				
Kost Road Site				■
Walker Park				■

A number of proposed bikeways will link the trails within the City of Galt to the larger region. SACOG's Regional Transit Plan indicates creating a Class I bike path connecting Galt to Elk Grove and Rancho Cordova along the Central California Traction Company Railroad tracks, which run east of Galt. The City's Bicycle Transportation Plan proposes expanding trails along Dry Creek and Deadman Gulch. Both of these trails could potentially be extended to connect with the Cosumnes River Preserve, if recreation easements or acquisitions of existing private property can be secured.

5. PARK PLANNING STANDARDS

One purpose of this Master Plan is to define a consistent vision for the quality and quantity of community park and recreation resources, also called the level of service (LOS). The level of service includes consideration of how many parks are required in the Planning Area, where they should be located, and the types of facilities they should include to best meet the projected need for parks and recreation services. Specific planning standards established in this Master Plan include:

- Park Classifications
- Acres per 1,000 Population
- Trails and Paths
- Park Service Area
- Non-vehicular Access
- Park Site Characteristics
- Facilities per 1,000 Population

The standards are designed to provide flexibility in how the future park resources develop, while still setting a threshold for the level of service those resources are expected to provide. As new parks or park improvements are developed in the Planning Area, consideration will be given to these standards to determine if the proposed action is consistent with the city's defined level of service for parks and recreation.

It is important to remember that, in most cases, the standards apply to the citywide system of parks and recreation facilities, rather than to any one park alone. These standards are meant to be used collectively to direct the future design and location of parks and improvements so the overall quality of recreation resources throughout the city stays high.

5.1 Park Classifications

The City of Galt recognizes several different types of parks, all of which contribute in different ways to the overall vision for the community.

Linear Parks

Linear parks are corridors along natural areas that may include a trail and scattered picnic sites but are not usually appropriate for active use facilities, such as sports fields, that require broader spaces. The Deadman Gulch Trail System is an example of a linear park.





Pocket Parks

Pocket parks are usually one acre or smaller and provide very limited facilities. Pocket parks are often the by-product of other planning decisions or site limitations. They may result from the establishment of public landscaping around monuments, when protected natural resources limit development of a small parcel, or when the development pattern results in a small residual piece of property.

Because they have so few improvements, they provide few recreation opportunities. Successful pocket parks are generally found in very limited circumstances. A neighborhood with many children and a centrally located site that has good visibility and is within easy walking distance may be a good location for this type of park. However, in areas where pocket parks have little visitation, often due to location and/or lack of facilities, vandalism can be a serious problem. In such cases, pocket parks can become a magnet for undesirable activity which discourages legitimate uses of the park.

The City of Galt has six pocket parks in the Planning Area (Table 10), all within the city limits. However, the city is no longer developing pocket parks because of their limited functionality and the disproportionate cost of maintenance per acre when compared to larger parks.

Table 10 – Galt Pocket Parks

Park Name	Location	Acres
Ashbrook Tot Lot	Lyonia Dr.	0.16
Lion’s Oak Park	Oak Avenue	0.30
Rotary Park	2 nd St.	0.30
SMUD Park	Lincoln Way and “A” St.	0.70
Fumasi Oak Preserve	Emerald Oak Dr. and W. “C” St.	0.84
S.P. Park	4th and “C” St.	1.20
TOTAL:		3.50

Neighborhood Parks

Neighborhood parks are typically from 4 to 8 acres in size, depending on proximity to schools and the density of the neighborhoods they serve. The minimum size of a neighborhood park is set at 4 acres to maximize the efficiency of maintenance and provide design flexibility. A neighborhood park usually includes a combination of picnic areas, play structures, paths, tennis courts, basketball courts, and/or sports fields, and is intended to be used by all age groups.

The City currently has ten facilities that function primarily as neighborhood parks (Table 11). Only four of these meet the recommended minimum standard for acreage. The other six neighborhood parks are all less than 4 acres in size because of constraints on available land and/or resources at the time the parks were developed. However, two of these parks are adjacent to other public open space or recreation features that enhance the functional value of the parks. Canyon Creek Park is located on the Deadman Gulch Trail System, and the Veterans’ Soccer Field is next to the Gora Aquatic Center and Chabolla Park. Three additional sites totaling 17 acres are designated as future neighborhood park sites in the unincorporated Planning Area.



Table 11 – Galt Existing Neighborhood Parks

Park Name	Location	Acres
Roundstone Park	Roundstone Drive	1.90
Canyon Creek Park	Canyon Creek Way	2.00
Lake Canyon Park	Lake Canyon Avenue	2.00
Veterans’ Soccer Field	900 Caroline Ave.	2.50
Harvey Park	2nd St. and “C” St.	3.25
Monterey Park	Lake Park and Monterey Bay Court	2.90
Emerald Vista Park	Winn Dr. and Emerald Vista Dr.	4.40
Meadowview Park	Meadowview Dr. and Kost Rd.	4.50
McCaffery Sports Park	Park Terrace Drive	5.35
Greer Basin	West “A” St. and Fumasi Dr.	7.00
TOTAL:		35.80

Community Parks

Community parks are typically from 8 to 40 acres in size and may include the same basic amenities found at neighborhood parks, along with more specialized facilities such as a swimming pool, nature areas, sports field complexes, a skate park, gymnasiums, community centers, and/or meeting rooms. These specialized facilities are intended to serve the larger community. When community parks include the basic neighborhood park amenities, they often also serve as the neighborhood park for residents living nearby.

Galt has six existing community recreation facilities totaling 42.88 acres (Table 12). A seventh community park, Walker Park (39.2 acres), will soon be under construction. Another community park is to be located south of Kost Road (20.5 acres). Six additional sites totaling 122.6 acres are designated as future community park sites in the unincorporated Planning Area.

Table 12 – Galt Existing Community Parks

Park Name	Location	Acres
Gora Aquatic Center and Chabolla Park	630 Chabolla Ave.	1.50
Sports Complex	1022 Caroline Ave.	11.00
Galt Community Park	Walnut Ave. and Carillion Blvd.	15.00
Chabolla Center	600 Chabolla Ave.	0.19
Littleton Center	420 Civic Drive	0.19
Galt Market	Caroline Ave. and Chabolla Ave.	15.00
TOTAL:		42.88

Regional Parks

A regional park is generally larger than a community park and may include amenities found in both neighborhood and community parks. It will generally also include additional specialized facilities or a unique combination of facilities that will attract usage from the surrounding region. Galt currently has no regional parks. An 80-acre parcel north of the city on MacKenzie Road may eventually be developed as a regional park site, when resources become available and population density warrants the expenditure.

5.2 Acres per 1,000 Population

This standard defines the quantity of land that should be devoted to recreation uses for every 1,000 people in the community. Separate standards apply for active use park land and recreational open space. Active use park land primarily provides improved recreation facilities such as play areas and sports fields. Recreational open space is limited to passive recreation activities such as hiking or bird watching. The differentiation between active use park land and recreational open space is important because the active use park land must be located near the people to be served and be suitable for the intended types of facility improvements.

Active Use Park Land

Active use parks are those that emphasize constructed improvements such as sports fields, hard surface courts, play structures, pools, and meeting rooms. The 1992 Galt Park Master Plan established a standard of 5 acres of active park land for every 1,000 residents, and this standard is reiterated in the General

Plan. This standard is also comparable to that established by many other recreation providers in the region and includes the area required for the constructed recreation improvements as well as the surrounding landscaping and parking areas. The acreage may also include some passive use areas that are part of an overall active park configuration.

School land covered under joint-use agreements is generally not included in the calculation of park acreage provided by the City because the property is owned by the school districts and may one day be converted to classroom or building space, depending on the districts' needs.

The City of Galt currently has 81.34 acres of park land improved for active use (Table 1). Another 51.70 acres are pending improvements for active uses at Walker Park (39.20 acres) and a portion of the Kost Road park site (12.50 acres). These parks will provide a total of 133.04 acres (Table 13). With the current population of approximately 24,000 people, this equates to about 5.53 acres per 1,000 people, which is slightly in excess of the standard. The active use park acreage surplus is 13.04 acres.



Table 13 – Level of Service Active Park Acreage

	Year	2008	2025
	Population	24,000	44,000
Active Use Park Land Acres			
Current Improved		81.34	81.34
Pending Improvements		51.70	51.70
Future General Plan Area Development		0.00	79.90
Total		133.04	212.94
Acres/1,000 Population		5.53	4.83
Needed to Meet 5 Acres/1,000 Standard		120.00	220.00
Surplus/(Deficit)		13.04	(7.06)

If growth occurs as projected, 20,000 new residents will be moving to the Planning Area by the end of the Park Master Plan period (2025). An additional 86.96 acres of active use park land will need to be acquired by the City and added to the current 13.04 acre surplus to meet the acreage standard for this new population.

This Parks Master Plan addresses anticipated growth through 2025, while the City's General Plan projects a build-out population in 2030 of 51,291. An additional 36.46 acres of park land will be needed to serve the additional 7,291 residents who are projected to move to the area between 2025 and 2030. This means a total of 123.42 more acres of active use park land will be needed to serve the build-out population. Acquisition of this acreage should be

accomplished through land dedications or fees in-lieu of land dedication required as part of the development approval process.

The General Plan land use map already designates 79.90 acres of additional land for neighborhood and community parks. Therefore, 7.06 additional acres of park land will need to be located and designated for the projected 2025 population, or 43.52 additional acres for the 2030 population.

The City currently owns an 80-acre site north of the Planning Area that was acquired with the intent of eventually developing a regional park. Some portion of this land could potentially be used to help offset a future active use park acreage deficit assuming that the property is annexed into the Planning Area. Another option to address this deficit would be to designate additional park locations within the Planning Area as part of the specific plan approval process to make sure the new developments have adequate access to neighborhood park facilities.

Recreational Open Space

Lands designated as recreational open space may be used for passive recreation activities that are compatible with the resource values and natural physical characteristics of the area. Hiking and biking, bird watching, nature photography, and environmental education are examples of such passive recreation activities. While there are numerous passive recreation opportunities in the region, some publicly accessible open space needs to be preserved in the Planning Area so residents will have access to these types of recreation options without having to leave the community.



The City's General Plan designates 572 acres as open space within the City and the unincorporated Planning Area. Much of this area is in the 100-year floodplain and is not suitable for development, but could support passive recreation uses. However, this open space acreage is predominantly in private ownership and not accessible for public recreation uses at this time.

The recommended standard for public open space for passive recreational uses is 5 acres per 1,000 residents. This amount of land is adequate to accommodate the trail corridors standard described below with approximately 75 feet of natural area buffer on each side of the trail.

While open space acreage may be used to accommodate trails, the trails located in non-open space areas may not be counted against the open space standard. Open space areas that are designated as preserves to protect special status species or other sensitive resources and which prohibit all public access may also not be counted towards the 5 acres per 1,000 population standard.

The City currently owns 67.20 acres of open space that is suitable for public passive recreation uses. This open space includes the Fumasi Oak Preserve

(0.84 acres), the Dry Creek Trail (4.0 acres), the Deadman Gulch Trail (54.36 acres), and 8.0 acres of the Kost Road park site. Another 52.80 acres should be acquired by the City or dedicated for public use to meet the proposed standard (Table 14) for the current population.

Use of nearly half of the City’s 80-acre Hauschildt property is constrained because it is in the floodplain. This area, at a minimum, could potentially be designated as recreational open space to help meet this deficit. A larger portion of the parcel could potentially be designated as recreational open space to fully address the current deficit. If development of the non-floodplain portions of the site for active recreation uses eventually becomes desirable, acquisition of other open space parcels adjacent to existing park land, such as the Kost Road site, could be pursued as a replacement.

As new developments are approved by the City, land dedication of open space at the rate of 5 acres/1,000 residents or fees paid in-lieu of dedication would be required to provide the recreational open space acreage for new residents. If growth occurs as projected, another 100 acres of recreational open space will need to be provided to meet the demand created by the addition of 20,000 new residents to the Planning Area by 2025.

Table 14 – Level of Service Recreational Open Space

Year	2008	2025
Population	24,000	44,000
Existing Recreational Open Space Acreage	67.20	67.20
Acres/1,000 Population	2.80	2.80
Needed to Meet 5 Acres/1,000 Standard	120.00	220.00
Surplus/(Deficit)	(52.80)	(152.80)

5.3 Trails and Paths

The trails and paths standard addresses three different types of facilities: paved paths in parks, Class I bicycle/pedestrian trails, and open space trails.

Each new neighborhood and community park should include paved paths within the park suitable for walking, skating, young children on bicycles, and other such uses. Nearly all of the City’s existing parks satisfy this standard except for a few small parks that don’t have adequate demand and/or space for such an improvement.

While Galt residents have access to many trails at nearby regional facilities such as the Cosumnes River Preserve and the Lodi Lake Nature Area, this does not negate the need for trail access to public recreational open space areas within the Planning Area. Therefore, the trails standard also includes the requirement

that a system of trails be provided through public recreational open space areas. However, the extent of such trails will be dictated by the size and configuration of the particular site, public safety considerations, and natural resource constraints. Therefore, a mileage standard is not relevant for this type of facility.

Paved Class I trails should be provided at a rate of one-quarter mile for every 1,000 residents or one mile of Class I trail for every 4,000 residents in the Planning Area. This ratio reflects the fact that Galt area residents have expressed a desire for more local trails for transportation and recreation uses. The City of Galt 2002 Bicycle Transportation Plan specifies that Class I trail design will comply with the Caltrans Highway Design Manual Chapter 1000 and shall be a paved surface 10 feet across with 2 foot shoulders on each side for a total width of 14 feet.



The City currently has 3.66 miles of Class I trails located in the Deadman Gulch and Dry Creek corridors (Table 15). With a current population of 24,000 people in the Planning Area, this means there is currently 0.15 mile of trail for every 1,000 residents. To reach the desired level of service, another 2.34 miles of trail are needed. The City of Galt 2002 Bicycle Transportation Plan identifies 2.79 miles of Class I trail to be built within these natural corridors, which would more than accomplish the desired level of service. As the Planning Area population increases to the projected 44,000 people by 2025, another 5 miles of trails will be needed to maintain the standard.

Table 15 – Level of Service Class I Trails

Year	2008	2025
Population	24,000	44,000
Existing Class I Trails	3.66	3.66
Miles/1,000 Population	0.15	0.08
Needed to Meet 0.25 mile/1,000 Standard	6.00	11.00
Surplus/(Deficit)	(2.34)	(7.34)

5.4 Park Service Area

Park service area standards specify where to locate parks to provide reasonable access for the people who are expected to use the facilities. Service areas are expressed in terms of how far users are expected to travel to get to the park. Establishing service area standards helps to ensure that parks are appropriately distributed throughout the Planning Area to best meet the needs of residents.

The service area for a pocket park or a neighborhood park is one-half mile. This is the distance that one can reasonably expect children to walk or bike to get to

a park. Community parks that include neighborhood park amenities also serve as the neighborhood park for residents within one-half mile of the park.

An analysis of the existing and proposed park sites in the Planning Area shows that there will be adequate coverage to meet this neighborhood park service area standard after all planned parks are built (Figure 11) for all areas of existing and planned residential development, with one exception. The General Plan land use map shows future high-density residential development located between Bergeron Road and McKenzie Road, north of Twin Cities Road in the Planning Area. This area would be just outside of the service area for Lake Canyon Park. However, portions of this area would be within one-half mile of future park facilities that may eventually be built at the 80-acre Hauschildt site east of McKenzie Road.



Although all residential areas are within one-half mile of an existing or future park site, some of the parks are small and have relatively few improvements. Residents in the neighborhoods in the southwest Planning Area surrounding Lion's Oak Park, SMUD Park, and Rotary Park, and the central Planning Area around Ashbrook Tot Lot have access to limited amenities at these small pocket parks. None of these parks has sufficient acreage to allow the addition of other improvements.

The land use designations in the southwest area include a significant number of medium and medium-high density lots. The combination of small lots and high population density means this is an area with a potentially very high demand for public parks. Development of a small community center in the area would help supplement the limited facilities available to these residents.

The only other areas that will not be within the one-half mile neighborhood park service area are either west or north of the existing city limits. However, these areas have a land use designation of rural residential, commercial, office professional, or light industrial and will generate very little demand for neighborhood park facilities.

A community park is generally intended to serve people living within a short driving distance of the park. The recommended service area for a community park is 2 miles. Community park sites are well-disbursed throughout the Planning Area, with Galt Community Park serving the northeast area and the Chabolla Center, its associated facilities, and the Kost Road site serving the south area. After Walker Park is built, it will function as the community park for the west area. Additional community park sites are spread throughout the east part of the Planning Area where future residential development will occur.

No regional park service area standard is recommended, because the service area may vary widely depending on the type of facility improvements. Park service area standards have also not been recommended for linear parks because

the service area will depend on the configuration of the park and connections to access points. Park service areas standards are summarized in Table 16.

Table 16 – Park Service Area Standards

Park Type	Service Area
Pocket Park	½ mile
Neighborhood Park	½ mile
Community Park	2 miles
Regional Park	No standard
Linear Park	No standard

5.5 Non-Vehicular Access

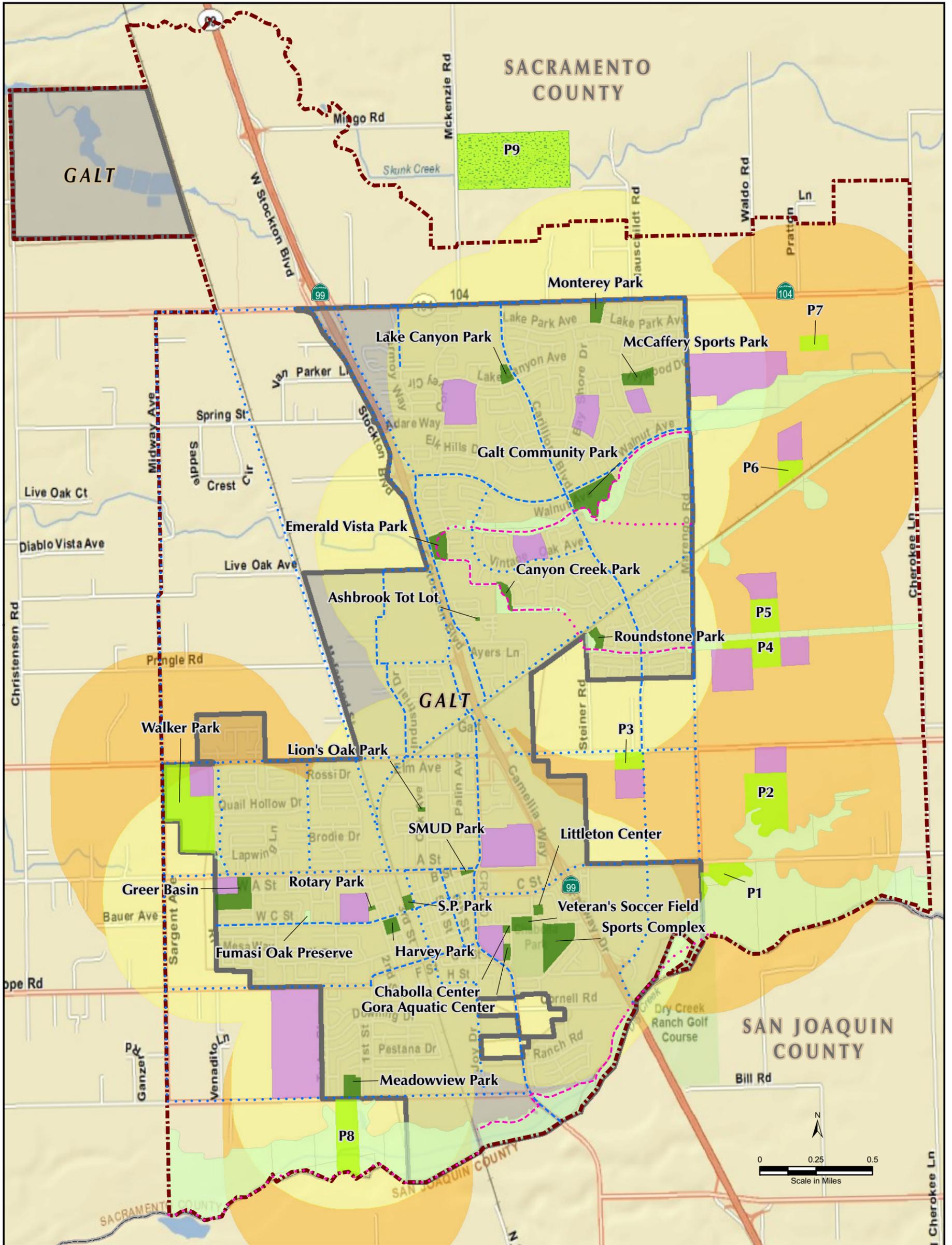
All new neighborhood parks should be on an existing or proposed Class I multi-use trail or Class II bike route. Neighborhoods that include parks on Class II bike routes should have sidewalks connecting homes to the park. This standard is intended to facilitate safe pedestrian and bicycle access to parks and to make it feasible for children to visit neighborhood parks without being driven there. Improved non-vehicular access will also reduce the need for parking lots, help prevent overflow parking into neighborhoods, and reduce traffic congestion and associated air pollution.



5.6 Park Site Characteristics

Not all types of land are appropriate for improved park uses. Lands that are to be dedicated for development as active parks must have a location and physical characteristics that are suitable for the intended uses. The following guidelines will be used to evaluate the suitability of proposed land to be dedicated for active use parks.

- ❑ The service area standards determine how far park users can reasonably be expected to travel to access the park. Land that is to be dedicated for a neighborhood park should generally be within ½ mile of the population it will serve. Community park land should be within 2 miles of the intended user population.
- ❑ Proposed park land should have access to appropriate infrastructure such as roads, water, sewer, and power.



PARKS/PROPOSED PARK SITES	BIKE LANES	OTHER FEATURES
 Parks Inside City Limits	 Class I	 2009 City Limits
 Parks Outside City Limits	 Class I Proposed	 General Plan Area
 Open Space	 Class II	 Schools/Proposed School Sites
PARK SERVICE AREAS	 Class II Proposed	 Future Park Outside of General Plan Area
 1/2 Mile of Existing Parks		
 1/2 Mile of Proposed Parks		

GALT PARKS SERVICE AREAS

FIGURE 11
04/02/10

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

- ❑ The types of land uses surrounding the potential park site should be considered. Land adjacent to an existing or proposed school site is desirable because it offers future joint use opportunities. Land that provides opportunities to connect to trails or bikeways is also desirable. If a proposed park site is adjacent to land uses that are incompatible with the proposed park use, the land may not be suitable.
- ❑ The types of improvements that are typically developed in an active use park include, but are not limited to: playgrounds, sports fields, hard surface courts, meeting rooms, paths, and gymnasiums. The size of a site, as well as its topography, geology, presence of water courses, and any other physical constraints must be suitable for these and any other intended uses.
- ❑ The site should be no less than 4 acres for a neighborhood park and no less than 8 acres for a community park.
- ❑ Land that is constrained by the presence of special status species, jurisdictional wetlands, floodplain, significant agricultural lands, cultural/historical resources, or other protected resources may not be suitable, depending on how much of the site is constrained and the extent of the constraint. In no case shall such protected resources be adversely impacted by the proposed use unless appropriate mitigation is provided as determined by the regulatory entity with jurisdiction over the resource. In some situations these resources may offer meaningful interpretive opportunities and provide additional passive recreation experiences that would not damage the resources, and would complement the active uses located on other parts of the site.
- ❑ A site may be deemed unsuitable for park land dedication if previous uses have resulted in the presence of hazardous materials, excessive erosion, unstable ground, or any other condition that cannot be corrected without excessive remediation costs. If such conditions can be remediated to the satisfaction of the City of Galt, at no cost or an acceptable cost to the City, the land may be considered suitable.
- ❑ The City of Galt reserves the right to make the final determination on the suitability of a proposed park land dedication for both active and recreational open space uses because individual site conditions are unique and cannot fully be anticipated in these guidelines. The City may also determine what portion of a proposed site is suitable.



5.7 Facilities per 1,000 Population

Facility standards are established to identify the maximum number of people that can reasonably be served by a particular type of facility, based on the demand for that facility by the community. Because demand and recreation preferences can vary dramatically by region and city, the National Recreation and Park Association only suggests minimum facility guidelines, and encourages communities to establish their own standards that reflect the preferences of residents.⁴ Facility standards for Galt have been derived by examining facility standards in the region and adjusting them to reflect input from the local community and City staff. Recreation facilities with long-term joint use agreements are included in the assessment of existing facilities. The credit provided for these facilities towards meeting the proposed level of service depends on the current nature of the joint use agreement and the limitation on use because of school hours and events versus demand for the facility.

The current number of common recreation facilities by type is listed in Table 17, along with a number of additional facilities needed, if any, to keep the service population at or below the proposed limit. This standard is intended to set the minimum level of service and may in practice be exceeded, especially when additional facilities are needed to provide adequate access to facilities throughout the Planning Area.

For example, the City already has two dog parks for 24,000 people. This is well within the service standard of one dog park serving up to a maximum of 20,000 people. However, both of these parks are in the northeast part of the Planning Area. The standard is not intended to preclude the City from adding a third park in a location that would serve residents on the west side of the City. Many of the improvements at Walker Park are intended to address the lack of access for west side residents to various recreation facilities that are available to people living in more recently developed areas of the City.

As indicated in the following table, some additional facilities will be needed as the population of the Planning Area increases. Most of the additional facilities, such as sports fields, picnic areas, and play structures, will be incorporated into the design of new neighborhood parks as standard improvements. There are several unique facilities, however, that are not normally found in neighborhood parks and special consideration needs to be given to locating these improvements.

⁴ Lancaster, R.A. (Ed.). (1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association.

Table 17 - Current Facilities and Proposed Facility Standard to Serve Population of 24,000

Facility Type	Existing City Facilities	Existing School Joint-use Facilities ¹	Current Population per Facility	Maximum Population per Facility	Needed to Meet Proposed Standard	Comments
Playground	20		1,333	1,500 with one tot and children's play area at every new park	Some existing parks do not have space for both facilities	Includes 12 children's play areas, 7 tot lots, and 1 water play area. 1 accessible play area and water feature planned for Walker Park. Informal school use also.
Tennis Court	5		4,800	5,000	0	2 new courts planned at Walker Park; informal (non-joint use) access at High School.
Outdoor Basketball Hoops	6		4,000	2,500	4	2 new full courts (4 hoops) planned at Walker Park. Informal school use also.
Baseball Field <i>Little League</i> Lighted (1) Not Lighted (2) <i>Softball</i> Lighted (3) Not Lighted (4) <i>Hardball</i> Lighted (1) Not Lighted (2)	13	3 (counted as 1 due to limited access)	1,714	3,500	0	Another softball and little league field are planned at Walker Park to serve west side. Another baseball field will be available in 2009 through joint-use with Liberty Ranch High School.
Soccer Field	4	1 (counted as .33 due to limited access)	5,542	4,000	2	Includes 1 dedicated soccer field and 3 multi-use fields suitable for soccer; school field is multi-use; Another new field is planned at Walker Park.
Football Field	0	1 (counted as .33 due to limited access)	72,727	18,000	1	Another football/soccer field is planned at Walker Park. Another football field available in 2009 via joint-use with Liberty Ranch High School.

¹ Access to School facilities through joint use agreements provide is limited to times when not needed by the schools. These facilities are only considered at partial value as noted for this reason.
CITY OF GALT PARKS MASTER PLAN UPDATE

Facility Type	Existing City Facilities	Existing School Joint-use Facilities ²	Current Population per Facility	Maximum Population per Facility	Needed to Meet Proposed Standard	Comments
Swimming Pool	1		24,000	20,000	0	An additional pool will be needed at General Plan build-out; current pool is slightly beyond maximum service level
Gymnasium	0	3 (counted as 1 due to limited access)	24,000	15,000	1	Another gym will be available in 2009 through joint-use with Liberty Ranch High School, but use will also be limited. New community center at Walker Park will include gymnasium.
Community Center (approx. 30,000 sq ft)	2 (counted as 1 due to limited size)	3 multi-use rooms (counted as .20 due to limited size and access)	20,000	20,000	0	Chabolla Center (8, 228 sq ft) and Littleton Center (8,940 sq ft) are smaller than standard. 3 multi-use rooms also available through school joint-use. 1 new community center planned for Walker Park.
Small Group Picnic Area (min. capacity 25 people)	10		2,400	2,500	0	47 standard tables in these group areas; all shaded; 1 additional small group area planned at Walker Park
Large Group Picnic Area (min. capacity 50 people)	2		12,000	6,000	2	11 oversize tables in these group areas; all shaded; 1 additional large group area planned at Walker Park
Skateboard Park	1		24,000	40,000	0	
Outdoor Volleyball Court	2		8,000	6,000	2	1 turf volleyball court planned at Walker Park
Disc Golf Course	0		None	40,000	0	Kost Road site would be a good location due to proximity to open space
BMX Course	0		None	40,000	0	
Amphitheater	0		None	25,000	1	
Dog Park	2		12,000	20,000	0	None on west side

² Access to School facilities through joint use agreements provide is limited to times when not needed by the schools. These facilities are only considered at partial value as noted for this reason.

The Planning Area currently needs another gymnasium and an amphitheater or other similar performing arts venue. By the end of the planning period (2025), population growth will have created the need for another community center and swimming pool. To optimize use and minimize cost, the gymnasium should be incorporated into the design of the community center. The pool should be built in the northeastern part of the City.

There are several possible locations for a new community center. The master plan for Walker Park includes space for a 30,000 square foot community center and associated facilities. A structure this size could easily accommodate an amphitheater.

Alternatively, a smaller community center (about 18,000 square feet) without the amphitheater or pool facilities could be built at the site of the former Boys and Girls Club. This smaller structure would still be large enough to house a gymnasium and several meeting rooms. It could be used for programs serving pre-school aged children during the day and teens in the afternoon and evenings, as well as arts and leisure classes. This location provides an opportunity to address some of the underserved areas on the west side of the Planning Area where neighborhood parks lack facilities. It may also be a good candidate for redevelopment grant funding, such as the state Community Development Block Grants. Such a community center would only serve about sixty percent of the full complement of 20,000 people envisioned by the facility standard. However, the smaller size and reduced cost could make it feasible for this center to be built sooner than a larger building. Additional community center capacity could be needed in the future as the population of the Planning Area increases beyond the approximately 12,000 people the smaller center would serve.

The third option for a new community center would be to locate it, together with the pool and amphitheater, in one of the large community parks planned for new residential developments on the east side of the Planning Area. The decision about the specific location for the community center, pool, and amphitheater should be revisited in several years, and will depend on where growth occurs, available recreation impact fee revenues, and possible funding opportunities.

This page intentionally left blank.

6. COMMUNITY NEEDS AND PRIORITIES

The views and recreation preferences of Galt area residents played an important role in developing the direction of this Master Plan. Several mechanisms were used to give interested residents multiple opportunities to participate in the planning process to ensure that the Master Plan strategies accurately reflected the values and needs of the community.

Two community workshops were held at critical points in the process, during which attendees provided input on their priorities and vision for Galt parks. Attendance at both workshops was low, with between 15 and 20 residents participating at each workshop, despite extensive outreach and publicity before the events. This may seem surprising considering how well-used and widely-attended the City's parks and programs are. However, it may well be a reflection that residents are generally pleased with the City's park and recreation services and do not feel the need to significantly redirect the City's efforts.

While workshops are a valuable community input mechanism, they have limitations because of the uncertainty of attendance and potential bias based on who chooses to participate. To address these limitations addition, phone and written surveys were conducted to provide further opportunities for community input. These surveys were designed to reach a broader number of residents, and in the case of the phone survey, to provide a statistically significant representation of overall community attitudes. The findings from these multiple public involvement activities are summarized below.

6.1 Community Workshop #1

The first community workshop was held during the initial Community Analysis phase of the planning effort. The goal of the workshop was to gather input on specific recreation facility and program needs and to better understand the vision of residents for the future parks and recreation in the City of Galt. The workshop also provided an opportunity to educate the community about why a Parks Master Plan was being prepared and what it would address. Attendees participated in the following activities:



6.1.1 Vision Exercise

Workshop participants broke into small groups and discussed their vision for parks and recreation in the community. They were asked to consider what things they liked, what needed improvement, and suggest changes at specific

parks. Among the aspects of parks and recreation that participants especially liked were:

- The wide variety of programs and facilities
- Availability of programs available for all ages
- High quality maintenance in most of the parks
- Availability of picnic areas
- Open spaces
- Baseball fields and basketball courts
- Lighting for safety

Suggestions for improvements included:

- More trails and specifically east-west connectors
- Weekend Galt Market
- Dog park on the west side
- Senior programs
- Par-courses
- More shade structures
- Another water/spray park
- More basketball courts
- Agricultural/equine park
- More facilities near high school
- Skate facilities
- Music in the parks



6.1.2 General Spending Priorities

Each attendee was provided with a limited number of “Galt Bucks” and asked to allocate these resources towards the six potential parks and recreation expense categories in proportion to their priorities for community. With the reality of limited resources, participants struggled to make tough decisions about how to establish priorities. Each category had significant support, with the cumulative priorities as follows:

- Open space and natural areas
- Arts and cultural facilities
- New parks
- Maintenance
- Improvements at existing parks
- Regional parks
- Hiking and biking trails

The most important part of this exercise was the realization among participants that all of these potential expenditures are important to the overall quality of the parks and recreation experience of Galt citizens.

6.1.3 Specific Program and Facility Preferences

Participants were also asked to review a comprehensive list of potential facilities and programs and indicate which they felt should be emphasized by the City in future planning for parks and recreation. Once again, participants showed significant support for a broad array of facilities and programs. Some of the more popular programs were:

- Bus trips
- Swim team
- Public swim
- Swim lessons
- Jr. Warriors cheer and football
- Kids in the park
- Galt senior club
- T'ai chi
- Instructional T-ball
- Citizenship classes

Some of the more popular facilities were:

- Water/spray play area
- Par course
- Skateboard area
- Community meeting room
- Amphitheater/stage
- Community gardens
- Bike/trail connections
- Tot lots



6.2 Community Workshop #2

The second community workshop was held during the Recreation Needs and Preferences analysis phase of the project. The goals of this meeting were to provide information on survey results, get input on the various criteria used for park planning, and to engage the community in design exercises for three future park sites. The park sites considered included the 80-acre Hauschildt parcel north of the City on McKenzie Road, the 20-acre Kost Road parcel, and the 0.45-acre Harvey Park annex.

Participants broke into small groups and drew on proposed concept plans to indicate features they liked or would change in each of the park sites. Each group then presented their ideas to the larger group, which considered the pros and cons of all various options. The conceptual plans are included in this Master Plan as **Appendix A**. Participants were reminded that these plans represent some preliminary ideas for how these parcels may ultimately be

improved and are not the City’s final design intention. Before the final designs for any these parks are completed, there will be additional focused community workshops to get more input from residents, such as Plan-A-Park events. Improvements at all of these sites are also dependent on available resources and coordination with other City recreation priorities.

6.2.1 Harvey Park Annex



The conceptual plan for the Harvey Park annex site included amenities to complement the activities associated with the existing Little League ball field. These include a tot lot and children’s play area, a covered picnic area with several tables, a walking path, and associated site improvements such as benches, drinking fountain, and bicycle racks. It also shows a designated crossing at “D” Street from the developed portion of Harvey Park to the annex, and parallel parking on “D” Street.

Overall reaction to the conceptual plan was very favorable. One suggestion was made to consider adding a sensory theme to the park to provide a unique recreation opportunity for disabled children and seniors. However, the small size of this park and the adjacent sports field uses limit it to primarily functioning as a neighborhood park for local residents.

6.2.2 Kost Road Site

The conceptual plan for this 20-acre parcel complements the existing facilities located across Kost Road at the much smaller Meadowview Park. It includes:

- 2 Little League fields with restrooms/concession building
- Children’s and tot play areas
- Large and small group picnic areas
- Paved loop path
- Disc golf course
- Pedestrian and equestrian trails connecting to the Dry Creek trail
- Natural area
- Interpretive signage

The original conceptual plan also included a small equestrian arena, corral, and barn for therapeutic riding activities, but workshop participants felt this use would be better accommodated at a larger site with other equestrian uses. Some participants suggested replacing the equestrian uses with additional soccer fields, because Meadowview Park does not have any soccer or multi-use field to serve the area.

6.2.3 Hauschildt Site

The size and features of the 80-acre Hauschildt property provide many potential opportunities for recreation facilities. It could serve as a regional park as well as

providing facilities to meet local recreation needs. The conceptual plan shows active use improvements on the northerly portion of the site, while passive uses are suggested for the southerly part of the property, which is constrained by the creek and surrounding floodplain. Specific facilities include:

- An adult softball complex (4 fields) with restroom/concession building
- Hardball field
- 2 adult sized soccer fields
- 2 youth sized soccer fields
- Spray park
- 3 small covered group picnic areas
- 1 large covered group picnic area
- Paved loop path
- Children's and tot play areas
- Fishing pier
- Amphitheater
- Creek overlook
- Small corporation yard
- 2 sand volleyball courts
- Bike track
- Group overnight camping area with showers and restrooms
- Multiuse trails in natural area (hiking and equestrian)
- Interpretive signage
- Equestrian trailer parking



Workshop participants offered numerous suggestions to refine and modify the conceptual design for this site. While participants exhibited consistent support for the natural areas and trail uses on the south portion of the property, other ideas for the active use area included:

- A regional equestrian center for competitions, shows, and events
- Play areas designed for special needs children
- A nature education center
- A campfire circle for the group camping area
- Archery range
- Small corral for therapeutic riding program
- Rock climbing wall
- Obstacle course
- Staging area as a connection point to other regional trails

Workshop participants all voiced support for the potential to emphasize uses at this site that would generate revenues to both offset the expense of site improvements and operations and help fund other parks development. They also recognized the potential to develop a regional recreation facility that could provide economic stimulus to the community from out-of-area visitors.

6.3 Survey Findings

6.3.1 Community Phone Survey

A phone survey was conducted between June 9 and June 14, 2008 to determine overall community attitudes towards Galt parks and programs. Only individuals who actually resided in the City limits were included in the survey. Survey technicians were trained to provide the survey in either English or Spanish, depending on the respondent's preference. Approximately 2,500 calls were made to get the 370 completed interviews necessary to attain a 95 percent confidence level with a ± 5.0 percent margin of error.



The survey's primary objective was to determine community-wide attitudes towards Galt parks and recreation programs, as opposed to individual sentiment about specific facilities or programs. A separate written survey was made available for this purpose, and its findings are discussed in the next section of this Master Plan.

The phone survey questions addressed the following topics.

- Overall satisfaction with parks and recreation programs in Galt
- Satisfaction with Galt parks and recreation staff
- Importance of offering more arts and cultural events
- Frequency of park use in the past year
- Participation in Galt recreation programs or special events in the past three years
- Satisfaction with the recreation programs and special events
- Probability of attending a regional event
- Attitudes toward the development of regional recreation facilities
- Extent to which residents walk or bicycle to parks and recreation programs
- Reasons for not walking or bicycling
- Respondent characteristics

Satisfaction with Parks and Recreation Services in Galt

Based on survey responses, Galt residents seem to have very positive attitudes about parks and recreation services in general (Table 18). Respondents ranked each of the following statements on a four-point scale based on their level of agreement. A score of one meant "strongly disagree" while a score of four meant "strongly agree." All statements scored favorably, with attitudes about

the convenience of park locations and quality of park maintenance receiving the highest scores. The lowest scores were associated with statements about the adequacy of the number of parks and park safety.

Table 18 – Parks and Recreation Services Satisfaction

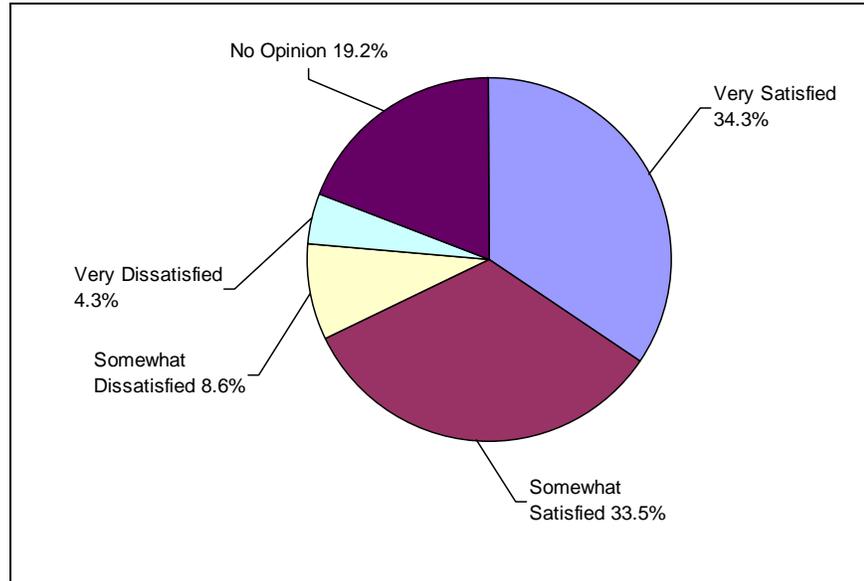
Survey Statement	Score¹
Parks in Galt provide a good variety of facilities to meet your recreational needs	3.35
You are satisfied with the quality of the facilities in Galt’s parks	3.34
Galt’s parks are conveniently located for you	3.54
Galt has enough parks to meet residents’ and non-residents’ needs	3.16
Galt’s parks are well-maintained	3.48
It is safe for young people to play in Galt’s parks	3.13
You know where to get information about the City’s recreation programs	3.30
You are satisfied with the variety of recreation programs offered by the City	3.28
The City’s recreation programs are offered at locations that are convenient for you	3.39
The City’s recreation programs are offered at times that are convenient for you	3.34

¹ Scoring from 1 (Strongly Disagree) to 4 (Strongly Agree)

Satisfaction with Parks and Recreation Staff

About 34 percent of residents reported that they are very satisfied with the City’s parks and recreation staff (Figure 12). Another 34 percent are somewhat satisfied. When summed, these figures indicate that more than two-thirds (68 percent) of City residents think the parks and recreation staff are generally doing a good job. Of the remaining respondents, most had no opinion on this issue; only 9 percent are somewhat dissatisfied, and 4 percent are very dissatisfied with the staff. The specific reasons for dissatisfaction were not captured in this survey.

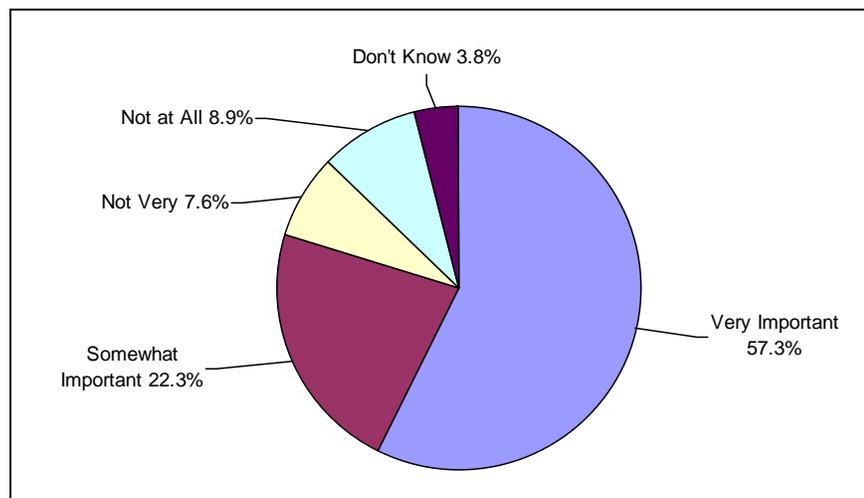
Figure 12 – Satisfaction with Staff



Arts and Cultural Events

The majority of residents believe it is very important for Galt to offer more arts and cultural events such as art or photography exhibits, concerts, plays, music festivals, and dance performances. In addition, 23 percent believe this is somewhat important (Figure 13). These figures total eight in ten (80 percent).

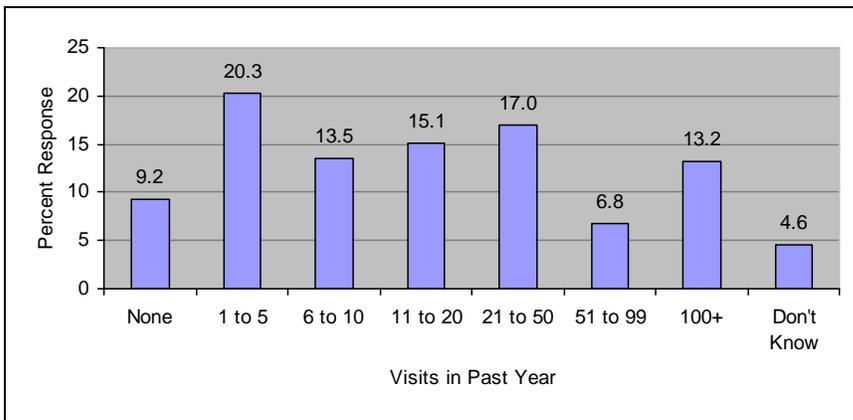
Figure 13 – Importance of Arts and Cultural Events



Park Use

More than 85 percent of Galt residents visited local parks at least once in the past year, with more than half visiting parks more than ten times and more than a third making at least 20 visits to parks (Figure 14). These statistics suggest that Galt parks are widely used and perceived to be an important contributor to the quality of life in the community.

Figure 14 – Frequency of Park Visitation



Programs and Events

Nearly two-thirds (63 percent) of Galt residents have participated in a recreation program or attended a special event in the past three years. More than 90 percent of these residents report they were either very satisfied (50 percent) or somewhat satisfied (41 percent) with these programs and/or events. Less than 8 percent reported they were not very or not at all satisfied.

Regional Events and Facilities

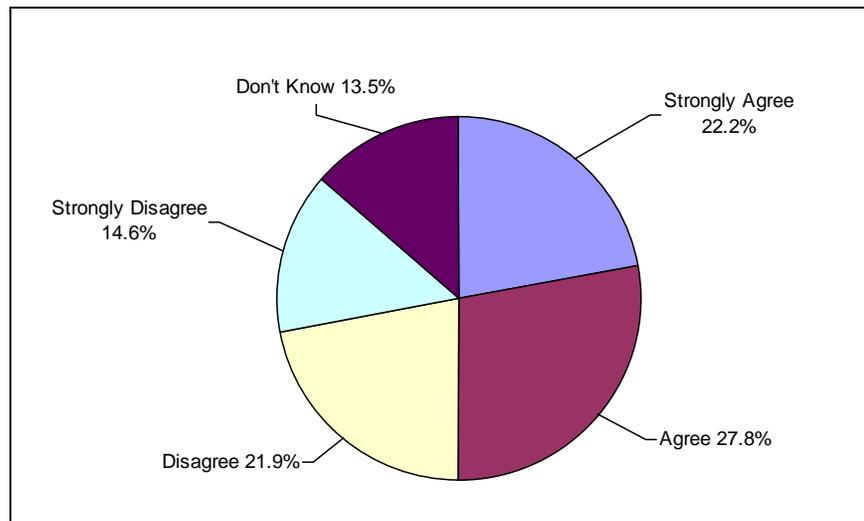
More than one-quarter of Galt residents (27 percent) said they would definitely attend a regional event such as a Shakespeare or country music festival if it were held in Galt. Another 45 percent said they would probably attend. Almost a quarter, however (23 percent), would definitely or probably not do so. When the responses to this question are discounted using a conservative estimate of

purchase intent, the results suggest that about a third of all households might contribute one or more attendees.⁵

Attitudes toward the development of regional recreation facilities is somewhat divided. Half of the residents agreed or strongly agreed with the statement that City funds should not be used to develop regional recreation facilities (Figure 15). About one-third of residents disagreed or strongly disagreed (36.5 percent). The remaining residents were uncertain about their position.

Of those residents who did not object to the use of City funds to develop regional recreation facilities (36.5 percent), nearly two-thirds agreed or strongly agreed that any such facilities should be required to generate adequate revenue to offset their costs. The remaining residents were split between some level of disagreement with this requirement and uncertainty.

Figure 15 – Prohibition of City Funds for Development of Regional Facilities



Park Access via Walking and Biking

About two-thirds (65.4 percent) of City residents report that they walk or bike to local parks and/or recreation programs at least some of the time. Of the one-

⁵ Because survey respondents are known to overstate their probability of purchasing or doing something, it is customary to discount stated “purchase intent” (in this case attendance intent) in predictions or projections. One relatively conservative approach is to count as probable purchasers (attendees) 70 percent of those who say they definitely will, 35 percent of those who say they probably will, 10 percent of those who say they probably will not, and none of those who say they definitely will not. This formulation is reported in Carl McDaniel and Roger Gates: *Marketing Research*, 7th Edition (2007).

third of residents who do not, 57 percent say they are either unable to or dislike walking and biking. About 28 percent feel the parks are too far away or it takes too long to get there on foot or bike. Concerns about safety after dark (17 percent), lack of safe routes (11.6 percent), and the need to transport equipment (12.5 percent) were less commonly noted.

6.3.2 Park User Interest Survey

In addition to the phone survey, an extensive park user interest survey was developed to give park users and program participants an opportunity to provide more detailed evaluations of specific park facilities and programs. This survey was distributed in hard copy at various public locations, events, and recreation programs and was made available online in both English and Spanish. While participation in the survey was not limited to City residents, respondents were asked to indicate if they lived within or outside the City limits. A total of 257 surveys were completed, with 68 percent of respondents being City residents. This indicates that perhaps as much as one-third of the use of City parks and recreation programs may be attributed to non-residents.

The questions asked in the park user survey included the same topics covered in the phone survey with additional questions addressing the following topics.

- Park development and funding
- Individual park evaluation
- Demand for additional park facilities
- Individual program evaluations
- Demand for additional recreation programs
- Galt Market visitation
- Special events
- Library services

Satisfaction with Parks and Recreation Services in Galt

Consistent with the phone survey, respondents to the written survey communicated very positive attitudes about parks and recreation services in general (Table 19). A similar four-level ranking scheme was used for both surveys. A few questions were slightly rephrased to see if this generated any significant difference in responses, which did not occur.

The question about satisfaction with City parks and programs staff was also included in this section. It yielded the same positive responses seen in the phone survey.



One further question was included, asking about satisfaction with the variety of artistic and cultural programs offered by the City. This was the lowest ranked issue, which echoes the phone survey findings that showed strong support for the addition of more such programs.

Table 19 – Parks and Programs Satisfaction

Survey Statement	Score¹
I am happy with the quality of the facilities in Galt parks, such as sports fields, play areas, aquatic center, community center, tennis courts, etc.	3.45
Galt parks provide a good variety of facilities that meet my needs for recreation opportunities.	3.39
Parks are conveniently located for me and my family to easily visit them.	3.48
The City of Galt has enough parks to meet the needs of City residents and non-residents who use them.	3.21
Galt parks are well maintained and clean.	3.35
Galt parks are safe places for children and teens to play.	3.24
I am familiar with the types of recreation programs offered by the City of Galt, or I know where to get this information if I want it.	3.49
I am satisfied with the variety of recreation programs offered by the City of Galt.	3.27
Recreation programs are offered at enough locations and times so I am able to participate in the ones that interest me.	3.21
The staff of the City of Galt Parks and Recreation Department is courteous, knowledgeable, and helpful.	3.51
I am satisfied with the variety of artistic and cultural programs (e.g. Musical Concerts, Theater Productions, and Art Exhibits) offered by the City.	2.79

¹ Scoring from 1 (Strongly Disagree) to 4 (Strongly Agree)

Park Development and Funding

This section of the written survey asked six questions related to various strategic planning and funding issues. Several questions allowed respondents to select multiple answers. The percent response for these questions represents the total number of people who selected the answer divided by the total number of respondents.

Park Types

When asked about what types of parks are most needed in the City, respondents showed a strong preference for community parks (45 percent), natural open space areas (46 percent), and neighborhood parks (44 percent). Only 27 percent of respondents felt regional parks were the most needed. This question allowed multiple responses.

Age Groups

Respondents felt the City should most emphasize park improvements oriented towards children ages 5 to 12 (56 percent) and teens ages 13 to 18 (55 percent), followed by preschool children ages 1 to 4 (29 percent), seniors (16 percent), and adults (14 percent). This question allowed multiple responses. It is noteworthy that the sum of responses for adults and seniors is similar to the responses for preschool aged children. This is consistent with the current and projected emergence of this older demographic as a larger percentage of the community population than in the past.

Funding Sources

Support for levying new assessments to pay for recreation facilities was very low (13 percent). The continued use of existing assessments and General Fund resources was much better received (46 percent) along with collecting fees on new residential developments (50 percent). The most popular funding sources were grants and contributions which were supported by 60 percent of respondents. This question allowed multiple responses.

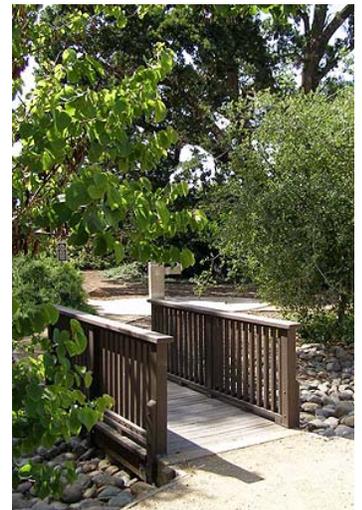
Park Development Priorities

When asked where the City should place its priorities for future park development, 9 percent felt the City should purchase new land for new parks, while 20 percent favored maintaining or rehabilitating existing parks. The overwhelming majority (71 percent) of respondents preferred a combination of these two approaches.

Regional Facilities

The ambiguity demonstrated by phone survey respondents about regional recreation facilities was also evident in the responses to the written survey. About one quarter of those surveyed (26 percent) opposed the City sponsored development of regional facilities, while the remainder supported such development with caveats. However, the higher support for regional facilities was influenced in the written survey by the number of non-resident respondents.

Of the three-quarters of respondents who did not oppose City participation in the development of regional facilities, more than half (52 percent) felt that the City should develop regional facilities only if those facilities were also available



for local events. Forty-seven percent felt the regional facilities should be required to generate enough revenue to the City to offset building and operational costs. Cost sharing with the County and other regional partners should be a requirement for City participation in the development of regional facilities, according to 43 percent of those who favored such development. Multiple responses were allowed for this question.

Special Use Facilities

Special use facilities such as gymnasiums, pools, and community centers are very expensive to develop, are intended to serve a relatively large number of people, and are necessary for many popular recreation programs. When asked how best to provide these facilities, 17 percent of respondents favored using school facilities during non-school hours, while 22 percent felt the City should develop new facilities on City-owned land. The majority of respondents (61 percent) favored a combination of these approaches.

Park Use

The phone survey shows that more than 85 percent of Galt residents visited local parks at least once in the past year (Table 20). According to the results of the written survey, the Gora Aquatic Center/Chabolla Skate Park (76 percent) and Galt Community Park (70 percent) have been visited by the greatest number of respondents, followed closely by the Sports Complex (58 percent). The various neighborhood parks have been visited by 31 to 47 percent of respondents, while the smaller pocket parks with fewer improvements receive the least visitation (14 to 23 percent).

Furthermore, the three community park facilities also have the greatest intensity of use, with between 60 and 72 percent of respondents who go to these parks reporting that they visit these parks often. Between 10 and 19 percent of respondents visit the following neighborhood parks often: Lake Canyon Park , McCaffrey Sports Park (McCaffery Middle School), Monterey Park, Veteran's Soccer Field, Meadowview Park, Harvey Park, Greer Basin , and Canyon Creek Park. All other parks were visited often by fewer than 10 percent of respondents.



Table 20 – Park Visitation

Park/Facility	% of Respondents who Visit this Park
Gora Aquatic Center and Chabolla Skate Park	76
Galt Community Park	70
Sports Complex	58
Lake Canyon Park	47
Harvey Park	42
Veteran’s Soccer Field	40
McCaffery Sports Park (McCaffery Middle School)	38
Meadowview Park	37
Greer Basin	34
Canyon Creek Park	32
Monterey Park	31
Emerald Vista Park	31
Fumasi Oak Preserve	23
Lion’s Oak Park	22
S.P. Park	20
SMUD Park	18
Roundstone Park	18
Rotary Park	17
Ashbrook Tot Lot	14

Park Access

Consistent with the phone survey, the written survey shows that two-thirds (71 percent) of respondents walk or bike to local parks and/or recreation programs at least some of the time. The most frequently identified obstacle to walking or biking was distance (42 percent). About 20 percent of respondents did not feel they had time to walk or bike to parks or programs. Concerns about safety after dark (15 percent), lack of safe routes (27 percent), and the need to transport equipment (20 percent) were also noted.

Most respondents felt that rising gas prices would have some impact on their ability to attend programs or visit parks. About one-quarter will walk or bike more, and a similar number will reduce visits to parks. About 12 percent will attend fewer programs. Only 36 percent felt there would be no impact.

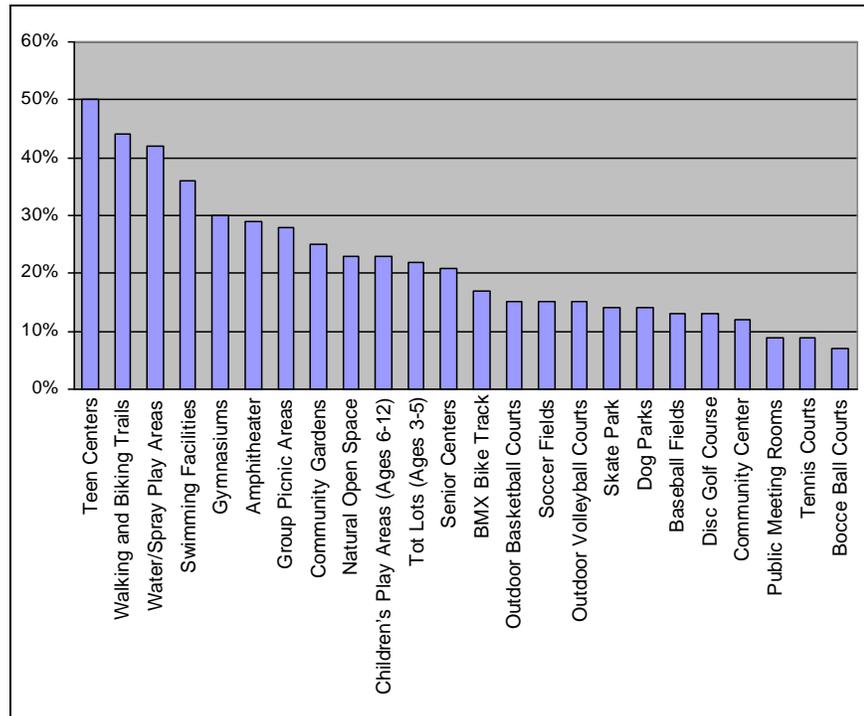
Additional Park Facilities

When asked what additional park facilities are needed in Galt to meet the recreation demands of the community, more than 35 percent of respondents selected teen centers, walking and biking trails, water/spray play areas, and swimming facilities (Figure 16).

Facilities selected by between 20 and 30 percent of respondents include gymnasiums, an amphitheater, group picnic areas, community gardens, natural open space, children and tot play areas, and senior centers.

Facilities selected by between 10 and 19 percent of respondents include a BMX bike track, outdoor basketball courts, soccer fields, outdoor volleyball courts, a skate park, dog parks, baseball fields, disc golf course, and community centers. Fewer than 10 percent selected public meeting rooms, tennis courts, and bocce ball courts.

Figure 16 – Additional Facility Priorities



Programs and Events

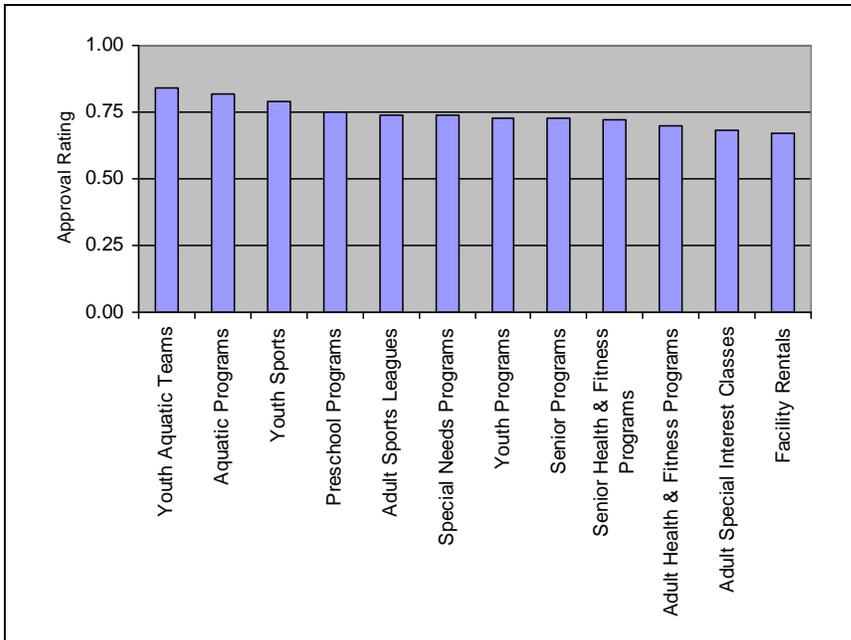
Existing Programs

The written survey respondents were positive about their overall degree of satisfaction with existing recreation programs (Figure 17). With a score of 50 percent representing a neutral position and 100 percent indicating “very satisfied”, all existing programs were rated above 50 percent. The programs receiving the highest scores (above 75 percent) are youth aquatic teams, aquatic programs, and youth sports. These findings are consistent with those of the phone survey in which more than 90 percent of residents reported they were either very satisfied (50 percent) or somewhat satisfied (41 percent) with programs and/or events.

Fewer than 10 percent of written survey respondents reported some degree of dissatisfaction with existing programs, except for adult special interest classes (11 percent dissatisfied) and facility rentals (15 percent dissatisfied). This result is also consistent with the phone survey in which only 8 percent reported dissatisfaction with programs and/or events.



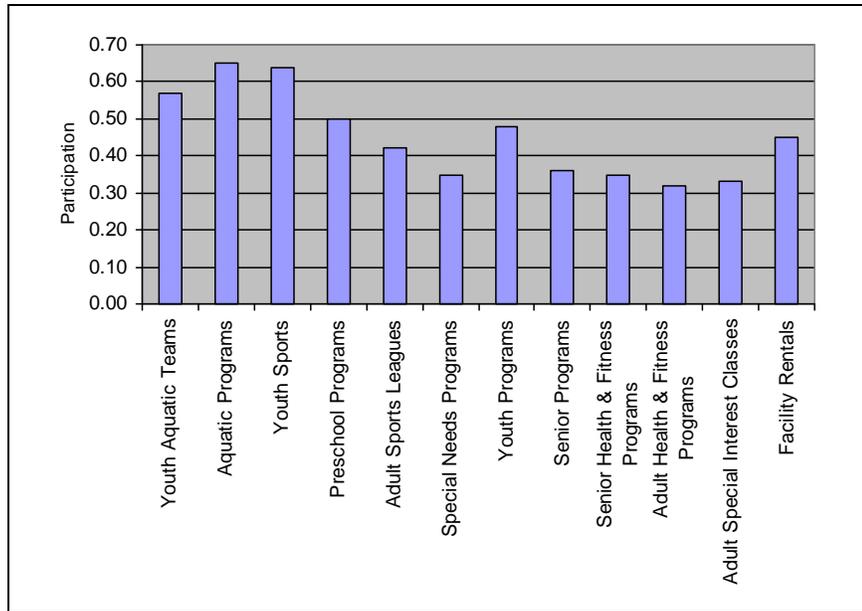
Figure 17 – Existing Recreation Program Satisfaction



Participation in existing recreation among survey respondents is illustrated in Figure 18. The best attended programs with at least 50 percent of respondents having participated in them are youth aquatic teams, aquatic programs, youth sports, and preschool programs. The other programs had no less than 30 percent attendance among survey respondents. These are substantial enough

numbers to instill confidence that the participant satisfaction ratings are valid and not distorted by the view of a few individuals.

Figure 18 – Participation in Existing Programs

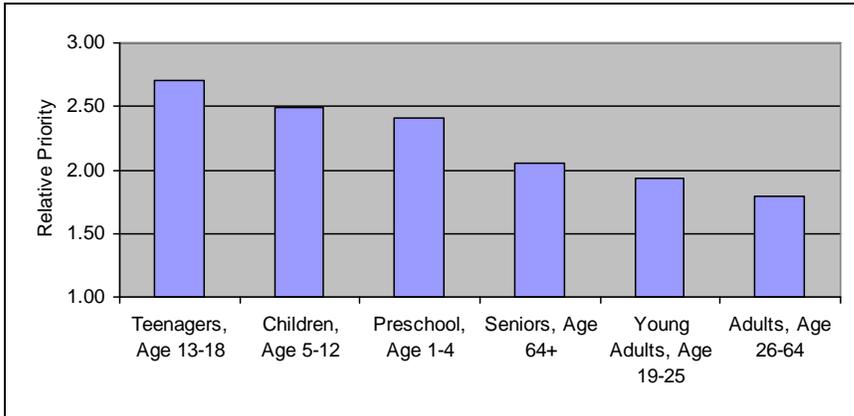


Additional Recreation Programs by Age Group

The written survey asked respondents to indicate the relative importance of providing recreation programs and activities for different age groups (Figure 19). Responses were ranked on a scale of one to three for low, moderate, and high priority.

The highest priority was given to programs for teens ages 13 to 18 (2.7), followed by children ages 5 to 12 (2.5), then preschool ages 1 to 4 (2.4). Priority for senior programs (ages 65 and older) also exceeded the “moderate” level slightly with a score of 2.1. The groups comprising young adult ages 19 to 25 (1.93) and adult ages 26 to 65 (1.79) were given slightly less than moderate priority.

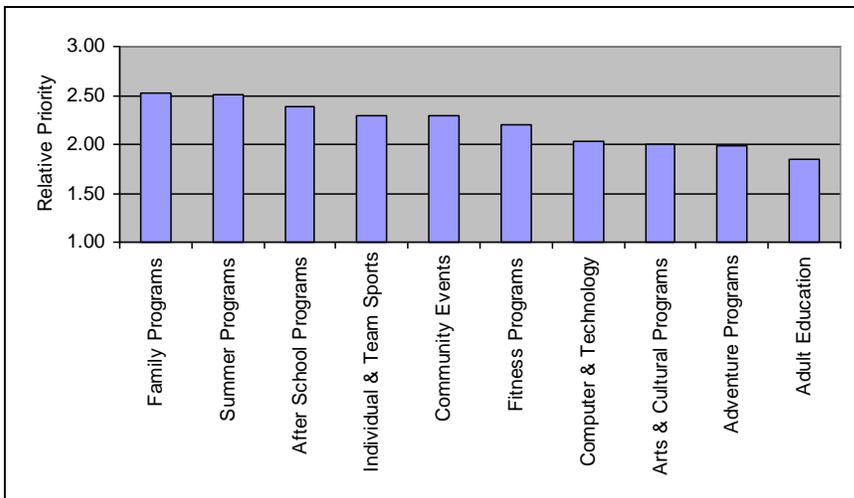
Figure 19 – Programs for Age Groups



Additional Types of Recreation Programs

Respondents were asked to apply a similar ranking to express the importance of providing various types of recreation programs in the future (Figure 20). Responses indicated at least a moderate level of support for nearly all program categories, with family and summer programs scoring highest (2.5). Adult education programs received slightly less than a moderate level of support possibly because of the opportunities already offered by the Galt Joint Union High School District.

Figure 20 – Additional Types of Programs



Special Events

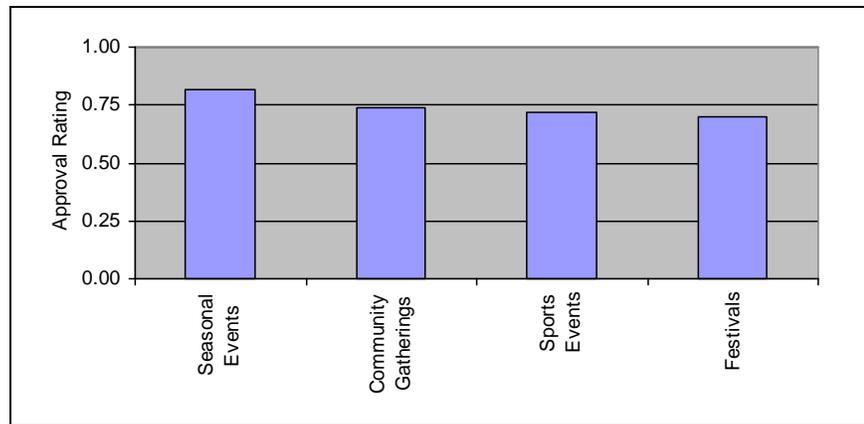
Existing Events



The written survey respondents were positive about their overall degree of satisfaction with existing special events (Figure 21). With a score of 50 percent representing a neutral position and 100 percent indicating “very satisfied”, all existing events received a 70 percent or higher score. This is consistent with the phone survey findings. Seasonal events, such as the Fourth of July Fireworks and Holiday Tree Lighting, were most highly rated (82 percent).

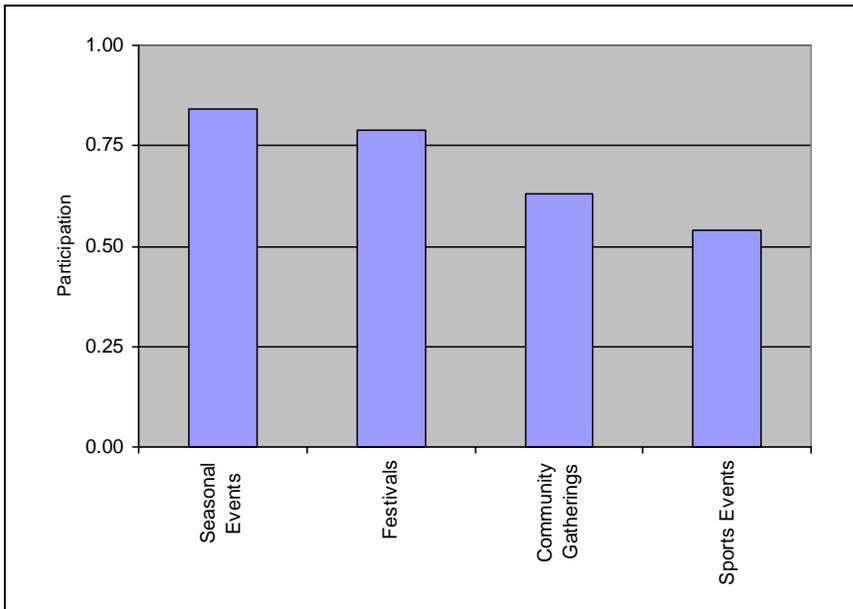
Fewer than 10 percent of written survey respondents reported some degree of dissatisfaction with existing events except for Festivals, such as the Strawberry Festival, Old Car Festival, and Galt Festival (11 percent dissatisfied).

Figure 21 – Satisfaction with Events



Participation in existing events among survey respondents is illustrated in Figure 22. Seasonal events and festivals have been attended by at least 75 percent of respondents. The other special events had no less than 50 percent attendance among survey respondents. These are substantial enough numbers to instill confidence that the participant satisfaction ratings are valid and not distorted by the view of a few individuals.

Figure 22 – Participation in Special Events

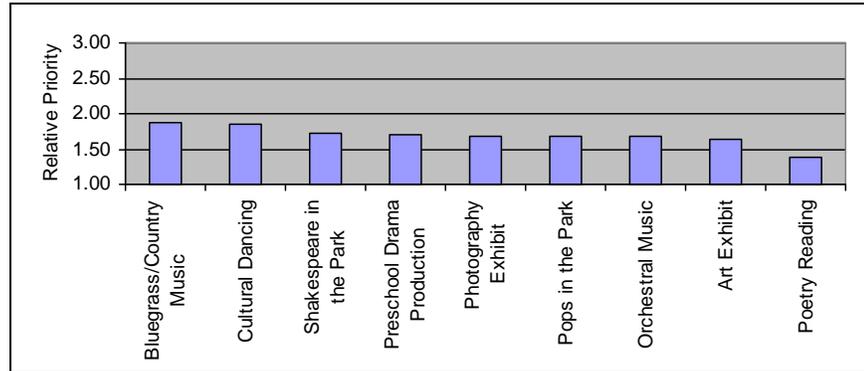


Additional Events

The written survey also asked respondents to indicate the relative importance of providing different types of additional special events (Figure 23). Responses were ranked on a scale of 1 to 3 for low, moderate, and high priority. Overall, responses indicated somewhat less than moderate support for new special events. This result suggests that respondents are satisfied with the variety and number of special events offered and would prefer to see resources expended elsewhere.

In a related question, 71 percent of respondents said they would attend a regional event, such as a musical or theater festival. This is comparable to the phone survey results in which 72 percent of Galt residents said they would probably or definitely attend such an event. Applying the same caveat regarding purchase intent, the results suggest that about a third of all households might contribute one or more event attendees.

Figure 23 – Additional Types of Special Events

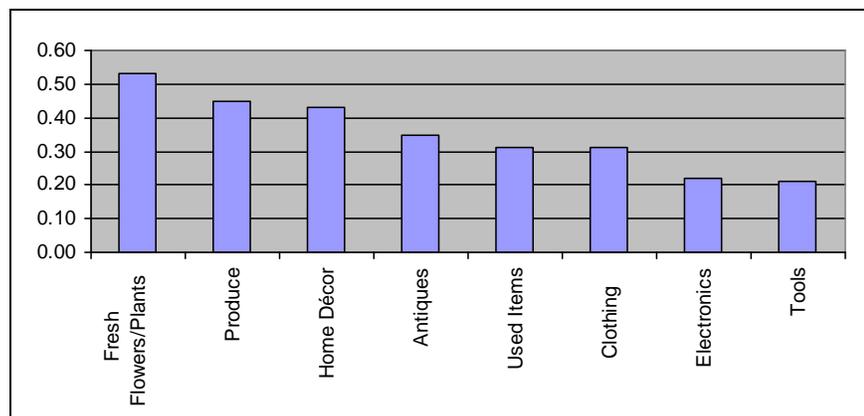


Galt Market

Approximately 45 percent of respondents shop the Galt Market one to five times each year. Another 15 percent shop as many as 10 times each year, and 21 percent shop more than 10 times each year. This means that more than 80 percent of survey participants shop at the Galt Market. The vast majority of these people shop on both Tuesday and Wednesday (55 percent). The remainder shop on either Tuesday (30 percent) or Wednesday (15 percent).

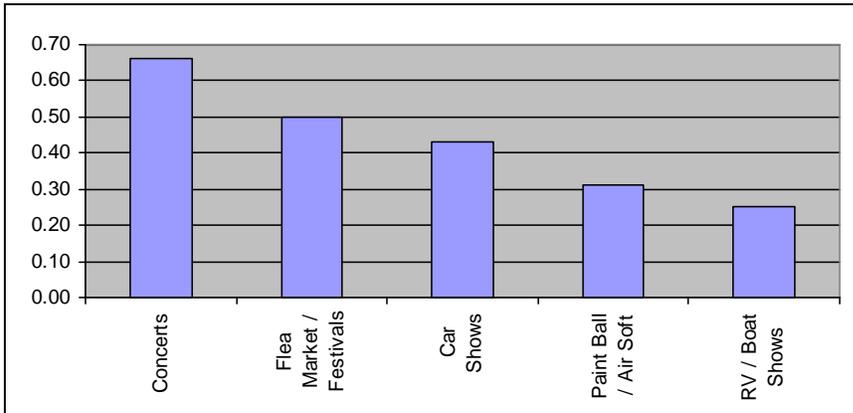
Figure 24 shows that survey participants purchase a wide variety of goods at the Galt Market, especially fresh flowers and plants (53 percent), produce (45 percent), and home décor (43 percent).

Figure 24 – Products Purchased at Galt Market



Respondents were also asked to evaluate which special events they would like to see held at the Galt Market on weekends (Figure 25). More than 70 percent of respondents supported weekend use of the Galt Market, with the most support being shown for concerts (66 percent).

Figure 25 – Weekend Events at the Galt Market



This page intentionally left blank.

7. STRATEGIES AND RECOMMENDATIONS

Strategies and recommendations for future development and operation of Galt parks and recreation programs are described in this chapter of the Master Plan. These strategies and recommendations are based on the analysis of existing facilities and programs compared to the various service objectives defined in the planning standards, as well as the input received from the Ad Hoc Committee, Parks and Recreation staff, and the community workshops and surveys. The strategies address the following areas:

- Improvements to Existing Parks
- New Park Development
- Open Space/Trails
- Programs
- Administration

For each specific strategy, a relative priority has been established to assist with development of a 10-year Capital Improvement Plan (CIP). This prioritization includes four levels tied to a proposed implementation timeframes (Table 21). Higher priority is assigned to projects that 1) are required for public health, safety, and regulatory compliance; 2) provide a large benefit for a relatively low cost; 3) must be completed before others projects can be done; 4) address significant imbalances in the level of service provided to certain groups of residents; or 5) protect existing infrastructure investment through repairs or preventive maintenance. For capital projects, an estimated cost has been provided in 2008 dollars based on costs for similar goods and services in the region.

Table 21 – Implementation Priorities

Priority	Completion Target
A	Within 3 years (FY 2012-13)
B	Within 7 years (FY 2016-17)
C	Within 10 years (FY 2019-20)
D	Greater than 10 years (FY 2020-21 and beyond)



7.1 Improvements to Existing Parks/Facilities

These recommendations include capital improvements to existing parks that are in excess of ordinary maintenance (Table 22). Also included are new facility developments at existing parks that are needed to provide facilities to underserved areas, or to meet park planning standards included in this Master Plan.

For example, the west side of the City has a relatively low level of neighborhood park facilities because improvements at the several small pocket parks in the area are limited. The proposed improvements at Harvey Park will provide additional facilities for residents in this area. Additional tot lots and children's play structures are also proposed for several existing parks in order to meet the standard of providing these facilities at every park.

7.2 New Park Development

Several capital and strategic actions are recommended for new park development (Table 23). The City's General Plan calls for 5 acres of active use park land for every 1,000 people, or 120 acres for the current population of 24,000. The City currently owns 81.34 acres that are improved for active park use. Another 39.2 acres are master planned and pending improvements at Walker Park. The City owns an additional 12.5 acres of active use park land at the 20-acre Kost Road site, for which preliminary concept plans have been initiated. In order to meet the 120-acre goal for the current population, it is recommended that Phase 1 and Phase II of the Walker Park site be developed first. These phases will provide a level of improvement equal to or greater than a typical neighborhood park over the 39.2-acre site. The remainder of the Walker Park improvements may be implemented later as population growth drives the need for the facilities envisioned for future phases.

The 12.5 acres of active use park land at the Kost Road site should be the next priority for improvement, unless residential development in the Planning Area drives the need for neighborhood parks in another location. Improving the Kost Road site will leverage its location across the street from Meadowview Park to create a community park serving residents in the southwest Planning Area. Since the City owns a surplus of active use park land at this time (13.04 acres), fees paid in-lieu of land dedication for an equivalent number of acres could potentially be used to help fund improvements on this land consistent with the provisions of Chapter 17.32 of the City's Municipal Code. An alternative strategy would be to improve the Kost Road site first and reduce the subsequent improvements at Walker Park by an equivalent number of acres.

Table 22 - Improvements to Existing Parks/Facilities

Strategy/Recommendation		Priority	Estimated Cost
EP-1	<p>Harvey Park Expansion Add a tot lot and children’s play structure, picnic areas, parking, and related improvement to 0.45 acre adjacent to Harvey Park to improve safety at park and provide activities for young children and families living in the neighborhood, or attending baseball games. This area is underserved with respect to these facilities.</p>	A	\$ 538,490
EP-2	<p>Littleton Center Renovation Replace flooring.</p>	B	\$ 30,000
EP-3	<p>Galt Market Renovations Renovate lights and add security cameras at rest areas to improve safety and appeal of market.</p>	A	\$ 34,500
EP-4	<p>Additional Play Structures Emerald Vista Park, Greer Basin, Northeast Sports Park, and the Sports Complex all need tot lots to meet the standard of a tot lot and children’s play area at each park. Lion’s, S.P., Rotary, and SMUD Parks also lack play structures, but they are too small to warrant this investment because the absence of other facilities and activities will increase the likelihood of vandalism.</p>	A/B	\$ 600,000
EP-5	<p>Park Security Improvements Implement Parks Security Improvement Plan.</p>	A/B	\$ 40,000
EP-6	<p>Playground ADA Compliance Install/renovate playground surfaces for ADA compliance and safety at Greer, Emerald Vista, Lake Canyon, and Canyon Creek Parks.</p>	A	\$ 31,920
EP-7	<p>Galt Market Pavement Overlay Overlay, repair, and restripe pavement at Market grounds and parking area for safety and to prevent further deterioration.</p>	A/B	\$ 279,150
EP-8	<p>Sports Complex/Park Shade Structure Replacement Replace 3 shade structures that are damaged and unsafe. Provide temporary repair and then replace 3 score keeper shade structures.</p>	A D	\$ 75,000 \$ 20,000
TOTAL:			\$1,649,060

The City should continue to require park land dedication or fees in-lieu along with recreation impact fees for new residential development in order to maintain the level of service for recreation resources established by this Master Plan.

The 80-acre Hauschildt site may also play a significant role in meeting future park needs. In particular, the City has an immediate need for about 53 acres of recreational open space to meet the proposed standard for the current population. Even if the decision is made to designate a portion of the site for this purpose, a feasibility study and Master Plan should still be developed to assess how best to use this property to meet the City's long term recreation needs and revenue objectives. While the eventual development of the site is anticipated to take place beyond the 10-year CIP timeframe of this Master Plan, an estimated cost has been provided to help frame the analysis of future uses for this site.

The General Plan land use diagram identifies approximate locations where most of the future parks will be located outside the current city limits. These park locations and parcel configurations are very general in nature due to the broad planning purposes served by a General Plan. Typically, it is too speculative to designate particular property boundaries and precise locations for future parks at the General Plan level. For example, many of Galt's future parks are planned to be joint use facilities with adjacent school sites planned to serve the same future population. Although the City worked with the school districts to identify future school locations on the General Plan land use diagram, the school districts have not made any specific real estate and planning decisions and those sites will likely change somewhat as future development is proposed. Specific park locations will have to comply with the Park Site Characteristics identified in section 5.6 of this Master Plan.

In acknowledgement of this typical planning dilemma, the Galt General Plan includes a policy (LU-1.1) that requires approval of Specific Plans prior to annexation of land for development. At the Specific Plan level of analysis, there is more neighborhood scale information about the types of development proposed, the location of planned infrastructure, specific needs for park locations and facilities, and how those locations will interface with the neighborhoods they are intended to serve. Consequently, the Specific Plan is the more appropriate level at which to fully evaluate and plan future park locations and design facilities.

Table 23 - New Park Development Strategies

Strategy/Recommendation		Priority	Estimated Cost
NP-1	<p>Walker Park Implement first two phases of Walker Park Master Plan to provide facilities to underserved west area neighborhoods, and supplement community needs for sports fields. Costs are taken from existing Walker Park Master Plan.</p> <p>Phase 1A – 2 soccer fields, 2 shade structures, play area, restroom, parking lot, West Elm Street Access road</p> <p>Phase 1B – Complete park road, 2 youth baseball/softball fields, artificial turf football/soccer field, concession stand, restroom</p> <p>Later Phases – all other improvements including 30,000 sq ft Community Center, 1 large group picnic area, 1 small group picnic area, 4 tennis courts, 2 basketball courts, water play feature, Parks Division corporation yard</p>	A A D	\$ 3,317,500 \$ 4,869,400 \$17,205,100
NP-2	<p>Kost Road Park Improvements Master plan and improve the 12.5 active use acres of the Kost Road parcel to meet the City’s active park land standard and provide facilities to underserved neighborhoods to the north. Cost assumes \$25,000 for a master plan and \$400,000/acre with a 20% contingency for development.</p>	B	\$6,025,000
NP-3	<p>Park Land Dedication and Recreation Impact Fees Continue to require park land dedication or fees in-lieu as well as recreation impact fees from new residential developments to maintain the City standard of 5 acres of improved park land for every 1,000 people.</p>	A	None
NP-4	<p>Hauschildt Parcel Feasibility Study/Master Plan Assess feasibility of various recreation uses, partnerships, and revenue opportunities to develop long range Master Plan that addresses how this land will be used to meet long range local and/or regional needs.</p>	C	\$80,000
NP-5	<p>Hauschildt 80-Acre Parcel Future Renovations Assuming that 60% of the site will be used for active facilities and a current construction cost of \$400,000 per acre with a 20% contingency, the estimated cost of construction for this portion is about \$23 million. Improvements to the remaining natural area for passive recreation uses may be estimated at \$16,200 per acre or \$518,400. The estimated total is \$23.6 million. The amount to be set aside each year, if any, will vary depending on other expenditure priorities.</p>	D	\$23,558,400
NP-6	<p>Additional Future Park Land Use Designations Work with City Planning staff to begin identifying other potential site for new parks pending future development, and the disposition of the Hauschildt site. In particular, a park is needed to serve the high density residential area in the north SOI if it develops before the Hauschildt site is improved.</p>	C	None
TOTAL:			\$55,055,400

Land dedication, or in-lieu fees, along with recreation impact fees will be used to acquire and improve the number of acres needed as future Specific Plans and/or subdivisions are approved and the population of the City increases. The General Plan land use diagram currently shows 38 acres less park land than will eventually be needed at build-out to meet the 5 acres per 1,000 people standard for the projected population in 2030. City Planning staff and Parks and Recreation staff will need to work together to evaluate future development proposals for additional park opportunities to make sure the level of service is maintained and residents continue to have access to adequate neighborhood and community park resources.

7.3 Open Space/Trails

Community input to this Master Plan consistently emphasized enhanced access to natural areas and a desire for more walking and biking opportunities. The following capital improvement recommendations and planning strategies help address these concerns (Table 24).

As new parks and recreational open space areas are established, the City should require the components of the trail standard addressing ADA accessible paved paths in parks and trails in recreational open space to be integrated into the site plans. Class I trails and paved ADA paths should be located in recreational open space where site conditions and anticipated usage are appropriate.

The City should expand the current Recreation Impact fee to specifically include assessments for acquisition and development of recreational open space at the rate of 5 acres per 1,000 people, and to provide Class I trails at the rate of one-quarter mile per 1,000 people. Land dedication of suitable lands may offset the land portion of the recreational open space fee at the City's discretion. Alternatively, if the City has a surplus of recreational open space land, the acquisition portion of the fee may be used for improvements.

To meet the trail standard of one-quarter mile of Class I trail for every 1,000 population, an additional 2.34 miles of Class I trails are needed for the current population. The City also needs to designate another 52.8 acres of open space for passive recreation use to meet the standard of 5 acres for every 1,000 population for the current population. This may be accomplished by designating a portion of the Hauschildt site for this purpose. However, if the remaining 2.79 miles of Class I trails proposed in the Bicycle Transportation Plan for the Deadman Gulch and Dry Creek corridors are built with an average corridor width of 164 feet, this will add about 55 acres of open space to meet both the recreational open space and Class I trail standard deficits.

As new population increases the need for additional recreational open space, priority should be given to improving the 8 acres of recreational open space at



the Kost Road site since it is adjacent to an active use park area and is located in the Dry Creek corridor.

The recreation and transportation value of the Deadman Gulch Trail could be improved by addressing several connectivity issues. While an existing footbridge provides a trail connection to Canyon Creek Park, a second footbridge is needed to connect Emerald Vista Park and the Deadman Gulch Trail to the neighborhoods to the south. In areas where rail lines create barriers to a continuous Deadman Gulch Trail alignment, it is unlikely that the City will be able get approvals for at-grade crossings from the railroad operators. Given the cost of above grade crossings, it would be more practical to identify on-street Class II bike routes that will provide connections between the separated Class I trail sections. City transportation planners should also evaluate the options for improving safety at the intersection of Carillon Boulevard and the Deadman Gulch Trail.

The City Parks and Transportation planning staff should also begin considering where 5 miles of new Class I trails should be located in anticipation of the potential for 20,000 new residents to move to the area by 2025. Class I trails could be located in designated open space corridors, or as part of the streetscape improvements required for new residential subdivisions. Such trails should be located to maximize access to parks and schools. This strategy will help ensure that all new neighborhood parks are accessible for pedestrians or cyclists via a Class I route. Where this is not feasible, access to neighborhood parks via a Class II route should be required.

Coordination with regional trail partners, such as the Nature Conservancy, to establish regional networks and connections to Galt area parks and public open space should also be pursued. The SACOG Regional Transportation Plan identifies several regional trail opportunities in the Galt area which would provide important recreation and transportation benefits to the community if implemented.

As the City builds out, the value of recreational open space to residents is likely to increase. In order to preserve the natural qualities of these areas, it will be important for the City to educate residents about the sensitive resources and appropriate recreational uses. The City should pursue grants to provide interpretive signage and other features in the recreational open spaces, and develop partnerships with schools and local groups to foster stewardship through environmental education and events.

Table 24 - Open Space and Trails Strategies

	Strategy/Recommendation	Priority	Estimated Cost
OS-1	Paths in All Parks and Recreational Open Space Require the inclusion of an ADA accessible paved path in all new active use parks. Require all new recreational open space areas to have trails. Class 1 trails and ADA accessible trails should be located in recreational open space as site conditions and use allow. Fund with impact fees (see OS-2 and OS-3 below).	A	None
OS-2	Recreation Impact Fees for Recreational Open Space Assess and collect recreation impact fees for acquisition of and improvements to recreational open space at the rate of 5 acres per 1,000 people. Land dedication of suitable lands may offset the land portion of the fee at the City's discretion. Alternatively, if the City has a surplus of recreational open space land, the acquisition portion of the fee may be used for improvements.	A	None
OS-3	Recreation Impact Fees for Class I Trails Assess and collect recreation impact fees to provide Class I or equivalent trails at the rate of one-quarter mile per 1,000 people.	A	None
OS-4	Complete Deadman Gulch and Dry Creek Class I Trails Acquire land for and build the remaining 2.79 miles of Class I trails identified in the Bicycle Transportation Plan in the Deadman Gulch and Dry Creek open space corridors. Cost based on \$300,000/mile of construction and \$8,000/acre for acquisition of approximately 55 acres of open space land. Grant funding is a possible source.	A/B	\$1,280,695
OS-5	Kost Road Recreational Open Space Acreage Improve the 8 acres of recreational open space at the Kost Road Site including accessible trails and interpretive signage. Cost estimated at \$16,200/acre includes accessible unpaved trails.	C	\$129,600
OS-6	Emerald Vista Park Bridge Build second footbridge across Deadman Gulch to connect park and Deadman Gulch trail with housing development and neighborhoods to the south.	B	\$239,770
OS-7	Bicycle Transportation Plan Coordination Work with City transportation planners to identify additional Class II bicycle routes that cyclists and pedestrians can use in areas where rail lines create barriers to a continuous Deadman Gulch Trail alignment. Consider options to improve safety at the intersection of Deadman Gulch Trail and Carillion Blvd.	A	None
OS-8	Recreational Trails Planning Identify at least 5 miles of additional Class I trail alignments within the Planning Area in anticipation of future population increase. Also consider opportunities to link to future regional trail networks.	C	None
OS-9	Accessible Routes to Parks Require all new neighborhood parks to be accessible for pedestrians or cyclists via Class I trail or Class II route and sidewalks. To be paid through impact fees.	A	None
OS-10	Interpretive Features Pursue grants to provide interpretive signage in existing open space areas to enhance awareness of the natural resources.	A	None
OS-11	Trail and Open Space Stewardship Partner with schools and local groups to implement trail and open space stewardship programs and events.	A	None
TOTAL:			\$1,650,065

7.4 Programs

While the community is very positive about the diversity and quality of recreation programs offered by the City, demographic trends and input from residents suggest some additional areas of program focus will be needed to keep pace with future demand (Table 25).

More recreation programming for active adults is likely to be needed as the baby boomer generation ages. This demographic is distinct from traditional seniors in that they have a higher level of physical ability and, in some cases, more disposable income and free time. They are also often very interested in making a contribution back to the community through volunteerism, and in pursuing continuing education and life enrichment. The City should consider establishing an active adult advisory committee or advocacy group to help formulate programming direction and priorities.

Recreation programs for teens were also identified as a priority by the community. There is a particular need to provide activities for teens who are not participating in organized school activities and teams. The City has organized various programs and events in the past with this demographic in mind, but has had limited success in attracting participation. The development of a teen advisory council, or a similar mechanism for getting input from teens on program and event preferences, may help address this issue.

Community input during this Master Plan process consistently emphasized the desire for more arts and cultural events, including the possibility of weekend concerts at the Galt Market. The events and festivals that currently take place in Galt are well-attended and draw visitation from the region. The expansion of such offerings to include more arts and cultural events will not only help meet a need for local residents, but will also help bring additional revenues to the City in the form of event fees and ancillary spending at local businesses.

The community also expressed a strong the desire to see other types of weekend uses of the Galt Market, such as car, boat, and RV shows, other market events, and festivals. These are all revenue generating opportunities that will bring in regional visitation.

Demographic trends for the City indicate that cultural diversity is expected to increase as the City grows. It will be critical for the City to bring awareness of this trend to all aspects of recreation programming and planning in order to meet the evolving needs and expectations of all residents. This cultural diversity will provide opportunities for new types of programs, events, and festivals that will enrich the recreation experience of the whole community.

City Recreation staff are encouraged to establish cooperative partnerships with other community groups to implement these strategies in a manner that leverages the diverse knowledge and expertise within the community.

Table 25 – Program Recommendations

	Strategy/Recommendation	Priority	Estimated Capital Cost
P-1	<p>Emphasize Active Adult Programs</p> <p>Seek input from mature adults and seniors to diversify and expand life enrichment and physical activities specifically for these groups. Such activities may include travel, cultural events, health management, community stewardship, etc. Establish an active adult advisory committee or advocacy group to assist with programming.</p>	B	None
P-2	<p>Increase Arts and Cultural Events</p> <p>Look for additional opportunities to partner with local arts and cultural groups to sponsor community and special interest events. These could include activities and events promoting music, arts, theater, travel, literature, etc.</p>	A	None
P-3	<p>Teen Activities</p> <p>Work with the teen community to identify venues and activities for teen-oriented activities and events. In particular, identify ways to involve underserved teens in identifying the types of activities and facilities that would best meet their needs.</p>	A	None
P-4	<p>Galt Market Uses and Events</p> <p>Expand weekend use of the Galt Market to include events, shows, festivals, and concerts.</p>	A	None
P-5	<p>Multi-cultural Program Support</p> <p>Integrate measures in all aspects of program development, selection, publicity, and implementation to facilitate the inclusion of residents with diverse cultural backgrounds.</p>	A	None

7.5 Administration

The following strategies and recommendations describe in Table 26 are intended to facilitate the ongoing operation of City parks and programs consistent with the direction established by this Master Plan. The Parks and Recreation Director will have primary responsibility for implementation of these strategies while collaborating with other City staff, management, and elected officials as needed.

Table 26 - Administrative Strategies

	Strategy/Recommendation	Priority	Estimated Cost
A-1	<p>Adopt Level of Service Standards</p> <ul style="list-style-type: none"> - Park Classifications - 5 Acres of Active Use Park Land/1,000 people - 5 Acres of Recreational Open Space/1,000 people - Trails and Paths <ul style="list-style-type: none"> o One-quarter mile of Class 1 trail/1,000 people o Walking paths in all parks o Trails in all recreational open space - Park Service Area <ul style="list-style-type: none"> o 1/2 mile neighborhood parks o 2 miles community parks - Non-vehicular Access to Parks - Park Site Characteristics - Facility Standards/1,000 people 	A	None
A-2	<p>Revise Recreation Impact Fee to Include Special Use Facilities</p> <p>Per the evaluation of existing facilities and the desired level of service, the following special facilities need to be factored into the Recreation Impact Fee:</p> <ul style="list-style-type: none"> - Aquatic Center - Community Center (30,000 SQ FT, may include gymnasium, amphitheater, kitchen, classrooms, etc.) 	B	None
A-3	<p>Revise All Assessment District Fees Periodically</p> <p>Revise two assessment district agreements that do not allow annual inflation adjusted increases.</p>	A	None
A-4	<p>Joint Use Agreements</p> <p>Continue to pursue joint use opportunities with school districts to enhance access to recreation resources, especially on the west side of the City.</p>	A	None
A-5	<p>Enhance Grant Writing Capacity</p> <p>Provide training to staff to enhance grant writing skills to help offset reductions in Market revenues.</p>	A	None
A-6	<p>Revenue Opportunities</p> <p>Look for new revenue opportunities from existing park facilities and events. For example, consider taking reservations for additional group picnic areas. Also consider non-traditional revenue generation through ground leases for cell towers, advertising sales, donations, sponsorships, etc.</p>	A	None
A-7	<p>Labor Cost Management</p> <p>Pursue opportunities to leverage volunteers for appropriate uses that could help offset the need for additional staff, or free up staff for more cost-effective uses. .</p>	A	None
A-8	<p>Energy Cost Management</p> <p>Design all new facilities and facility renovations to include energy cost management strategies such as solar technology.</p>	A	None

This page intentionally left blank.

8. CAPITAL AND NON-CAPITAL COSTS

8.1 Master Plan Costs

Implementation of the strategies and recommendations for park facilities and recreation programs described by this Master Plan will require substantial financial resources. Because availability of resources is often constrained by the type of proposed expenditure, the Master Plan costs are separated into two categories: capital improvements, and maintenance and operations (M&O).

Capital costs comprise the funding needed to implement the various capital improvements described in this Master Plan. The cost estimates for each capital improvement include both materials and labor and are based on regional pricing for comparable improvements.

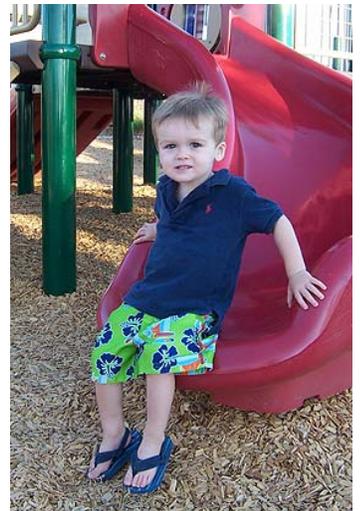
Maintenance and operations costs include all the non-capital expenses required to run the City of Galt parks and recreation department. These expenses include staff salaries, associated benefits, and other maintenance and operation costs.

Section 9 of this Master Plan identifies various funding strategies that are expected to provide the resources required to meet these various costs.

8.2 10-Year Non-Capital Cost Projections

Table 27 identifies projected non-capital costs for the City of Galt Parks and Recreation Department over the next 10 years. These projections take into account the Master Plan phasing described in Section 7.

The single largest non-capital expense is staffing. The cost projection assumes that staff levels for the first year of plan implementation will include the existing 15 full-time positions and part time staff. To provide appropriate staffing for facility improvements, an annual 2.5 percent inflation rate has been built into the salary projections for all staff, along with an additional 3.65 percent increase applied to the administrative, recreation, and aquatics center staff to account for the expected population growth over the next ten years. This 6.15 percent increase is intended to accommodate staffing increases needed to service the demand for additional programs and the development of new parks. Increases for parks maintenance staff are also coordinated with the phased implementation of parks and recreation capital improvements.



In addition to base salaries, increases in staffing also result in associated increases in benefits. Benefits projections were calculated applying the same methodology used for the salary projections. Benefits costs are currently about 48 percent of base salary costs.

Maintenance and operations expenses are another significant component of non-capital costs. These expenses include office equipment, furniture, utilities, building and equipment maintenance, advertising and promotions, outside professional services, and concession stand supplies. The projected M&O costs in Table 27 take into account the additional maintenance costs associated with the additional implementation of new parks.

8.3 10–Year Capital Improvement Plan

This Master Plan identifies approximately \$46.7 million worth of facility improvements to be implemented in Planning Area in the next ten years. The capital costs associated with these projects are shown in the Capital Improvement Plan (CIP) presented in Table 28. The CIP is coordinated with the proposed phasing of improvements described in Section 7. While the phasing plan identifies target dates (for example, within 3 years) by which improvements are to be completed, in general the CIP distributes the total improvement cost over the multiple years during the projects' construction.

In addition to these facilities, other parks will be built as new developments occur within the Planning Area. These new parks will be funded by development impact fees and will be located primarily on land already designated for this use. The types of improvements at these parks will respond to the various facility standards described earlier in this Master Plan.

Another \$23.6 million in improvements have been estimated for the Hauschildt site. However, this development is not likely to occur for at least ten years given other priorities and the need for more strategic planning on the best uses of this site. The cost of this planning effort is reflected in the CIP but the development costs are not included.

An effort has been made to spread capital costs evenly across each year in the CIP, with the exception of years 1, 3, and 6. In these years, increased costs are associated with several major proposed improvements, including the addition of Walker Park and Kost Road Park. These improvements are ideally recommended for implementation early in the Master Plan period to respond to recreation demand, develop some new revenue opportunities, and deal with underserved areas in the west side of the community. However, they could reasonably be spread out over subsequent years, if resource limitations require this adjustment to the CIP.

The CIP is intended to be revisited each year and updated to reflect projects that have been completed or rescheduled. CIP costs are expressed in 2008 dollars, and annual adjustments may be needed to account for changes in construction costs.

8.4 Other Costs

Costs beyond those projected for construction, staffing, and operations and maintenance may arise as Master Plan projects are implemented. Such costs would include activities or services that cannot reasonably be estimated until more detailed project development is completed, such as specialized facility engineering, permitting, and environmental impact mitigation.

This page intentionally left blank.

Table 27 – 10 – Year Projected Non-Capital Expenses

Expense	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTAL
Salaries	\$1,175,326	\$1,323,864	\$1,406,998	\$1,595,755	\$1,676,726	\$1,760,589	\$1,841,365	\$1,917,589	\$1,997,577	\$2,081,537	\$ 16,777,327
Benefits	\$562,505	\$638,492	\$678,733	\$775,954	\$814,411	\$854,101	\$891,763	\$926,580	\$963,039	\$1,001,227	\$ 8,106,805
M & O Expenses	\$1,554,459	\$1,732,532	\$1,949,340	\$2,315,915	\$2,717,962	\$3,156,384	\$3,625,545	\$4,117,922	\$4,634,489	\$5,176,262	\$ 30,980,810
TOTAL	\$3,292,290	\$3,694,889	\$4,035,071	\$4,687,623	\$5,209,100	\$5,771,075	\$6,358,673	\$6,962,091	\$7,595,105	\$8,259,026	\$ 55,864,942

Table 28 – 10 – Year Capital Improvement Plan (CIP) and Funding Sources

Funding Source(s)	Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
1	Harvey Park Expansion		\$538,490									\$ 538,490
4	Littleton Center Renovation				\$30,000							\$30,000
4	Market Renovations		\$25,300	\$9,200								\$34,500
1, 4, 5	Walker Park	\$3,317,500		\$ 4,869,400								\$8,186,900
4	Park Security Improvements			\$20,000	\$ 20,000							\$ 40,000
2A	Emerald Vista Park Bridge					\$ 239,770						\$239,770
4	Playground ADA Compliance	\$15,500	\$16,420									\$31,920
4	Market Pavement Overlay			\$177,350	\$ 101,800							\$279,150
4	Sports Complex/ Park Shade Structure Replacement			\$75,000			\$4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$4,000	\$ 95,000
1	Additional Play Structures	\$300,000	\$300,000									\$ 600,000
2A	Kost Road Park Active Park				\$ 1,500,000	\$ 1,500,000	\$1,940,000	\$ 1,085,000				\$6,025,000
2OS	Kost Road Park Open Space								\$129,600			\$129,600
2A	Hauschildt Parcel Feasibility Study/Master Plan								\$80,000			\$ 80,000
2A (+10 Years)	Hauschildt Parcel Improvements											
3	Complete Deadman Gulch and Dry Creek Class I Trails		\$600,000	\$ 300,000		\$ 380,695						\$ 1,280,695
2TBD	New Development TBD Projects	\$ 2,847,876	\$ 2,951,823	\$ 3,059,565	\$ 2,402,838	\$ 2,305,522	\$1,880,562	\$ 2,446,319	\$ 3,450,612	\$ 3,793,810	\$ 3,932,284	\$ 29,071,211
	Total CIP	\$ 6,480,876	\$ 4,432,033	\$ 8,510,515	\$ 4,054,638	\$ 4,425,987	\$ 3,824,562	\$ 3,535,319	\$ 3,664,212	\$ 3,797,810	\$ 3,936,284	\$ 46,662,236

Funding Sources		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
1	Recreation Impact Fees Collected	\$ 3,617,500	\$838,490	\$544,010								\$ 5,000,000
2	New Recreation Impact Fees											\$-
	Known Projects											
2A	Active Use Parks				\$1,500,000	\$ 1,739,770	\$1,940,000	\$ 1,085,000	\$ 80,000			\$ 6,344,770
2OS	Open Space								\$129,600			\$129,600
2TBD	TBD Projects											
	Active Use Parks	\$ 2,106,780	\$ 2,183,677	\$ 2,263,382	\$1,577,594	\$ 1,450,157	\$993,976	\$ 1,527,372	\$ 2,627,724	\$2,806,556	\$ 2,908,995	\$ 20,446,212
	Open Space	\$105,996	\$ 109,865	\$113,875	\$118,031	\$ 122,340	\$ 126,805	\$131,433	\$6,631	\$141,203	\$146,357	\$1,122,535
	Class I Trails	\$65,700	\$68,098	\$70,584	\$73,160	\$75,830	\$ 78,598	\$81,467	\$ 84,440	\$87,523	\$ 90,717	\$776,117
	Community Center	\$438,000	\$ 453,987	\$ 470,558	\$ 487,733	\$ 505,535	\$523,987	\$543,113	562,936	\$583,483	\$ 604,781	\$5,174,113
	Aquatic Center	\$131,400	\$136,196	\$ 141,167	\$146,320	\$151,661	\$ 157,196	\$ 162,934	\$168,881	\$ 175,045	\$181,434	\$1,552,234
3	Grants		\$ 600,000	\$300,000		\$380,695						\$1,280,695
4	L & L Assessments	\$15,500	\$ 41,720	\$ 281,550	\$151,800		\$4,000	\$4,000	\$ 4,000	\$ 4,000	\$4,000	\$ 510,570
5	Other			\$ 4,325,390								\$ 4,325,390
	Total Funding	\$ 6,480,876	\$ 4,432,033	\$ 8,510,515	\$ 4,054,638	\$ 4,425,987	\$ 3,824,562	\$ 3,535,319	\$ 3,664,212	\$ 3,797,810	\$ 3,936,284	\$ 46,662,236

9. PROPOSED FINANCE PLAN

The proposed Finance Plan evaluates the costs of capital improvements, operations, and maintenance for the City's parks and recreation programs against anticipated revenues and identifies how much, if any, additional revenues will be needed. The Finance Plan, like the Capital Improvement Plan (Table 28) focuses on a 10-year horizon because projections beyond that period are highly speculative.

9.1 Revenues Needed

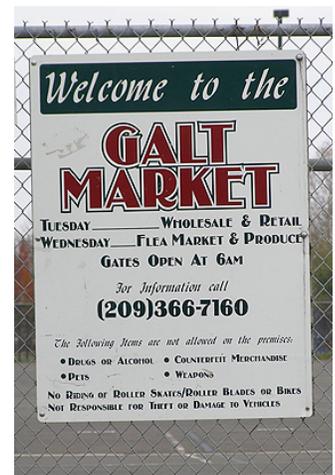
This Master Plan identifies \$46.7 million in capital improvements for the City of Galt Parks and Recreation to be implemented within the next 10 years if population growth occurs as projected. The corresponding non-capital costs for maintenance, operations, staffing, and benefits will be about \$55.8 million, if The result is a total of nearly \$102.5 million needed for the first 10 years of the implementation of this Master Plan.

9.2 Revenue Sources

The City of Galt Parks and Recreation Department currently derives funding from eight primary sources. These are:

- The Galt Market
- Facility Rentals and Concessions
- Recreation Programs
- Aquatic Center
- Assessment Districts
- General Fund
- Grants
- Development Fees

Historically, the combination of these funding sources has been adequate to develop and maintain parks and operate recreation programs at the desired level of service. However, the current economic conditions and their future impact on these various sources are now creating some uncertainty about future revenues for the Department. It will be critical for the City to aggressively monitor revenues, adjust fees and assessments, pursue additional revenues sources, and control costs over the next 10 years to preserve the quality of parks and recreation programs in a fiscally responsible manner. A discussion follows for each of these revenue sources and strategies for managing these concerns.



9.2.1 Galt Market

The single largest source of revenue for the Parks and Recreation Department is the Galt Market. In the last two fiscal years, nearly 70 percent of the department's revenues were derived from this source. However, in the current year, this number has dropped to about 54 percent because of declining Market revenues. The deficit has been made up from the City's General Fund. The Finance Plan projects revenues from the Galt Market of \$32.6 million during the next 10 years. This number reflects a projected \$500,000 decline in annual revenues from last year for the first year in the plan. Revenues are increased by a very modest 2.5 percent to account for some inflation, but no other growth is anticipated for fiscal forecasting purposes. This projection means that General Fund revenues will continue to be needed to cover projected expenses. The Finance Plan as proposed relies on the Market for about 32 percent of the total 10-year revenues.



The City should continue to aggressively explore alternative uses of the Market to generate further revenues. The recent decline in revenues is potentially related to the spike in fuel costs, and revenues may recover as fuel costs stabilize or decline. The Market continues to offer many bargain prices for food, household goods, and other necessities when compared to more traditional grocery and home goods suppliers. This fact, along with the recreation and social value provided by the Market experience, suggests that there will continue to be a steady demand for Market goods over the next 10 years.

9.2.2 Facility Rentals and Concessions

The City rents out several facilities and also collects fees from park concessions. While the revenues from these activities are only about 1 percent the total projected revenue in the Finance Plan, they are expected to contribute about \$1.1 million in revenue over the next 10 years. This projection assumes a 2.5 percent annual inflation factor, and is also adjusted for the anticipated annual increase in population.

To increase this amount, the City should consider expanding the list of available facilities. For example, a small fee could be assessed when some of the smaller group picnic areas are reserved. This fee would help cover the administrative costs associated with reservations and opening/closing restrooms.

9.2.3 Recreation Programs

Fees are collected from participants in most of the recreation programs offered by the City. Non-residents pay anywhere from \$15 to \$20 more than residents, and non-residents who do not live in the high school district pay an additional \$5. These fees are adjusted on a regular basis to address the increasing cost of programs. The proposed Finance Plan assumes a 2.5 percent annual inflation factor, and is also adjusted for the anticipated annual increase in population.

During the next 10 years, fees from recreation programs will contribute about \$3.2 million in revenues, or 3 percent of the revenue for the Parks and Recreation Department.

To generate additional program fee revenues, the City may want to expand programs for mature adults. This is a population that has relatively more leisure time and disposable recreation income than most families or young single adults.

9.2.4 Aquatic Center

Revenues from fees and concessions paid at the Aquatic Center account for about 2 percent of the overall Parks and Recreation Department revenue, or \$1.7 million over the next 10 years. Periodic fee adjustments are made to keep pace with the rising cost of staffing and operating the Aquatic Center. The proposed Finance Plan assumes a 2.5 percent annual inflation factor, and is also adjusted for the anticipated annual increase in population which will drive the need for a second aquatic center. Costs for building and operating this second facility are similarly included in the cost projections described in the prior chapter.



The potential to generate more revenues from the current Aquatic Center is somewhat constrained by the intensive use it already receives. The Aquatic Center facilities are heavily used by residents and non-residents, and relatively little available time exists during which additional fee generating activities could be held.

9.2.5 Assessment Districts

The City currently has three benefit assessment districts. Funding from these assessments is collected annually and is used for various maintenance activities that are largely the responsibility of Parks staff.

NE Galt Lighting and Landscaping Maintenance District. This district was established in 1990 and is used to finance the maintenance of landscaped street medians and corridors within the district, including the north and south branches of Deadman Gulch, street lighting facilities, and park improvements.

Galt Westside Lighting and Landscape Maintenance District. This district was also established in 1990. It finances the maintenance of landscape street buffers, medians, and corridors within the district limits. The maintenance of a portion of Hen Creek and various storm drain and sewer infrastructure features are included within the assessment.

Galt Lighting and Landscape Maintenance District No. 3. This district was established in 2005 and finances the maintenance of landscaped medians and corridors adjacent to property within the district. Also included are

improvements to various parks and public facilities, such as community centers, the library, the aquatic center, and the skate park.

Only one of the three districts (No. 3) allows an annual increase, which follows the Consumer Price Index. The increase was 3.6 percent in 2006, 2.9 percent in 2007, and 3.7 percent in 2008. The current assessments in the Northeast and Westside only covered about two-thirds of the district expenses for fiscal year 2007/08. At a minimum, the City needs to pursue modifications to the ordinances that established these two districts to include a provision for periodic increases. An annual increase of 2.5 percent is factored into the revenue projections for all three districts in this Finance Plan, and will generate about \$8.4 million in revenue over the 10-year period. The City may also wish to consider a one-time increase to the assessments to make up for the existing shortfall between revenues and expenses for the Northeast and Westside districts.

In addition, all new developments should be subject to a similar assessment to provide an ongoing source of operational maintenance funding. For purposes of this Finance Plan, future revenue from a similar assessment on anticipated new population is estimated based on the current cost to maintain the existing parks of about \$12,182/acre, or \$61 per capita based on the standard for active use park land of 5 acres/1,000 population. This will result in about \$3.6 million in revenues over the next 10 years.

9.2.6 General Fund

The General Fund has not been a major source of funding for the Parks and Recreation Department in the past because the Galt Market and other revenues were adequate to cover costs. However, the City will probably need to rely on some degree of General Fund support for parks and recreation for some period while Market revenues are depressed and no new Recreation Impact Fees from development are accruing to the City. The proposed Finance Plan shows \$4 million, or about 4 percent of the total budget, coming from the General Fund during the next 10 years. General Fund revenues are projected to increase by an annual inflation factor of 2.5% and by the projected level of population growth.

If this level of support is to be sustained, the City may need to increase the difference in fees paid by non-residents, because they are enjoying recreation benefits that are being funded by Galt residents through their property taxes.

9.2.7 Grants

Grants are a very important source of revenue for park facility development. Most grants are limited to capital uses, but used in this way they help to free up funds for other non-capital expenditures. Given the limited availability of state revenue, it is anticipated that most available grants for the next several years will be for trails and recreational open space. Therefore, the Finance Plan only



assumes that the City will pursue grants for the completion of the Dry Creek and Deadman Gulch Class I trails already identified in the Bicycle Transportation Plan.

Several approaches may be used to improve the City's chances of securing this level of grant funding, ranging from contract grant writing services to providing additional training to existing staff to help develop grant writing skills.

9.2.8 Development Fees

The City of Galt requires new residential development to pay its fair share of the costs of acquiring and developing new parks to serve the residents associated with the development. In this way, the level of park and recreation service for existing residents is preserved as the City grows. Developers are required to either dedicate land for active park use to preserve the City's 5 acres per 1,000 people standard or pay fees in-lieu of the land dedication. The fees in-lieu must be adequate to purchase the same amount of land that would have been dedicated. The cost per acre of land is established at current market rates, and an additional 20 percent is added for ancillary land acquisition costs. However, in situations where the City has a surplus of land or the developer does not have appropriate land for park development, fees may be paid in-lieu of dedication. For purposes of this Master Plan, a cost of \$150,000/acre of park land has been used as the basis for in-lieu fee payments.

A separate fee, called the Recreation Impact Fee, is collected to fund the construction of new park facilities and related expenses. This fee is currently set at \$2,405 per capita in the North Area Specific Plan Area (NEASP) and \$2,519/capita in the remainder of the City. The difference consists of \$114/capita for trails and associated open space which is not collected from NEASP development because a corresponding fee is collected through other means. The \$114/capita trails fee is adequate for ¼ mile of Class 1 trail for every 1,000 residents, assuming \$300,000/mile construction costs and an open space acquisition of approximately 20 acres at \$8,000/acre. This amount of land will accommodate a fourteen foot -wide trail corridor with 75 feet of open space buffer on either side. No contingency is included in trail construction costs since they are much more predictable than park construction costs. The actual allocation of funds may vary depending on the setting for the Class I trails and if more or less landscaping is required.

The \$2,405/capita fee is sufficient to provide \$400,000 plus a 20 percent contingency for every acre of improved park land that is required by the 5 acres per 1,000 people standard. The Recreation Impact Fee is adjusted annually to reflect changes in construction labor and materials costs. The fee is not intended to be used for land acquisition, per se, because the land dedication requirement addresses this need. The City may also allow developers to provide

turn-key parks in lieu of paying fees, provided the park design and location are approved by the City.

The proposed Finance Plan includes the disbursement of \$5 million of Recreation Impact Fees that have already been collected. These funds are allocated to cover expenses in the first three years of the CIP. An additional \$26.8 million in Recreation Impact Fees will be collected in the next 10 years, if population growth occurs as projected. A portion of these resources (\$6.4 million) will be used to pay for improvements at park land already owned by the City. The remainder will be used for improvements on new park sites that have yet to be determined.

9.3 Other Revenue Considerations

This Finance Plan relies on numerous projections and assumptions about future unknown factors. Because some of the projections may fall short of expectations, the City will need to aggressively pursue the suggestions provided above for maximizing income from each of the identified sources. The City will need to consider several other variables as periodic adjustments to expenses and revenues are required.

9.3.1 Fees Adjustments

The City may, at some point, need to consider more substantial fee increases for facility rentals and programs. Properly managing any such increases will be critical so that they do not discourage facility use or program participation to the extent that residents are unable to realize the important social and physical benefits of these resources. Declines in participation because of fee increases may also ultimately result in a net loss in revenues rather than the desired increase.

9.3.2 Other Recreation Impact Fee Elements

This Finance Plan relies heavily in Recreation Impact Fee revenues to fund various capital projects. However, the potential use of Recreation Impact Fees is regulated by state law that requires that such fees are applied to expenditures that will provide proportionate benefit to the people who pay them. The City will need to continue to carefully track how these fees are applied against the various costs associated with park facility development to ensure that this nexus is satisfied.

The current level of Recreation Impact Fee revenue provides funding for development of basic park amenities such as sports fields, play structures, picnic pavilions, and site improvements. However, this level is not adequate to also provide funding for special use facilities such as a Community Center or Aquatic Center. Both of these facilities are included in the level of service

standard in this Master Plan. The fees are also not structured to fund the standards of 5 acres of open space for every 1,000 residents.

If the City wishes to maintain this level of recreation amenity in the community, new developments will need to contribute proportionally, absent some other windfall revenue source for the City. For example, the Aquatic Center is already functioning at maximum capacity. As new developments bring additional people who also want to have access to a pool, a new facility will need to be built.

The revised fees structure needed to fund these other amenities for which a level of service is established in this Master Plan, in addition to the existing 5 acres of active park land/1,000 people is shown below (Table 29). These calculations are based on costs for recently completed projects of a similar nature in the region. The addition of these components to the current Recreation Impact Fee would add about \$.8 million in revenues over the next 10 years, if the population increases as projected.

Table 29 – Potential Recreation Impact Fee Additions

	Cost	Standard	Per Capita Share
Active Use Park Land	\$481,000/acre	5 acres/1,000 people	\$2,405
Trails (Class 1)	\$300,000/mile	¼ mile/1,000 people	\$75
Open Space for Passive Recreation Use ¹	\$30,000/acre	5 acres/1,000 people	\$121
Community Center (30,000 SQ FT)	\$10,000,000	1 per 20,000 people	\$500
Aquatic Center	\$3,000,000	1 per 20,000 people	\$150
TOTAL			\$3,251

¹ Includes \$8,000/acre for acquisition and \$22,000/acre for planning and improvements such as vegetation management, parking, signage, benches, overlooks, and unpaved trails.

9.3.3 Other Revenue Sources

In addition to the funding sources already discussed, the City should be evaluating and pursuing non-traditional revenue sources. These sources include such mechanisms as sponsorships, donations, selling advertising space, and site leases for infrastructure such as cell phone towers or solar arrays. Where feasible, City-owned solar arrays could be installed in suitable park locations to generate surplus electricity for sale back to energy retailers.

Conversely, the most effective revenue strategy is cost avoidance. The City should be looking for opportunities to leverage community volunteerism to offset operational costs. The City should factor energy conservation into all new facility designs and renovations to help reduce operational expenses.

Table 30 – Galt 10 – Year Finance Plan

Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Staffing/O&M	\$3,292,290	\$3,694,889	\$4,035,071	\$4,687,623	\$5,209,100	\$5,771,075	\$6,358,673	\$6,962,091	\$7,595,105	\$8,259,026	\$55,864,942
Prior Impact Fee Projects	\$3,617,500	\$838,490	\$544,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$5,000,000
New Development Known Projects	\$2,847,876	\$2,951,823	\$3,059,565	\$3,902,838	\$4,045,292	\$3,820,562	\$3,531,319	\$3,660,212	\$3,793,810	\$3,932,284	\$35,545,581
New Development TBD Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Capital Projects	\$15,500	\$641,720	\$4,906,940	\$151,800	\$380,695	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$6,116,655
Subtotal	\$9,773,166	\$8,126,922	\$12,545,586	\$8,742,261	\$9,635,087	\$9,595,637	\$9,893,992	\$10,626,303	\$11,392,914	\$12,195,309	\$102,527,178

Revenues	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Parks Revenue	\$87,250	\$92,616	\$98,312	\$104,358	\$110,776	\$117,589	\$124,820	\$132,497	\$140,645	\$149,295	\$1,158,158
Recreation Revenues	\$245,300	\$260,386	\$276,400	\$293,398	\$311,442	\$330,596	\$350,928	\$372,510	\$395,419	\$419,737	\$3,256,116
Aquatic Center Revenues	\$125,000	\$132,688	\$140,848	\$149,510	\$158,705	\$168,465	\$178,826	\$189,824	\$201,498	\$213,890	\$1,659,252
Galt Market	\$2,906,480	\$2,979,142	\$3,053,621	\$3,129,961	\$3,208,210	\$3,288,415	\$3,370,626	\$3,454,891	\$3,541,264	\$3,629,795	\$32,562,405
General Fund	\$300,000	\$318,450	\$338,035	\$358,824	\$380,891	\$404,316	\$429,182	\$455,576	\$483,594	\$513,335	\$3,982,204
Existing L&L Districts	\$750,020	\$768,771	\$787,990	\$807,690	\$827,882	\$848,579	\$869,793	\$891,538	\$913,827	\$936,672	\$8,402,761
Future Population L&L Districts	\$53,436	\$110,455	\$171,255	\$236,045	\$305,046	\$378,488	\$456,617	\$539,688	\$627,973	\$721,755	\$3,600,758
Prior Impact Fees Balance	\$3,617,500	\$838,490	\$544,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$5,000,000
New Impact Fees Known Projects	\$2,847,876	\$2,951,823	\$3,059,565	\$3,902,838	\$4,045,292	\$3,820,562	\$3,531,319	\$3,660,212	\$3,793,810	\$3,932,284	\$35,545,581
New Impact Fees Projects TBD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	\$ -	\$600,000	\$300,000	\$ -	\$380,695			\$ -	\$ -	\$ -	\$1,280,695
Prior Year Surplus	\$ -	\$1,159,696	\$2,085,593	\$ -	\$240,363	\$334,215	\$95,588	\$ -	\$ -	\$ -	
Other Revenue Sources	\$ -	\$ -	\$1,689,960	\$ -	\$ -		\$486,295	\$929,568	\$1,294,885	\$1,678,546	\$6,079,254
Subtotal	\$10,932,862	\$10,212,516	\$12,545,587	\$8,982,624	\$9,969,302	\$9,691,226	\$9,893,992	\$10,626,304	\$11,392,914	\$12,195,310	\$102,527,183
Surplus/Deficit	\$1,159,696	\$2,085,593	\$ -	\$240,363	\$334,215	\$95,588	\$ -	\$ -	\$ -	\$ -	

Appendix A

Harvey Park Conceptual Master Plan
Hauschildt Park Conceptual Master Plan
Kost Road Park Conceptual Master Plan

See **Section 6.2** for workshop comments on each plan.

HARVEY PARK CONCEPTUAL MASTER PLAN



HAUSCHILDT PROPERTY CONCEPTUAL MASTER PLAN



KOST ROAD PARK CONCEPTUAL MASTER PLAN



SECURITY CAMERAS TO BE INSTALLED WHERE APPROPRIATE

