



MEMORANDUM

To: City of Galt
Attn: Gwen Owens
From: Todd Tregenza
Re: Year 2021, 2026 & 2035 Forecasts

Date: March 11, 2014
Project: Eastview Specific Plan Transportation Impact Analysis
Job No.: 25-5676-10
File No.: C1817MEM003.DOCX

CC: Chris Erias (City of Galt)
Marty Inouye (Omni-Means)

INTRODUCTION

This memorandum was prepared to summarize our phone discussion on 3/10/2014 concerning Eastview Specific Plan and the forecasts for Years 2021, 2026, and 2035. Two main data sources were used in deriving the proposed methodology, as discussed with City Staff:

- 20-Year Development Projections (2035) memorandum from Goodwin Consulting Group (GCG) (3/4/2014); and,
- Development Projections from City of Galt Community Development Department (2/20/2014).

YEAR 2021 SCENARIO

For the Year 2021 Scenario, the list of development projections obtained from the City of Galt Community Development Department will be used to generate baseline conditions. According to the spreadsheet sent by the City to Omni-Means on 2/20/2014, this will result in the development of the following land uses:

- 648 dwelling units
- 32.84 acres of non-residential development

These development forecasts are consistent with the City's current Final Maps, Tentative Maps, and Pending Maps.

Eastview Development Assumptions

Under the Year 2021 scenario, 700 units are assumed to develop in the Eastview Specific Plan, bringing the total developed units in the *Year 2021 Plus Project* scenario to 1,348 dwelling units.

YEAR 2026 SCENARIO

For the Year 2026 Scenario, no specific development assumptions have been provided by either GCG or the City. However, based on the projected traffic increases between the Year 2021 and Year 2035 scenarios, a straight line growth rate will be applied to provide the "interim" Year 2026 scenario base volumes.

Eastview Development Assumptions

Under the Year 2026 scenario, 1,400 units are assumed to develop in the Eastview Specific Plan.

YEAR 2035 SCENARIO

For the Year 2035 Scenario, the development projections memorandum from GCG was utilized to confirm City development projections and validate growth. Table 9 of the memorandum summarizes the growth projections forecasted by GCG, which includes 1,761 new units by Year 2035. The GCG estimate is based on regional forecasts from DOF and SACOG as well as local City-provided information. Together, these forecasts are averaged to result in the 1,761 new Dwelling Units.

Notwithstanding the GCG forecast, the City already has 648 Dwelling Units planned for development by Year 2021 (See Community Development Department forecast) in Final, Tentative, and Pending Maps. Furthermore, the City expects approximately 200 additional residential units to occur, potentially from annexations of land currently outside City Limits. Cumulatively, when adding in the planned 1,716 units from Eastview Specific Plan, this will result in greater residential growth than forecasted in the GCG memorandum. Utilizing the specific local forecast information, therefore, under Year 2035, the following growth is expected to occur:

- 1,716 Dwelling Units from Eastview Specific Plan
 - 648 Dwelling Units from City Community Development Department
 - 200 Dwelling Units from other potential annexations
- TOTAL 2,564 Dwelling Units*

To be conservative, consistent with CEQA guidelines, the 2035 traffic forecasts will include all 2,564 identified Dwelling Units. Additionally, between 2014 and 2035, GCG projects 116.9 acres of non-residential development. This forecasted growth equates to an additional 2,747 employees. Under Year 2035, the following non-residential growth would occur:

- 116.9 Acres from CGC Memo (includes 32.84 Acres from City’s Community Development Department for Year 2021)

Eastview Development Assumptions

Under the Year 2035 scenario, 1,716 units are assumed to develop in the Eastview Specific Plan, along with 12 acres of commercial use.

SUMMARY

A summary of the expected development is included here for each analysis scenario.

Year 2021

648 Dwelling Units from City’s Community Development Department
 32.84 Acres Non-Residential from City’s Community Development Department
Plus Project: Add 700 Dwelling Units

Year 2026 No Project

Using *Year 2021* and *Year 2035* volume growth, develop straight line growth rate to forecast “interim” *Year 2026 No Project* volumes
Plus Project: Add 1,400 Dwelling Units

Year 2035 No Project

648 Dwelling Units from City’s Community Development Department
 200 Dwelling Units from other potential annexations
 104.9 Non-Residential Acres from CGC Memo (Balance after removing Eastview 12 Acres)
Plus Project: Add 1,716 Dwelling Units, 12 Acres Non-Residential