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**Department of Housing and  
Community Development  
ANNUAL HOUSING ELEMENT PROGRESS REPORT  
For 2014**

Housing Policy Department  
Received on:  
**MAR 24 2015**

City or County Name: City of Galt

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044



**City of Galt**  
**Community Development Department**  
*Building • Planning • Code Compliance*

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March 19, 2015

HCD – Division of Housing Policy Department  
P.O. Box 952053  
Sacramento, CA 94252-2062

To Whom It May Concern:

Attached, please find the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2014 pursuant Government Code Section 65400 (a) (2). This report is also available on the City's website at [www.ci.galt.ca.us](http://www.ci.galt.ca.us) on the Planning Department's General Plan page.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Tony Stewart, ACIP  
Community Development Director

Enclosure

c: Jason Behrmann, City Manager (w/o enclosure)  
Governor's Office of Planning & Research



# City of Galt

## Annual 2030 Galt General Plan And Housing Element Progress Report: 2014

### City Council

Mark Crews, Mayor  
Barbara Payne, Vice Mayor  
Curt Campion, Councilmember  
Lori Heuer, Councilmember  
Marylou Powers, Councilmember

### City Manager

Jason Behrmann

### Planning Commission

Paul Sandhu, Chairperson  
Leeann McFadden, Vice Chairperson  
Doug Cannell, Commissioner  
Sherry Daley, Commissioner  
Craig Morris, Commissioner

### Community Development Department

Tony Stewart, AICP, Director  
Chris Erias, Principal Planner  
Tina Barclay, Planning Commission Secretary

City of Galt – Sacramento County  
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## **Introduction**

Government Code Section 65400 (a) (2) requires the City to file an annual report addressing the status of the General Plan and progress made toward implementation of its goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The annual report requires presentation to the City Council for review and acceptance. A copy of the annual report is required by and provided to the Office of Planning and Research and the Department of Housing and Community Development by April 1 of each year.

This annual report covers the calendar year January 1 to December 31, 2014.

## **Acceptance Date**

The 2014 Annual General Plan Progress Report was reviewed by the Planning Commission on February 12, 2015 and accepted by the City Council on March 17, 2015.

## **Planning Division**

*“The Legislature finds and declares that California’s land is an exhaustible resource, not just a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California’s land resource, to insure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California.” Government Code Section 65030*

To this end, the Planning Division plans for and promotes reasonable, productive, and safe long-term uses of the land, which fosters economic and environmental prosperity.

Planning Division activities include preparing and administering the City’s General Plan and Zoning Ordinance, processing amendments, conducting environmental reviews, preparing specific plans, reviewing subdivisions and development proposals, informing the public of the City’s land use policies and development ordinances, processing annexation requests, and providing demographic and census information.

## **Planning Commission’s Activities**

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs review of environmental documents in accordance with California Environmental Quality Act (CEQA) in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. Planning Division staff provides environmental review as required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2014 annual reporting period, the Planning Commission reviewed the 2030 General Plan Update and the 2013-2021 Housing Element CEQA IS/ND, one Amendment to the Downtown Specific Plan, two Sign

Approvals, three revised Architectural Plans, one Rezone, one Minor Use Permit and one Tentative Subdivision Map, and held a scoping meeting for the proposed Eastview/Liberty Ranch Specific Plan draft EIR.

**Status of General Plan**

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor’s Office of Planning and Research. The City Council adopted the City of Galt’s General Plan on April 7, 2009. The General Plan consists of ten elements. Adoption of the General Plan in 2009 culminated a nearly six year period during which the City worked with the General Plan Advisory Committee, Planning Commission, and the City Council to update the General Plan. This process involved over 50 public meetings during that timeframe.

**Table 1. General Plan Elements**

Element	Date of Adoption or Major Revision	Comment
Land Use	4/7/09	
Circulation	4/7/09	
Housing	2/4/14 (2013-2021 HE)	The Housing Element was adopted February 4, 2014.
Economic Development	4/7/09	
Public Facilities and Services	4/7/09	
Conservation and Open Space	4/7/09	
Historic Resources	4/7/09	
Noise	4/7/09	
Safety and Seismic	4/7/09	
Community Character	4/7/09	

## **LAND USE ELEMENT – Adoption Date: April 7, 2009**

This part is the most familiar of all of the policy chapters in the General Plan. It contains the Land Use and Circulation Diagram that prescribes uses for all of the Planning Area and describes standards for each of the land use designations shown on the Land Use and Circulation Diagram (page 8). The element defines a series of goals, policies, and implementation measures related to the following topics:

- Overall City Growth and Expansion
- New Development
- Downtown
- Residential Growth
- Commercial, Mixed-Use, and Public/Quasi-Public Development
- Office Professional Development
- Industrial Development
- Agriculture, Open Space, and Parks
- Environmental Justice
- General Plan Maintenance

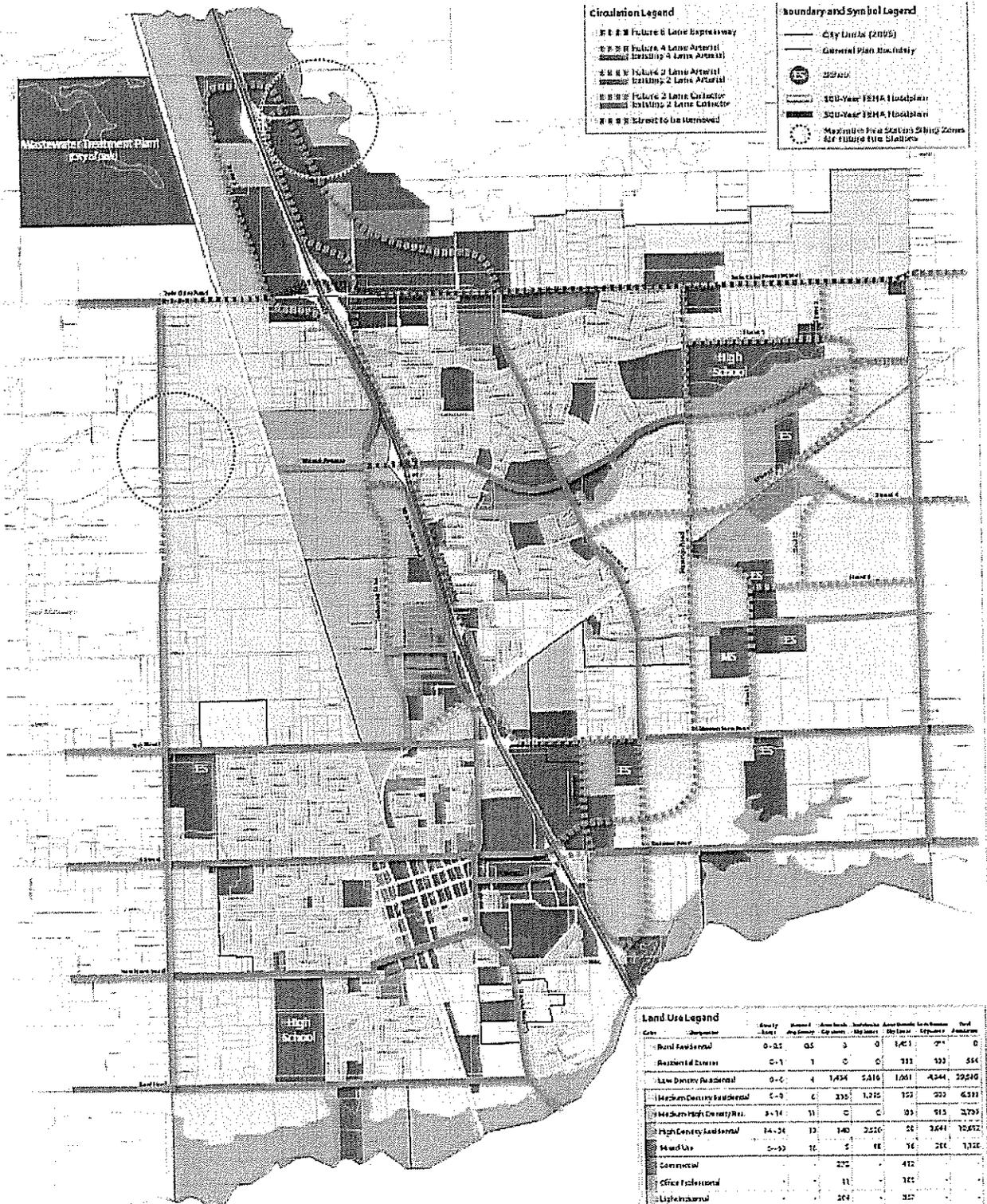
It is important that the users of this Policy Document understand that the goals, policies, standards, and implementation programs described in Part II are as important, if not more so, than the Land Use and Circulation Diagram in representing the City's land use and development policy. Accordingly, any development proposals or review thereof must consider this Policy Document as a whole, rather than focusing solely on the Land Use and Circulation Diagram or on particular policies and programs.

The Land Use and Circulation Diagram includes 13 land use designations falling within two major categories of residential and nonresidential.

2014 Amendments: None

Pending Amendments: The City is currently processing a formal application by the owner of approximately 358 acres east of Marengo Road, south of Twin Cities Road, and north of the lone Spur railroad tracks. The owner wishes to pursue development of a Specific Plan and eventual annexation of that property to the City for development purposes. The owner submitted a formal application for a Specific Plan proposal as set forth in Galt General Plan Policy LU-1, along with requests for a General Plan Amendment, Zone Change and Tentative Map.

### 2030 Galt General Plan Land Use Map



**Circulation Legend**

- Future 6 Lane Expressway
- Future 4 Lane Arterial
- Future 2 Lane Arterial
- Future 2 Lane Collector
- Future 2 Lane Collector
- Street to be Removed

**Boundary and Symbol Legend**

- City Limits (2015)
- General Plan Boundary
- 100-Year FEMA Floodplain
- 300-Year FEMA Floodplain
- Medium to Very Slow Growth Zones for Future Fire Stations

**Land Use Legend**

Code	Description	County	Number of Lots	Area (Acres)	Population	Employment	Value (\$)	Notes
B-1	Single-Family Residential	0-12	65	3	0	1,421	21*	0
R-1	Residential - Single-Family	C-1	1	0	0	313	103	554
R-2	Low Density Residential	0-0	4	1,434	5,316	1,061	4,544	22,040
R-3	Medium Density Residential	C-0	0	235	1,235	122	202	4,533
R-4	Medium High Density Res.	B-14	11	0	0	93	93	2,753
R-5	High Density Residential	14-24	13	140	2,226	26	3,641	10,632
S-1	Special Use	0-53	16	2	18	56	204	1,128
C-1	Commercial							412
C-2	Office/Professional							365
C-3	Light Industrial							352
P-1	Public/Quasi-Public							279
P-2	Park							143
O-1	Open Space							425
Totals			1,025	8,223	4,202	2,377	51,391	

0 0.25 0.5 0.75 1 Mile

Note: The estimated population under this assumption is for year 21, 2011  
 \* Units are in 1000's  
 \*\* Units are in 1000's of dollars per year per acre based on the City's assumptions

Approved March 16, 2015

## **CIRCULATION ELEMENT – Adoption Date: April 7, 2009**

The General Plan addresses several transportation issues that are critical to the continued development of Galt. The Land Use and Circulation Diagram (page 8) depicts the proposed circulation system. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Galt's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

Major improvements to the roadway system include the widening of State Route 99; improvements and realignments of major State Route 99 overpasses and on- and off-ramps; and new north-south extensions of Carillion Boulevard, Marengo Road, and Industrial Drive; and new east-west extensions of Walnut Avenue, Simmerhorn Road, and Boessow Road. The Land Use and Circulation Diagram and related policies also call for the widening and improvement of Twin Cities Road through the Planning Area.

In addition to addressing future roadway plans and improvements, the Circulation Element contains goals, policies, and implementation programs related to the following issues:

- City Street System
- Freeways and Highways
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-Motorized Transportation
- Airports
- Complete Streets

In coordination with the completion of the 2030 General Plan, City staff undertook a comprehensive update of the CIP consistent with the General Plan in 2009. This update was completed in March 2010 and again in 2012. A review of the Development Impact Fees for Traffic, Water, Wastewater and Storm Drainage is planned during 2014.

In 2013, the City began work on the Twin Cities Roundabouts project that will be constructed at the intersections of Twin Cities Road/West Stockton Boulevard and Twin Cities Road (aka SR104)/East Stockton Boulevard. The project also includes a widening of Twin Cities Road (aka SR104) generally from east of Fermoy Way to East Stockton Boulevard. That project will be completed in 2014.

2014 Amendments: None.

Pending Amendments: None.

## **CONSERVATION AND OPEN SPACE ELEMENT– Adoption Date: April 7, 2009**

Galt's environmental resources (water, vegetation, wildlife, and open space) contribute to the city's economy and are important elements in the quality of life of Galt's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following topics:

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Agriculture, Open Space, and Natural Resource Preservation
- Air Quality–General
- Air Quality–Transportation
- Global Warming and Energy Conservation

The City continues to participate in the ongoing planning process for the South Sacramento Habitat Conservation Plan. The County is preparing a Draft document and the associated California Environmental Quality Act compliance.

2014 Amendments: None.

Pending Amendments: None.

## **PUBLIC FACILITIES & SERVICES ELEMENT – Adoption Date: April 7, 2009**

This chapter addresses how to provide public facilities and services needed to adequately serve development within the General Plan. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, this chapter does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. This chapter contains goals, policies, and implementation programs related to the following facilities and services:

- Public Facilities and Services Funding
- Water Supply, Treatment, and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection and Emergency Medical Services
- Parks and Recreational Open Space
- Education
- Childcare
- Gas and Electric Services
- Information Technology

The City continues to employ a full time IT Coordinator to manage the City's overall information technology infrastructure. In 2013, a second IT technician position was moved from part-time to full-time status.

Installation of a fiber optic line was completed in the summer of 2013 connecting City Hall with the Municipal Services Center and Police Department. The City budgeted \$135,000 to replace the citywide phone system with a modern voice over internet protocol (VOIP) system. The phone system is slated to be complete in the winter of 2015. Internal Wi-Fi services were added to all city buildings in the Fall of 2013. All of these items implement program PFS-M of the General Plan

2014 Amendments:               None.

Pending Amendments:       None.

## **COMMUNITY CHARACTER ELEMENT – Adoption Date: April 7, 2009**

This chapter establishes qualitative urban design goals and policies which reinforce communitywide concepts depicting a framework of neighborhoods, corridors, and landmarks. Community design integrates diverse development concepts at an array of levels. From the overall city to neighborhoods and districts to streetscape and structure design, the goals and policies presented in this element provide for the visual pattern of land uses and circulation.

Key issues include the maintenance and enhancement of the quality of life in Galt by providing an overall theme of Galt as an urban city in the midst of a rural and open space landscape, establishing well-designed and inviting gateways and corridors in the city, providing the framework for the protection of Galt's Downtown and its historical assets, and preserving and enhancing Galt's trees.

The Community Character Element contains goals, policies, and implementation programs related to the following issues:

- Overall Community Design
- Gateways and Community Corridors
- Downtown
- Trees

2014 Amendments: None.

Pending Amendments: None.

### **ECONOMIC DEVELOPMENT ELEMENT – Adoption Date: April 7, 2009**

This chapter addresses key economic development issues relating to the maintenance and enhancement of Galt's quality of life by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Galt residents; and preserving and enhancing the rich historic character of the community.

Economic development is about planning for a community where businesses can thrive and attract wealth, provide jobs and income growth for local residents, generate revenue for local government, and revitalize existing neighborhoods. The policies in this chapter will help Galt to identify its role within the regional economy and position the community to benefit from economic opportunities as they arise. This includes targeting the types of businesses that the community wants to attract and retain, ensuring that resources are available for the labor force to improve its occupational skills, and creating a business climate that makes the community attractive for business location and expansion.

This chapter addresses the following topics:

- Retail Attraction and Development
- Downtown Development
- Industrial and Office Attraction and Development
- Business Retention and Expansion
- Workforce Development

The City began implementation of the strategies developed in the City Economic Development Strategy policy document, as updated in October 2013. This policy document focuses on two Priority Goals; 1) expand and locate commercial/retail businesses, 2) expand and locate office and industrial businesses. Other goals include 1) continue investment in Old Town, 2) visitor retention and expansion and 3) Leverage recognized agricultural assets and successes in the area to create new business opportunities.

The City updated its Economic Development Roadmap in 2013 in conformance with the Economic Development Administration's (EDA) formal Comprehensive Economic Development Strategy (CEDS) process. Certification by the EDA occurred in 2014.

2014 Amendments: None.

Pending Amendments: None.

### **NOISE ELEMENT – Adoption Date: April 7, 2009**

A feature of Galt's small-town character and quality of life is its relatively quiet atmosphere. Noise results from many sources, including road traffic, railroad operations, aircraft, and industrial activities. Exposure to excessive noise has often been cited as a health problem, not so much in terms of actual physiological damage such as hearing impairment, but more in terms of general well-being and contributing to undue stress and annoyance.

This chapter contains goals, policies, and implementation measures on the following topic:

- Noise

2014 Amendments: None.

Pending Amendments: None. However, a new noise ordinance is proposed as a component of the updated Development Code, to be implemented in mid-2015, which will be consistent with the General Plan Noise Element.

### **SAFETY AND SEISMIC ELEMENT – Adoption Date: April 7, 2009**

Many of the health and safety risks associated with development can be avoided through location-specific decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use regulation process. This chapter outlines the City's strategy for ensuring the maintenance of a healthy and safe physical environment in Galt. It contains goals, policies, and implementation measures related to the following topics:

- General Health and Safety
- Seismic and Geologic Hazards
- Flood Hazards
- Fire Hazards
- Hazardous Materials
- Rail Corridors

2014 Amendments: None.

Pending Amendments: None.

### **HISTORIC RESOURCES ELEMENT – Adoption Date: April 7, 2009**

Galt has a rich historic heritage, and many significant historic buildings, events, and artifacts reflect its past. Downtown Galt in particular includes several buildings that are on a local cultural resources inventory. The General Plan sets the framework for a comprehensive program to foster historic preservation efforts in Galt through a systematic program, community education, and coordination within the City and historic preservation groups. This chapter contains goals, policies, and implementation measures related to the following topics:

- Historic Preservation
- Economic Incentives for Historic Preservation
- Historic Preservation Education and Awareness
- Archeological Resources

2014 Amendments: None. However, a professional historical evaluation of all the listed structures is strongly recommended in the future.

Pending Amendments: None.

**HOUSING ELEMENT – Adoption Date: February 4, 2014**

The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

HCD Compliance Date: February 20, 2014.

2013 Amendments: The new Housing Element was adopted February 4, 2014.

**REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

In accordance with Government Code (Section 65584), the Sacramento Area Council of Governments (SACOG) adopted the Regional Housing Needs Allocation (RHNA) Plan for the 2013-2021 housing element cycle in November 2012.

The City's housing data for the current RHNA period (January 2013 through October 2021) is shown in Tables 2 and 3 below.

State law requires the annual report to include “. . . the progress in meeting its share of regional housing needs . . .” for monitoring the effectiveness of the implementation programs of the Housing Element of the General Plan.

**Table 2. City of Galt RHNA By Income Level 2014**

Total Units	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
679	65	66	91	126	331

Source: Sacramento Area Council of Governments (SACOG). 2013-2021 Regional Housing Needs Allocation (RHNA) Plan.

*This is the first year to report on the City's progress toward meeting its 2013-2021 RHNA by affordability level. For 2014, the City issued 29 permits for new housing units and finalized 23 units. All permits issued and units finalized were in the above moderate income category. Thus 302 of the 331 units per the RHNA were completed.*

**Table 3.**  
**2013-2021 Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability as of 12/31/14

Income Level		RHNA Allocation by Income Level	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extreme Low	Deed Restricted	65	0	0	65
	Non-deed restricted		0	0	
Very low	Deed Restricted	66	0	0	66
	Non-deed restricted		0	0	
Low	Deed Restricted	91	0	0	91
	Non-deed restricted		0	0	
Moderate	Deed Restricted	126	0	0	126
	Non-deed restricted		0	0	
Above Moderate		331	29	29	302
Total RHNA by COG		679	29	29	650
Total Units ▶ ▶ ▶					

Table 4 provides the 2013 maximum household income limits for Sacramento County (very low-, low-, moderate-and above-moderate) as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. The median income was estimated to be \$70,900.00 for a four-person household. Although household incomes vary considerably throughout Sacramento County, the City is required to use countywide California Department of Housing and Community Development income limits to evaluate housing affordability.

**Table 4. 2013 Sacramento County Maximum Household Income Limits**

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low Income	15,200	17,400	19,550	21,700	23,450
Very Low Income	25,350	28,950	32,500	36,150	39,050
Lower Income	40,550	46,350	52,150	57,900	62,550
Median Income	49,660	56,851	63,825	70,900	76,618
Moderate Income	59,662	68,135	76,607	85,080	91,905

Source: California Department of Housing and Community Development.

Table 5 shows that no new lower income dwelling units were added in calendar year 2014. This was during the economic recession period of approximately 2007 to the present and was not a particularly uncommon situation in the Sacramento Valley.

**Table 5  
Annual Building Activity Report Summary – New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN, No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Mod. Income	Above Mod. Income					
			0	0	0	0	0				
(9) Total of Mod. And Above Mod. from Table 9 ▶ ▶ ▶					0	0	0	0			
(10) Total by income Table 7/9 ▶ ▶ ▶			0	0	0	0	0	0			
(11) Total Extremely Low-Income Units*								0			

\* Note: These fields are voluntary.

**Table 6**  
**Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Gov. Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\*Note: This field is voluntary.

**Table 7. Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table 5)**

	1. Single Family	2. 2-4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	41					41	

\*Note: This field is voluntary.

**Table 8**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe	Status of Program Implementation
<u>Policy HE-1.1</u> The City shall ensure that sufficient sites are appropriately zoned, with access to public services and facilities, during the Housing Element planning period and beyond, to accommodate the City's share of regional housing needs.	Provide adequate housing sites for households of all income levels.	On-going	Based on the 2014-2021 Housing Element reviewed by HCD, the City has identified adequate vacant land inventory to meet its Regional Housing Need Allocation for 2014-2021. The General Plan, adopted in 2009, identified a parcel of land along the west side of Carillion Boulevard, south of Twin Cities Road for High Density (14-24 units/acre) housing. The site is currently designated R3-ARC on the Zoning Map (medium-high residential, 8-14 du/acre). To ensure consistency with the General Plan, a new R4 (high density, 14-24 du/acre) zone is being created as part of the updated Development Code process, which will become effective May, 2015. The Zoning Map will be updated in conjunction with this Development Code update, to designate the parcel R4.
<u>Policy HE-1.2</u> Preferred Minimum Density	The City shall require development to meet the preferred minimum housing density of 14 units per acre in areas designated High Density Residential unless the	On-going	No residential down zoning approvals have been granted since adoption of the 2013-21 Housing Element. The City is meeting this objective and will continue this action.

	<p>applicant can demonstrate the following:</p> <p>i. A lower density will not adversely affect the City's ability to accommodate its remaining share of the regional housing needs assigned by SACOG for extremely low-, very low, and low-income households based on the remaining acreage of High Density Residential land at the time of application.</p> <p>ii. If an adverse impact will occur as described above in 1.,2(i), the City will take one of the following steps to ensure the impact is mitigated in order to guarantee no net loss of higher density residential land:</p> <ul style="list-style-type: none"> <li>• rezone an equivalent parcel of land elsewhere in the City, or</li> <li>• Require the developer to purchase another similarly sized site suitable for rezoning to at least 14 units per acre, or</li> <li>• Have the developer construct affordable units on the subject site or another site in a number equivalent to the loss of potential units that would be allowed on the subject site if it were built out to the preferred minimum density (14 units per acre).</li> </ul> <p>iii. That a lower density is necessary due to constraints such as site characteristics or the availability of public facilities, services, or utilities to the site that affect the feasibility of development at a minimum density of 14 units per acre and that cannot be mitigated by the applicant. The burden of proof shall be on the applicant to document the constraint(s) and the applicant's inability to mitigate the constraint(s).</p>		
<p><u>Policy HE-1.3.</u> Allow Affordable Housing</p>	<p>The City shall not disapprove very low-, low-, and/or moderate income housing developments or condition project approvals in a manner that would make the project infeasible for development, according to the requirements of CG Code Sections 65913.2 and 65589.5.</p>	<p>On-going</p>	<p>The City is meeting this objective and the action should be continued.</p>
<p><u>Policy HE-1.4.</u> Review Progress</p>	<p>The City shall regularly review progress toward meeting housing affordability targets and implementation of each housing policy.</p>	<p>On-going</p>	<p>This process has been in place for several years and housing finals (which is the more accurate measurement) continue to be tracked.</p>

<u>Policy HE-1.5.</u> Incentives for Affordable Housing	The City shall offer density bonuses and other incentives for the construction of affordable housing.	On-going	This information is codified in Galt Municipal Code Section 18.20.025.
<u>Policy HE-1.6.</u> Encourage Infill	The City shall encourage infill development.	On-going	The City is meeting this objective and the action will be continued.
<u>Policy HE-1.7.</u> Innovative Approaches to Affordable Housing	The City shall encourage developers to use innovative approaches to providing affordable housing in the City.	On-going	The City has had success in achieving this objective (Galt Place Senior Apartment/Mixed Use Project, Grizzly Mesa Townhome Project, Grizzly Hollow 3 Apartments with Clubhouse/daycare and various family facilities, and 2 Habitat for Humanity houses) and will continue efforts in the next housing cycle.
<u>Policy HE-1.8.</u> Innovative Planning Approaches	Continue to encourage planned unit developments or specific plans containing innovative planning approaches.	On-going	The City has been successful in educating developers about the benefits of planned unit developments and specific plans. The Grizzly Mesa Townhome Project, Emerald Village Senior Project, and Habitat for Humanity Project were the three most recent PUDs approved.
<u>Policy HE-2.1.</u> Housing Rehabilitation	The City shall assist in the rehabilitation of both owner and renter-occupied housing.	On-going	The Galt Housing Rehabilitation Loan and Grant Program was an important funding source for providing grants and loans to low income homeowners and landlords who rent to low income tenants. However, the State of California abolished Redevelopment Agencies in 2011, so the current funding source for this program has been eliminated. It is unknown at this time whether the City will be able to create a replacement program.
<u>Policy HE-2.2.</u> Code Enforcement	Continue to implement a residential code enforcement program.	On-going	The City has a full time code enforcement officer who is very active in the community.
<u>Policy HE-2.3.</u> Support South County Services	The City shall continue to support and work with South County Services in its efforts and programs.	On-going	The City is meeting this objective and the action will be continued.
<u>Policy HE-2.4.</u> Rehabilitation of Historic Units	The City shall encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.	On-going	The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure.
<u>Policy HE-2.5.</u> Monitor "At- Risk" Units	The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (CA Gov. Code Section 65583).	2013-2021	Sunset Garden Apartments have been on an annual renewal schedule for the past several years and are considered to be "at risk". The City continues to monitor the project, but there has been no change.
<u>Policy HE-2.6.</u> Address Foreclosures	The City shall help owners facing foreclosure stay in their home.	On-going	The City does not have a specific program to meet this objective; however, the City does provide information to help homeowners avoid foreclosure on its website.

<p><u>Policy HE-3.1. Special Needs Housing</u></p>	<p>The City shall strive to address the unique housing needs of seniors, large families, single-parent households, the homeless, persons with disabilities (including developmental disabilities), and farmworkers.</p>	<p>On-going</p>	<p>The City has had success in achieving this objective with the Galt Place Senior Apartment/Mixed Use Project. No specific requests for unique housing needs for large families, single-parent households, the homeless, persons with disabilities or farmworkers have been received; however, the City will strive to ensure this objective is met should such requests be made.</p>
<p><u>Policy HE-3.2. Migrant Farmworker Housing.</u></p>	<p>If housing for migrant farmworkers is constructed in the planning area, and if that land is annexed into Galt, the City shall allow the continued operation of the migrant farmworker housing as a permitted use or arrange for relocation of the facility to a mutually acceptable location.</p>	<p>On-going</p>	<p>No requests for annexing migrant farmworker housing have been made at this time.</p>
<p><u>Policy HE-3.3. Affordable Housing for Permanent Agricultural Employees</u></p>	<p>To accommodate the needs of permanent residents of Galt who are employed in agriculture, the City shall continue to permit the development of affordable multi-family units, including large family units, in the R2 and R3 districts.</p>	<p>On-going</p>	<p>No requests for constructing affordable housing units, including multi-family units, have been made in any land use district in the City at this time.</p>
<p><u>Policy HE-3.4. Senior Housing</u></p>	<p>The City shall assist in maintaining existing senior housing to meet the needs of older residents.</p>	<p>On-going</p>	<p>The City/Redevelopment Agency's Housing Rehabilitation Loan and Grant Program routinely provided funding for modifying mobile homes and single-family homes for handicapped accessibility and to address various other necessary health and safety improvements. Since the State eliminated Redevelopment funding in 2011, there is no ready funding source for this type of activity. It will be explored further in the future to see if there are alternative funding opportunities.</p>
<p><u>Policy HE-3.5. Reasonable Accommodation</u></p>	<p>The City shall strive to ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.</p>	<p>On-going</p>	<p>On Nov. 5, 2013, City Council adopted Ordinance 2013-05 adding Chapter 18.74 "Reasonable Accommodation" to provide a procedure for individuals with disabilities in seeking equal access to housing.</p>
<p><u>Policy HE-3.6. Universal Design</u></p>	<p>The City shall facilitate accessibility for disabled or elderly residents and visitors by amending the zoning code to include universal design principles for new homes.</p>	<p>2013-2021</p>	<p>During this cycle, the City will amend the Zoning Code to include universal design principles in new home construction.</p>
<p><u>Policy HE-3.7. Single-Room Occupancy and Studio Housing</u></p>	<p>The City shall provide opportunities for single-room occupancy and studio type living arrangements.</p>	<p>On-going</p>	<p>No requests to develop single-room occupancy and/or studio housing have been received at this time.</p>
<p><u>Policy HE-3.8. Mixed-Use Developments</u></p>	<p>The City shall continue to encourage mixed-use developments that include housing and commercial activities, such as the areas identified in the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>On-going</p>	<p>The City allows mixed-use developments in the Downtown Revitalization and Historic Preservation Specific Plan area. Galt Place was developed as a mixed-use project. It includes 80 affordability restricted senior apartments and retail/office on the first floor.</p>

<p><u>Policy HE-3.9.</u> Permit emergency shelters in appropriate locations in the City.</p>	<p>The City shall permit emergency shelters in the Light Manufacturing and Public/Quasi Public zones by right, consistent with the requirements of State law.</p>	<p>2013-2021</p>	<p>On Sept. 17, 2013, City Council adopted Ordinance 2013-04 permitting Emergency Shelters in the Light Manufacturing and Public/Quasi Public zoning districts.</p>
<p><u>Policy HE-3.10.</u> Assist in Serving the Needs of Homeless Persons</p>	<p>The City shall assist non-profit organizations that provide emergency shelter and other support services to homeless persons.</p>	<p>On-going</p>	<p>This action will be met by the City on an as-needed and on-going basis, as such requests for assistance are made.</p>
<p><u>Policy HE-3.11.</u> Temporary Emergency Shelter</p>	<p>The City shall continue to utilize the Littleton Civic Center building when emergencies arise that put the people out of their home in acute situations such as fires, earthquakes and other disasters, code compliance evictions, etc. where a number of people are affected temporarily.</p>	<p>On-going</p>	<p>The City is meeting this objective and the action will be continued. For example, in early 2015, a strong storm that could potentially result in flooding was predicted and the Littleton Center was opened to accommodate persons that would have been displaced by flooding. Fortunately, no such flooding occurred.</p>
<p><u>Policy HE-3.12.</u> Permit Transitional and Supportive Housing</p>	<p>The City shall permit transitional and supportive housing as a residential use and apply the same standards that are applicable to other residential dwellings of the same type in the same zone.</p>	<p>On-going</p>	<p>On Sept. 17, 2013, City Council adopted Ordinance 2013-04 permitting Emergency Shelters to include transitional housing in the Light Manufacturing and Public/Quasi Public zoning districts.</p>
<p><u>Policy HE-3.13.</u> Housing for Large Families</p>	<p>The City shall encourage the development of housing to meet the needs of extremely low-, very low-, low-, and moderate-income large families.</p>	<p>On-going</p>	<p>The City is meeting this objective and the action will be continued.</p>
<p><u>Policy HE-3.14.</u> Large Multi- Family Units</p>	<p>In multi-family projects often or more units, the City shall require that a minimum of 10 percent of the units be three-bedroom or more. Developments guaranteed as retirement communities or for the elderly may be exempted from this requirement.</p>	<p>On-going</p>	<p>No requests for multi-family residential projects are being processed at this time; however, the City will require developers to meet this objective when such a request is made.</p>
<p><u>Policy HE-4.1.</u> Energy Efficiency in Existing Homes</p>	<p>The City shall strive to increase energy efficiency of existing housing.</p>	<p>On-going</p>	<p>The City is a participant in the Energy Upgrade California Program which allow property owners to obtain financing and information on various energy efficiency programs available to them at <a href="http://www.energyupgradeca.org">www.energyupgradeca.org</a>. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs were advertised in the City Newsletter and links were provided on the City's website.</p> <p>In December 2013, the City approved participation with Sacramento County in a Property Assessed Clean Energy (PACE) Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.</p>

<p><u>Policy HE-4.2.</u> Energy Conservation in New Homes</p>	<p>The City shall require that all new housing units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements.</p>	<p>On-going</p>	<p>The City implemented state building code energy conservation requirements on all building permits issued during the reporting time frame. The City waived permit fees for residential solar installation and requires a street tree for each new home.</p>
<p><u>Policy HE-4.3.</u> Waive Fees for Solar Installations</p>	<p>The City shall continue to waive permit fees for residential solar energy installations.</p>	<p>On-going</p>	<p>The City continues to meet this objective.</p>
<p><u>Policy HE-5.1.</u> Equal Housing Opportunity</p>	<p>The City shall actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p>	<p>On-going</p>	<p>The City did not administer any housing programs (other than the wind-down activities of the Redevelopment Agency's Housing Rehabilitation Loan and Grant Program) nor does it manage any rental properties. Therefore, the City is not typically involved in issues involving equal housing opportunities. However, if a citizen wished to lodge a complaint the City would refer them to the District Office of Fair Employment and Housing.</p>
<p><u>Policy HE-6.1.</u> Upgrade Infrastructure Systems</p>	<p>The City shall continue to upgrade sewer and water <i>delivery</i> system and update impact fees as necessary.</p>	<p>On-going</p>	<p>Water and sewer system upgrades are included in the City's Capital Improvement Plan, which is updated annually to include new projects or amended cost estimates. Projects from the CIP are then prioritized and funded in the budget process. Impact fees are regularly updated and were last done in 2009.</p>
<p><u>Policy HE-6.2.</u> Remove Governmental Constraints</p>	<p>The City shall strive to remove constraints within the City's Zoning Code and permitting procedures.</p>	<p>2013-2021</p>	<p>The City is currently updating its Zoning Ordinance to further streamline the approval process and permitting procedures. The new Code is expected to take effect in the spring of 2015.</p>



## **Redevelopment Activities**

The City of Galt established the Redevelopment Agency, pursuant to Redevelopment Law, in 1983 and created the Galt Redevelopment Project Area. The City Council declared itself the Agency and assumed all the rights, powers, duties and privileges vested in a redevelopment agency. The City amended the redevelopment project area in 2007. This amendment extended the expiration date of the project area and expanded its boundaries.

Unfortunately, the State of California Governor's Office and Legislature spent most of 2011 dismantling redevelopment agencies statewide. The Legislature passed two Assembly Bills in 2011: AB1X 26 which eliminated redevelopment agencies and created successor agencies and AB1X 27 which exempted agencies from such elimination if they agreed to make specified annual payments to the State. The legality of the bills was subsequently challenged and the State Supreme Court ultimately upheld AB1X 26 and struck down AB1X 27. Consequently, Galt's Redevelopment Agency ceased to exist and the City will be the successor agency to basically wind down the activities of the agency and ensure payment of all outstanding obligations.

Nevertheless, the Galt Redevelopment Agency initiated a number of projects in 2011 prior to its elimination. Since those activities were in place prior to AB1X 26, it was expected that they could all continue until completed. However, the State Department of Finance (DOF) has ultimate approval authority over the Successor Agency and its Oversight Board to determine the Recognized Obligation Payment Schedules (ROPS) for Galt. Even though DOF approved virtually all projects on three prior ROPS, they denied several of those same projects on the recent ROPS IV.

### ***Commercial Revitalization:***

#### **Central Galt Corridor Project**

This project is intended to beautify and enhance the main C Street corridor from SR 99 to Fourth Street, and it includes part of Lincoln Way between A and C Streets. The project will help improve community identity, connectivity, and business development in Galt's central business district. Proposed improvements include adding landscaped median islands, street trees, streetlights and banners to unify the design theme with the new improvements at the Central Galt Interchange. The center turn lane will include tinted concrete or special asphalt design to set it apart from the rest of the street, and pedestrian safety crossings will be established. Previous "Old Town" improvements that ended at Sixth Street will be extended on C Street to Lincoln Way. The City obtained a \$2 million SACOG grant to revitalize and enhance the C Street corridor (including portions of Lincoln Way and Fourth and L Streets).

Preliminary design work and public input for this project was completed in 2011. Construction will be dependent on funding availability.

#### **UPRR Transit Stop/Parking Lot and Site Improvements Project**

This project, associated with the Central Galt Corridor Project, is intended to develop a portion of the UPRR property adjacent to Fourth Street from B Street to E Street with a parking lot and other park-like improvements. Improvements include a transit stop, farmer's market area, palm trees, and extended landscaping with walkways and ornamental planting. If and when the commuter train associated with the High Speed Rail project comes to fruition, this site could also serve as a park-n-ride lot for commuters and a transit transfer point. Overall, this project is also contingent on funding availability; however, construction of a portion of the project is within the SACOG grant noted above. Additionally, work is expected to begin in spring 2015 on the railroad quiet zone, which will further make the downtown area more attractive.

### **Simmerhorn Commercial Project CEQA**

The Simmerhorn Commercial property is vacant land that has been designated for retail development in the Galt General Plan for over two decades. It consists of about 41.5 acres on the east side of SR 99 south of Simmerhorn Road. The newly reconstructed Central Galt Interchange provides direct access to the site and it is highly visible from the highway and directly east of the City's central business district.

In an effort to streamline future development of this prime retail property, the City/RDA initiated compliance with the California Environmental Quality Act based on a conceptual 500,000 s.f. shopping center project. The CEQA document was adopted in early 2012 and identifies the various mitigation measures a developer would need to address prior to developing the site. The CEQA clearance for the project effectively saves 6-12 months of processing time assuming the project is within the parameters identified in the CEQA analysis. The City is working with the broker on the site to actively market it as a retail center.

### **Buxton Retail Recruitment Strategy**

In 2011, the Galt Redevelopment Agency funded an analysis of the Galt Retail Trade Area to determine the best strategy with which to focus limited resources on retail recruitment. The Buxton Company, a nationally recognized leader in retail site selection services, was hired to analyze the demographic and psychographic characteristics and buying habits of Galt trade area consumers. That information was then compared to the preferred consumer profiles for national retail chains. Finally, the lists were filtered to sort out those retailers who are not in expansion mode or have other criteria that would eliminate Galt from their consideration. Buxton presented a final list of best retail matches for Galt and is assisting the City with recruitment efforts on those retailers. Recruitment packets were sent to the top six retail matches for the City in November, 2013. Staff is working with local commercial real estate brokers to entice national retailers to available sites.

Additionally, Buxton prepared a Hospitality Analysis showing what national hotel chains would do well in Galt's market and they further did an analysis of healthcare services.

### **Old Town Property Acquisition**

In 2011, the City utilized Redevelopment bond funding to negotiate purchase agreements for 10 properties in the Old Town area in order to redevelop the area with an entertainment center or other use that would encourage more visitors and businesses to come to Old Town. Blighted structures on three of the parcels were demolished in 2012. The other sites will likely be purchased by a private developer to build the entertainment center. However, further availability to use bond funding was eliminated in late 2014. Therefore, the entertainment center project is on hold indefinitely, due to lack of funding.

### **Affordable Housing Development Progress**

With the loss of Redevelopment 20% set-aside funding, the City has not been able to encourage/assist with development of any affordable housing.

### **City of Galt 2014 Accomplishments**

Some of the highlights of this year's accomplishments toward furthering a variety of Galt General Plan goals and policies include:

1. Initiated abatement and legal actions against the owners of Royal Delta Inn to resolve long standing criminal, code enforcement, and building and fire code issues.
  2. Completed phase 2B of the Gora Aquatic Center expansion by adding fencing along Chabolla Ave.
  3. Purchased rain tarps and rollers for the Sports Complex fields.
  4. Installed curtain to the Littleton Community Center stage to assist with special events and classes.
  5. Sold Kost Property and 5th St. houses with proceeds being earmarked for the completion of Phase 1 of Walker Park
  6. Installed gate between Fairsite and Parks and Recreation parking lot to be utilized by instructors and participants.
  7. Updated parks, skate park and camping ordinances.
  8. Completed Twin Cities Roundabouts.
  9. Implemented Water Meter Retrofit Project with approximately ½ of the meters being installed.
  10. Completed the Annual Pavement Rehabilitation Project.
  11. Completed the initial phase of landscaping for the Central Galt Interchange.
  12. Completed construction of sidewalks, curbs, gutters and paving of streets within the River Oaks #3B Subdivision.
  13. Replaced the pump motor at the Fumasi Well.
  14. Placed into service the new Live Oak Lift Station.
  15. Installed three "smart charging" systems for electric vehicles.
  16. Commenced construction on the Wastewater Treatment Plant Upgrades.
  17. Rehabilitated Gateway, River Oaks, Fumasi and Golden Heights wells.
  18. Substantially completed new Simmerhorn-Carillion water main extension.
  19. Replaced two valves for backflow devices and two water service lines at Meadowview Park.
  20. Purchased new field groomer for City softball diamonds.
  21. Awarded contract for the Railroad Quiet Zone Project.
  22. City awarded grant of \$1.8 million of Active Transportation Program (ATP) Funds for the construction of bicycle, pedestrian and ADA improvements.
  23. Received approval for Americans with Disability Act (ADA) Transition Plan.
  24. Purchased and received 4 new CAPS vehicles, replacing old non-efficient vehicles, being outfitted.
  25. Purchased and received 5 new patrol vehicles which are being deployed.
  26. Purchased two additional unmarked vehicles in an effort to update and replace aging fleet.
  28. Proactively planned for infrastructure needs.
  29. Completed renovation of City Hall Council Chambers.
  30. Held scoping meeting for the Eastview/Liberty Ranch project's environmental impact report (EIR) on July 10, 2014. Draft EIR is being prepared by the project's consultants and is expected to be submitted to the City for first review in mid-January.
  31. Reviewed and responded on November 6, 2014, to the initial draft of the Eastview/Liberty Ranch specific plan.
  32. Hired Raney Planning & Management, Inc. to prepare a comprehensive update of the City's Zoning Ordinance.
  33. Held three (3) ad hoc committee meetings/workshops in September, October and November 2014, to provide guidance on the Zoning Ordinance Update. Consultant and staff are preparing the draft Development Code and Landscape Design Guidelines to be submitted for Planning Commission consideration in February 2015.
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34. Received architectural approval from the Planning Commission or the 71-unit Creekside 3 project (Benchmark Communities).
  35. Received approval from the Planning Commission for the Tentative Tract Map for the Emerald Park Unit 22 project on December 11, 2014.
  36. Finaled 23 single-family residences.
  37. Issued building permits for the EI and EI Wood Products project, Barsetti wine-tasting room, and McDonald's on Twin Cities Road.
  38. The following tenant improvements were completed: Raleys, Raleys Aisle 1, CVS, and Barsetti wine-tasting room.
  39. Hired outside counsel and met with them on October 24, 2014, to discuss the proposed Wilton Rancheria casino project.
  40. Hired Raney Planning & Management, Inc. to prepare a white paper analyzing the pros and cons of the City initiating an annexation of the industrial area north of Live Oak Road and possibly also properties at the intersection of Twin Cities Road/Highway 99 and other areas.
  41. Increased reputation as business-friendly community.
  42. Initiated pursuit of San Joaquin Delta College North Campus.
  43. Implemented the updated user fees based on fee study.
  44. Submitted an approved Recognized Obligation Payment Schedule January- June 2015 to the State Department of Finance in accordance with AB1484.
  45. Worked with State Controller's Office regarding asset transfers and received the final report related to the Redevelopment Successor Agency for non-housing funds per AB1484.
  46. Implemented the acceptance of credit cards at other City sites. Community Development Department is the first department to make this service available to customers.
  47. Installation and implementation of Creditron hardware and software. This software scans and processes utility payments in bulk increasing efficiency of staff.
  48. Developed and Adopted Measure R spend down plan.
  49. Developed new Police Intern Program staffed by academy students.
  50. Established the first Galt PD Honor Guard, with 6 members.
  51. Added one reserve to Police reserve program, who recently graduated from the police academy and will begin his training program.
  52. Successfully trained three employees through FTO program during this period, releasing them to regular patrol duties.
  53. Hosted several regional law enforcement training courses at GPO.
  54. Exceeded registration goals for the following sports programs:
    - Galt Gators 248 to 287
    - Fall Gators 66 to 79
    - Youth Basketball 454 to 475
  55. Assisted in the formation of the Galt Police Activities League.
  56. Expanded the Grandma Cop Program to include more volunteers doing work in more schools.
  57. Assisted with Police Activities League establishment. City donated 7 surplus computers.
  58. Emphasized agricultural heritage with two events titled "Country in the Park".
  59. Provided low cost and no cost community events (e.g., Independence Day Celebration, Lighting of the Night).
  60. Commenced The Officer Kevin Tonn Fallen Hero's Memorial construction.
  61. Declared Stage 2 Water Alert on August 1 resulting in substantially reduced water usage.
  62. Added second full time Police SRO using grant funds awarded.
  63. Purchased trauma kits for patrol cars.
  64. Purchased new LIDAR units.
  65. Issued new smart phones to Detectives and SRO's to increase safety and productivity.
  66. Secured funding for CSI vehicle and training for new team.
  67. Secured funding for Citizens Online Reporting Program.
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68. Purchased state of the art forensic cell phone investigation equipment.
69. Implemented Web Emergency Operations Center Program.
70. Continued to develop dedicated civic volunteer organizations.
71. Completed community-oriented policing.

## General Plan Implementation Schedule Progress

The City's progress in accomplishing the implementation measures set forth in the General Plan is depicted in Appendix A.

### APPENDIX A

#### LAND USE

Implementation Programs	Status
<p><b>LU-A: Sphere of Influence</b></p> <p>The City should request that the Sacramento Local Agency Formation Commission (LAFCo) modify Galt's sphere of influence consistent with the long-term growth plans reflected in the General Plan.</p>	<p>The amended SOI was approved by LAFCo in Jan. 2011.</p>
<p><b>LU-B: Habitat Conservation Plan</b></p> <p>The City should work with Sacramento County to identify and protect critical species habitat as shown in the proposed South Sacramento County Habitat Conservation Plan (SSHCP).</p>	<p>The City continues to work with Sacramento County and other participating agencies in the preparation of the SSHCP. It is hopeful that a public review draft and accompanying CEQA analysis will be circulated for public input in 2015.</p>
<p><b>LU-C: Landscape and Lighting District</b></p> <p>The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.</p>	<p>A request for proposal to evaluate options is anticipated to be advertised in late spring.</p>
<p><b>LU-D: Annual General Plan Reviews</b></p> <p>The City Council should review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan.</p>	<p>This report fulfills this program.</p>
<p><b>LU-E: Major General Plan Reviews</b></p> <p>The City should conduct a major review of the General Plan, including the General Plan Policy Document and Existing Conditions Report, beginning every ten years from the date of final approval of this General Plan, and should revise it as deemed necessary.</p>	<p>The City will conduct reviews as suggested. The first major review would be up for consideration in 2019.</p>
<p><b>LU-F: Ordinance Consistency</b></p> <p>The City should review and amend, as necessary, applicable ordinances, regulations, and plans referenced herein to ensure consistency with the General Plan. These shall include, but not be limited to, the Park Master Plan, Bicycle and Pedestrian Plan, Landscape Manual, and Building Code.</p>	<p>Reviews for consistent with the 2030 General Plan have begun. The 2010 adopted Park Master Plan and 2011 Bicycle Transportation Plan are now consistent with the General Plan. The City adopted updates of the Building Codes in 2010 and 2013, including the new California Green Code in 2010. The entire Zoning Ordinance and Landscape Manual are proposed to be substantially revised to ensure consistency with the General Plan, with implementation of the new Development Code (which replaces the Zoning Ordinance and several related Municipal Code Titles and Chapters) and Landscape Design Guidelines (which replaces the Landscape Manual) expected in May 2015.</p>
<p><b>LU-G: Downtown Revitalization and Improvement</b></p> <p>The City should work with Downtown business and</p>	<p>The Galt Redevelopment Agency was the primary funding source for much of the façade improvement work that has occurred in the downtown area (Lincoln Way corridor, Old</p>

<p>property owners to continue revitalization efforts via private property improvements and programs.</p>	<p>Town area along C Street, and Spaans Bakery on 4<sup>th</sup> Street). Since that funding source has been eliminated, this program will need to be reevaluated. However, the City obtained a \$2 million SACOG grant to revitalize and enhance the C Street corridor (including portions of Lincoln Way and Fourth Streets) and to make various improvements to the UPRR property along 4<sup>th</sup> Street (enhanced landscaping and parking lot/transit stop). Further, the reconstruction and enhancement of the Central Galt Interchange is expected to lead visitors more directly to the downtown area.</p> <p>The City is substantially revising its Zoning Ordinance. In doing so, the existing Downtown Revitalization and Historic Preservation Specific Plan will be updated with standards that will enable the City to enhance efforts for revitalization of Downtown, which will be incorporated into the new Development Code as a form-based code applicable to the Downtown District.</p>
<p><b>LU-H: Zoning Ordinance and Zoning Map Consistency</b> The City shall review and amend, as necessary, the Zoning Ordinance and Zoning Map to ensure consistency with the General Plan.</p>	<p>Staff commenced work on a substantial revision to the Zoning Ordinance and related Chapters and Titles of the Municipal Code (which will bring them all together into one new Development Code) and to replace the outdated Landscape Manual with new Landscape Design Guidelines. A primary purpose of this project is to bring the Development Code into compliance with the General Plan. The Zoning Map will be updated simultaneously, to ensure consistency between the General Plan Land Use Map and Zoning Map.</p>

**CIRCULATION ELEMENT**

Implementation Programs	Status
<p><b>C-A: Capital Improvements Financing Plan and Development Fees</b> The City shall update its Long-Term Capital Improvement Program (CIP) to include all new facilities identified in the General Plan with appropriate funding mechanism such as assessment districts and/or grants. The City shall subsequently update the CIP's five-year implementation plan as deemed appropriate.</p>	<p>Each year the CIP five-year implementation plan is updated, consistent with the General Plan to reflect improvement that can be completed given revenue from financing plans, fees and grants.</p>
<p><b>C-B: Park-n-Ride</b> The City shall investigate opportunities for new Park-n-Ride facilities as part of ongoing development project review, during design of new highway interchanges, and major street improvement projects, and during the annual review of the Transit Budget.</p>	<p>Enhancement to the Twin Cities Park-N-Ride lot, on East Stockton Blvd, south of Twin Cities have been completed.</p> <p>In addition, the Central Galt Corridor Project includes construction of a parking lot and transit stop at the southwest corner of C Street and Fourth Street which is intended to serve as a future Park-N-Ride lot for the Commuter Train Project associated with High Speed Rail or as a future commuter service route. With the loss of RDA funds, these improvements are on hold. When funding is identified work will proceed.</p>

<p><b>C-C: Bike and Pedestrian Master Plan</b></p> <p>The City should update the Bike and Pedestrian Master Plan every five years to maintain eligibility for grant funding. The plan shall also be updated to address the issues noted in the policies.</p>	<p>The Plan update was adopted March 1, 2011. Recommended initial projects were developed from the Master Plan for early implementation on existing roadways (CIP Project, #51E, Bicycle Lane Improvements). Other projects with future development. Pursuant to conditions of approval.</p>
<p><b>C-D: Transit Planning</b></p> <p>The City will work with local transit service providers to improve transit in the City.</p>	<p>The City continues to work cooperatively with South County Transit to meet transit needs within the City. A new transit provider (Storer) was selected in April 2009 with an extension in June 2012. A new Sacramento commuter express service was initiated April 30, 2012.</p>
<p><b>C-E: Sidewalk Maintenance and ADA Program</b></p> <p>The City should maintain an inventory of City sidewalks and continue implementation of ADA compliance plans and periodic maintenance of sidewalks via the CIP funding program.</p>	<p>The City maintains an inventory of facilities in need of ADA compliance. This inventory is referenced annually for the sidewalk replacement, reconstruction and new construction program.</p> <p>A comprehensive ADA Transition Plan was approved by City Council on November 18, 2014. The Plan include an expanded and updated inventory, including all City parks, facilities and their associated sidewalks.</p>

## CONSERVATION ELEMENT

Implementation Programs	Status
<p><b>COS-A: Annual Review</b></p> <p>The City should annually review General Plan goals, policies, and implementation programs and identify City priorities and any quantifiable objectives that should be addressed for the upcoming fiscal year.</p>	<p>This report fulfills the annual review. The City Council also meets twice a year with City Management staff to develop Strategic goals and objectives for the coming six month period. The 2014 Strategic Goals and Objectives are on the City's website and progress is reviewed every month at a public City Council meeting.</p>
<p><b>COS-B: Flood Protection Ordinance</b></p> <p>The City should monitor and update the flood protection ordinance to assure adequate flood controls.</p>	<p>New construction is required to be elevated 1' above the 100 year base flood elevation.</p> <p>The City's Floodplain Management Ordinance was revised on December 4, 2012 to be consistent with the State's Model Ordinance.</p>
<p><b>COS-C: Aquifer Monitoring</b></p> <p>The City should prepare and regularly update a Water Supply Master Plan to monitor any activities that may degrade the aquifers of Cosumnes River, Laguna Creek, Skunk Creek, and Dry Creek and affect City water supplies.</p>	<p>The 2010 Urban Water Management Plan was adopted by City Council on March 19, 2013. A 2015 update will be prepared within 12 months.</p>
<p><b>COS-D: Visual Accessibility of Floodplains</b></p> <p>The City should include in the floodplain ordinance a requirement for direct roadway access of the entire length of any particular stream (perennial or intermittent) and associated floodplain section being developed (both sides). This should include an explanation of the nexus between the requirement and the impact of development.</p>	<p>This policy will dictate development standards until such time as the floodplain or subdivision ordinance is amended to further implement this policy. It is anticipated that such standards will be incorporated into the updated Development Code, to be implemented in mid-2015.</p>

<p><b>COS-E: Infill Development Priority</b></p> <p>The City should adopt incentives for implementing infill development near job centers and transportation nodes. Incentives can include, but are not limited to, building permit fee waiver, parking standard reductions, etc.</p>	<p>A component of the Zoning Ordinance Update (to be implemented mid-2015) will be to include incentives for infill development. Such incentives include streamlining development processes in general (i.e., allowing certain types of uses by right, rather than with a Conditional Use Permit), relaxing parking standards for the proposed Downtown District, and allowing City staff and the developer to work together on well-planned, site-specific mixed-use and high density multi-family projects, rather than specifying the typical minimum standards for setbacks, parking, etc.</p>
<p><b>COS-F: City Fleet Vehicles</b></p> <p>The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.</p>	<p>No formal program has been established as of this report. The City made its first purchase of a hybrid vehicle in 2009.</p> <p>All new vehicle specifications require compliance with the latest vehicle emission guidelines. The City worked with SMUD on a test program to determine the performance of a hybrid pickup truck. The program was suspended due to issues with one truck at another agency.</p> <p>Two hybrid trucks were returned to the City in December 2013. SMUD provided all hardware necessary to install two charging stations at the MSC. The City was responsible for labor costs to install. The program ended in November of 2014. The City now has three charging stations, two at the MSC, and one at the Corporation Yard Annex.</p>
<p><b>COS-G: Support Energy Conservation Legislation</b></p> <p>The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.</p>	<p>The City supports low emission technologies and efficient fuels.</p>
<p><b>COS-H: City Facilities</b></p> <p>The City should upgrade existing City facilities so that energy use can be derived from sustainable energy sources by 2020. This can include, but is not limited to, the installation of solar panels or by purchasing electricity from service providers that use renewable energy sources.</p>	<p>In 2011, the City negotiated a Power Purchase Agreement with Solar Star XXII, LLC whereby the solar provider constructed an approximate 1MW solar facility on property leased from the City. The electricity generated by that facility is purchased by the City to run the Wastewater Treatment Plant facilities at a flat rate of \$0.08676 per kWh for the 20 year term of the PPA. This rate is less than current and anticipated SMUD rates, and is projected to save the City over \$1.2 million by the end of 20 years.</p> <p>An analysis was performed to determine projected costs for 20 years, based on several general assumptions, including annual SMUD rate cost escalation, time of usage, annual overall power consumption rate of increase, and degradation rates of the solar generation equipment. The analysis indicated, based on the first two years of usage that the City will save more than \$1.2 million in power costs, compared to a projected cost for only SMUD power.</p>

<p><b>COS-I: Energy Efficiency</b> The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.</p>	<p>As new development is proposed, the City will encourage such efficiency standards. The new Green Building Codes adopted in 2010 achieve high energy efficiency, but City staff encourages all developers in the design phase to increase efficiency to the maximum feasible level.</p>
<p><b>COS-J: Energy Conservation Features</b> The City shall coordinate with utility providers to provide City residents with information on a variety of energy conservation features including tree planting programs, energy efficient development, and increased use of renewable energy sources.</p>	<p>The City participates in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at <a href="http://www.energyupgradeca.org">www.energyupgradeca.org</a>. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs have been advertised in the City Newsletter and links were provided on the city's website. The City is now participating with Sacramento County in a Property Assessed Clean Energy Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.</p>
<p><b>COS-K: Greenhouse Gas Emissions Reduction Plan</b> The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.</p>	<p>The City worked with the Sacramento Area Green Partnership to inventory greenhouse gas emissions at the community level and by government operations. A subsequent effort has resulted in a list of potential reduction measures with an attempt to quantify, to some extent, the emissions reductions for various items. The City budget and staff resources have not been sufficient in the past several years to compile that information into a city-specific reduction plan.</p>
<p><b>COS-L: Green Construction</b> The City shall amend the municipal code as necessary to remove barriers to green construction.</p>	<p>As barriers are identified, appropriate review and subsequent action will be taken. The City adopted the new California Green Building Codes in December, 2010.</p>

**PUBLIC FACILITIES & SERVICES ELEMENT**

Implementation Programs	Status
<p><b>PFS-A: Infrastructure Master Plans</b> The City shall prepare, annually review, and update every five years a Water Master Plan, Wastewater Master Plan, Storm Drainage Master Plan, and Pavement Management Plan.</p>	<p>The City has prepared all of these Plans and completed the CEQA analysis. The Water, Wastewater and Storm Drainage Master Plans were adopted by City Council May 2012. The Pavement Management Plan was brought to City Council as an informational item on July 5, 2011. Regular reviews and updates will be planned thereafter.</p>
<p><b>PFS-B: Capital Improvement Program</b> The City shall annually review and update the Capital Improvement Program.</p>	<p>The CIP was reviewed and updated in June 2014. Quarterly status reports are presented at Council meetings and available on the City's website.</p>
<p><b>PFS-C: Development Fee Schedule</b> The City shall prepare development fee schedules based on the Capital Improvement Program.</p>	<p>Regular updates are ongoing and compliant. The Traffic Capital Improvement Program is anticipated to be brought to Council in Spring 2015 for approval of updated fees. An update to the water, wastewater and storm drain connection fees are scheduled for presentation to City Council in Fall 2015.</p>

<p><b>PFS-D: Water Supply Alternatives Study</b></p> <p>The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.</p>	<p>The 2010 Urban Water Management Plan was adopted by City Council on March 19, 2013. A 2015 update is pending.</p>
<p><b>PFS-E: Water Management Plan</b></p> <p>The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.</p>	<p>The Urban Water Management Plan was adopted by City Council on March 19, 2013. Further, in response to the Stage 2 Water Conservation declaration by City Council, month to month water usage has decreased by approximately 20% for the second half of calendar year 2014, compared to the second half of calendar year 2013.</p>
<p><b>PFS-F: Ground Water Protection Response Plan</b></p> <p>If the results from PFS-E indicate an imbalance between safe groundwater and project water requirements, the City should develop a response plan to address the imbalance, including an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.</p>	<p>The City is participating with the southeast Sacramento County Agricultural Water Authority and Sacramento County to develop a Regional Groundwater Plan for further implementation.</p> <p>The 2010 Urban Water Management Plan was adopted by City Council on March 19, 2013. A 2015 update is pending. Further, in response to the Stage 2 Water Conservation declaration by City Council, month to month water usage has decreased by approximately 20% for the second half of calendar year 2014, compared to the second half of calendar year 2013.</p>
<p><b>PFS-G: Stormwater Management Plan</b></p> <p>The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.</p>	<p>Compliance with the Stormwater Management Plan and their best management practices helps to improve stormwater quality in the region. A Storm Drain Master Plan was adopted May 2012 to guide development of the City's Storm ordinance systems.</p>
<p><b>PFS-H: Stormwater and Flood Protection Ordinance</b></p> <p>The City shall prepare and adopt a Stormwater and Flood Protection Ordinance to implement the updated Storm Drainage and Flood Protection Master Plan to address stormwater runoff and flood protection.</p>	<p>With the completion of the Storm Drain Master Plan in 2012, an evaluation was undertaken to determine the necessity and extent of such an ordinance. No specific ordinance change needs were identified. However, certain updates were completed to the Flood Management Ordinance and adopted November 20, 2012.</p>
<p><b>PFS-I: Public Safety Services Master Plan</b></p> <p>The City shall update the Public Safety Services Master Plan for police services based on future development trends.</p>	<p>Like all other Master Plans, periodic updates occur will as needed. Due to the economic recession of 2008-Present, there has been little development to warrant an update this year.</p>
<p><b>PFS-J: New Fire Substations</b></p> <p>The City shall work with the Cosumnes Community Services District Fire Department to identify and site new fire stations in accordance with the "maximum fire station siting zones" identified on the Land Use and Circulation Diagram (Figure LU-1).</p>	<p>Upon request, the City will work with CSD Fire Dept. cooperatively on this project as all others</p>
<p><b>PFS-K: Park and Recreation Master Plan</b></p> <p>The City shall update the park and recreation master plan as necessary to outline facility needs and funding mechanisms.</p>	<p>The Parks &amp; Recreation Master Plan was adopted by the City Council in 2010. One of the first projects completed under that plan in 2011 was Walker Park, Phase I.</p>

<p><b>PFS-L: Technology Coordinator</b></p> <p>The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development.</p>	<p>The City currently employs one full-time IT Manager and one full-time IT Technician.</p>
<p><b>PFS-M: Telecommunications Program</b></p> <p>The City shall develop and expand telecommunications programs at City Hall.</p>	<p>This is an ongoing process within budget constraints. A fiber optic line to connect City Hall with the Municipal Services Center and Police Department was completed in 2013. The City has awarded a contract to replace the Citywide phone system with a voice over internet protocol (VOIP) system. The project is underway.</p>

**COMMUNITY CHARACTER ELEMENT**

Implementation Programs	Status
<p><b>CC-A: Existing Neighborhoods</b></p> <p>The City shall continue proactive code enforcement and nuisance abatement programs to ensure that existing neighborhoods remain attractive and free of public nuisances. To this end, the City shall work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight, and ensure that community aesthetic standards are maintained. The City shall also identify infrastructure deficiency needs of existing neighborhoods and incorporate repair and improvement costs into the Capital Improvement Program.</p>	<p>For 2014, Code Enforcement investigated approximately 383 potential violations and closed 402 cases during the same period. Of the total case load, 204 were proactive investigations. The sidewalk and pavement management maintenance plan addresses regular maintenance of neighborhood infrastructure and works it into the CIP budget.</p>
<p><b>CC-B: Signage</b></p> <p>The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.</p>	<p>This will be addressed in the Zoning Ordinance update, which will be implemented in May 2015.</p>
<p><b>CC-C: Public Art</b></p> <p>The City shall adopt an Art in Public Places Ordinance.</p>	<p>Will be addressed as work load permits and priorities are established.</p>
<p><b>CC-D: Downtown Design Guidelines</b></p> <p>The City shall continue to enforce and periodically review and update as necessary the design guidelines of the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>The Downtown Specific Plan will be integrated into the new Development Code in 2015. Design guidelines and standards will be incorporated into the new form-based Downtown District Code (which will be a unique zoning district within the overall Development Code).</p>
<p><b>CC-E: Tree Selection</b></p> <p>The City shall immediately prepare an informational addendum to the Galt Landscape Manual to encourage selection of tree species with low biogenic emissions and discourage those species with high emissions and to provide a list of trees in each category. In the longer term, the City shall conduct a comprehensive update of the Galt Landscape Manual and include a section on biogenic tree emissions.</p>	<p>The Air Quality Management District provided a list of low biogenic species to include with our landscape/irrigation application package. A formal addendum to the Landscape Manual will be created when work load and budget permits. Due to low development activity in recent years, this has not been a priority project.</p>

<p><b>CC-F: Master Landscape and Lighting District Plan</b> The City shall prepare a Master Landscape and Lighting District to finance the maintenance of natural areas in new developments or provide an alternative financing mechanism.</p>	<p>A request for proposal to evaluate options is anticipated to be advertised in late spring.</p>
<p><b>CC-G: Enhance Visual Quality</b> The City should work to improve visual quality of rail corridors and major road corridors in the city.</p>	<p>As new projects are considered for approval, appropriate consideration will be given toward visual enhancement opportunities. The Central Galt Corridor Project (CIP Project # 50H) and UPRR parking lot and site improvements project (CIP Project # 59B) will provide significant visual enhancement to C Street and 4<sup>th</sup> Street.</p>

**ECONOMIC DEVELOPMENT ELEMENT**

Implementation Programs	Status
<p><b>ED-A: City Staff Participation</b> The City should dedicate staff resources to economic development activities and identify ways to improve upon existing initiatives. The role of City staff should include business assistance, business recruitment, participation in regional economic development initiatives, and coordination with regional labor force development agencies, promoting Galt as a business location, coordinating funding resources, business outreach, and participation with local business associations.</p>	<p>The City completed a Comprehensive Economic Development Strategy (CEDS), which was certified by the Economic Development Administration in 2014. The City hired Chabin Concepts to facilitate the preparation of the document in consultation with City staff and a local CEDS Advisory Committee. City staff participates in the Galt Economic Development Task Force sponsored by the Galt Area Chamber of Commerce. Economic development activities are coordinated between the City Manager's Office and Community Development.</p>
<p><b>ED-B: Sales Tax Trend Tracking</b> The City should use audits of its sales tax data to track taxable sales growth by industry category. This data can be used to track retail store sales, as well as identify non-retail businesses that generate sales tax from point-of-sale transactions. This information would also be used to prioritize the business outreach program, and provide comparison data for fiscal analyses.</p>	<p>The City retained the services of The HDL Companies to assist the City of Galt in analyzing sales activity and the subsequent reporting of sales tax. Information is received and reviewed on a quarterly basis.</p>
<p><b>ED-C: Targeted Marketing Message</b> The City shall develop specific marketing messages for different industry sectors, based on Galt's strengths, local and regional market positions, and future growth opportunities. Local-serving sectors would focus on Galt's location along State Route 99, the significant unmet local spending demand, and future spending growth. Export-oriented industry prospects would focus on available sites, the attributes of the local workforce, and growth prospects from Galt's proximity to regional economic centers around Sacramento and Stockton.</p>	<p>The City will continue to implement the strategies in the Comprehensive Economic Development Strategy. The two priority goals are to 1) Expand and locate commercial/retail businesses and 2) Expand and locate office and industrial businesses.</p> <p>Due to budget and staffing constraints in recent years, limited work has been done specifically on marketing messages, but staff and the City Council have been active in reaching out to different sectors promoting Galt.</p>

<p><b>ED-D: Business Attraction</b></p> <p>The City should implement and prioritize business attraction initiatives in the categories identified in Goals ED-1.3, 3.3, and 3.4. This can include the development of an overall Economic Development Strategy.</p>	<p>See ED-A status.</p>
<p><b>ED-E: Vacancy and Parcel Tracking</b></p> <p>The City should track and continually update available land parcels. This information should be matched up with any individual business needs identified through business outreach.</p>	<p>A Vacant Land Inventory is currently maintained by the Community Development Dept. and made available to interested parties. To the extent practical, staff has also maintained an inventory of developed land with vacant tenant spaces, but it is very difficult to keep it up to date. A link was added on the City's web page to a real estate website for available commercial/industrial buildings known as Loop Net. This will allow prospective businesses to ascertain available tenant spaces and brokers/agents who represent that property.</p>
<p><b>ED-F: Funding Resources</b></p> <p>The City should continue to identify funding resources and apply for those resources for which the City of Galt qualifies. Outside funding resource that City can consider include the following:</p> <ul style="list-style-type: none"> <li>▪ Federal transportation funds (TEA 3 Funding Programs)</li> <li>▪ CA Business, Transportation, &amp; Housing Agency and CA Environmental Protection Agency</li> <li>▪ California Infrastructure and Economic Development Bank: Infrastructure State Revolving Fund</li> <li>▪ Economic Development Administration: Public Works Grants</li> <li>▪ US Department of Agriculture Rural Development: Community Facilities Grants and Loans</li> <li>▪ US Environmental Protection Agency: Brownfields Assessment, Revolving Loan Fund, and Clean-up Grants</li> <li>▪ California Statewide Communities Development Authority</li> <li>▪ State Transportation Improvement Program (STIP)</li> <li>▪ Sacramento Metropolitan Cable TV Commission</li> </ul>	<p>The City actively competes in various state and federal grant and other appropriation requests. Significant funds were obtained in 2012, so 2014 was spent primarily implementing the initial phases of those projects including:</p> <p>A \$2 million community design grant from SACOG for the Central Galt corridor ("C" Street) complete streets project.</p> <p>A \$15,000 grant from the Local Government Commission for Infill Streamlining Program. That money was used to supplement transit, pedestrian access, bike parking and similar features of the UPRR parking lot and site improvements project.</p> <p>In 2014, the City has executed an Installment Sales Agreement with the State Water Resources Control Board, to provide a clean water SRF low-interest loan for funding of the WWTP Upgrade Project. Further, the City has obtained grant funding from the US EPA for the planning and environmental phases (55% grant with a 45% match) of the WWTP Upgrade Project. The City is investigating possible State and Federal funding sources for the Arsenic Solids Removal Project.</p> <p>In 2013, the City applied for drinking water SRF funding for the Kost Well and Water Treatment Plant Project. The State assigned a ranking to the project such that it did not rank high enough to obtain funding for the project. This project has been placed on hold.</p> <p>The City has an active program to procure and fully utilize CDBG grant funds to construct eligible community enhancement and infrastructure projects.</p> <p>Received a grant for School Resource Officer and Youth Outreach of \$250,000. Program has been implemented.</p>

<p><b>ED-G: Supplier Business Attraction</b></p> <p>The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.</p>	<p>The City will continue to implement the strategies of the Comprehensive Economic Development Strategy policy document. The industrial park is becoming a building materials manufacturing and distribution center with BMD, Cardinal Glass, Consolidated Fabricators, Peak Manufacturing, Galt Pipe and others creating an industrial cluster. El and El Wood Products is currently constructing a 230,000-square foot distribution facility on 10 acres with room for future expansion on an additional 10 acres in the industrial park. Limited availability in existing buildings and vacant land has created a need to expand the industrial park boundaries north. The City recently hired a consultant to prepare a white paper regarding the process for expansion including identifying the pros and cons of a city-initiated annexation.</p>
<p><b>ED-H: Employment Trend Tracking</b></p> <p>The City should consider dedicating staff resources to tracking employment and payroll trends. The U.S. Census ZIP Code Business Patterns can be used for tracking aggregate employment trends. In order to systematically track employment by detailed industry category, the City should request a custom data run from the California Employment Development Department, and continue to update this data on an annual basis. This data will also include wage and salary data, which can be used to track income growth by industry.</p>	<p>There was some tracking of unemployment trends during the recent economic recession, but staff has not had the resources to spend time on this topic to date.</p>
<p><b>ED-I: Existing Business Outreach</b></p> <p>The City should establish and implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Galt. The outreach entails making initial contact with the local facility manager, and where applicable, making higher level corporate contacts. The outreach process would identify business climate issues, and future plans for the business, allowing time for the City to respond. Also use the outreach process to ensure that businesses that generate sales tax revenue are designating Galt as the point-of-sale location.</p>	<p>The City Manager has been active in the community and regularly attends Chamber of Commerce events and other activities with the business community. The City Manager also meets at least annually with owners and/or managers of each of the largest businesses in the community from a jobs and revenue standpoint.</p>
<p><b>ED-J: Business Climate Improvement</b></p> <p>The City should proactively use the business outreach process to identify priorities for business climate improvement, including issues such as the approval process and permitting, the quality of public services, infrastructure issues, public spaces, quality of life issues, labor force preparedness, business costs, and the quality and cost of business space. Once priorities are identified, the City can apply resources to addressing any identified weaknesses.</p>	<p>The Community Development Department generated a list of Development Permit Streamlining Measures for City Council review and approval. These measures are being implemented in phases in order to further improve the permit process associated with the Planning, Public Works, and Building Departments. The Department has received numerous compliments from the community about these efforts and improved customer service. A survey is currently being conducted of existing business by the Galt Economic Development Task Force regarding the local business climate. Further streamlining of the City's development processes (i.e., allowing certain land uses to be permitted by right instead of with a Conditional Use Permit) are proposed to be incorporated into the upcoming Development Code project (to be implemented in May 2015).</p>

<p><b>ED-K: Rapid Response to Major Business Needs</b></p> <p>The City should assign staff and personnel from appropriate agencies to a "rapid response" team that will respond to changing needs for large employers in Galt and coordinate efforts with the Sacramento Area Commerce and Trade Organization. A rapid response approach entails having a designated team of city officials, and representatives from regional workforce development, business retention, and other agencies available to respond quickly in case of a major event that affects the local labor force, such as a large employer coming to or leaving the community, a significant facility expansion, or a change in facility operations that necessitates retraining the existing workforce.</p>	<p>This organizational structure is generally in place and includes the City Manager, Department Heads from each city department as well as the local SMUD business representative and Fire Chief. A representative from the SETA-Sacramento Works Career Center can be added to the team as needed.</p>
<p><b>ED-L: Job Training</b></p> <p>The City should work with education providers, workforce investment boards, and other public agencies and private job training providers to develop and refine job training programs that meet the needs of private industry and prospective businesses seeking to locate in Galt. The City shall continue to assess these programs and make necessary adjustments in terms of how well they respond to the needs of local businesses and the degree to which they improve the employment prospects and skill sets for participating workers.</p>	<p>The City participates in the annual job fair held by the Galt High School District. The City is also working with San Joaquin Delta College about locating a satellite campus in Galt that would include job training opportunities.</p>
<p><b>ED-M: Job Training Agencies in Galt</b></p> <p>The City should identify opportunities to locate job training sites in Galt. Most of the existing job training and business assistance resources are based in Sacramento. Other agencies serving San Joaquin County residents are primarily based out of Stockton. If a major facility development or expansion can be attracted to Galt, opportunities should be explored to base any resultant job training activities within Galt.</p>	<p>The 2030 Galt General Plan provides for expanded industrial, commercial and office professional site development opportunities. Many of the locations are adjacent Highway 99 and provide good visibility and access desirable for such uses.</p>

**NOISE ELEMENT**

Implementation Programs	Status
<p><b>N-A: EIR Guidelines</b></p> <p>The City should incorporate noise mitigation requirements into the citywide Environmental Impact Report (EIR) guidelines.</p>	<p>When the City adopts local guidelines, noise analysis will be a component. This is not a currently budgeted item.</p>
<p><b>N-B: Noise-Impacted Areas Overlay Zone</b></p> <p>The City should update the Zoning Ordinance to include the "Noise-Impacted" overlay designation for areas within the city exposed to existing or projected exterior noise levels exceeding 60 db Ldn/CNEL or the Noise Level Performance Standards in Table N-1.</p>	<p>Such an analysis is desirable, but will be subject to budgetary constraints.</p>

## SAFETY AND SEISMIC ELEMENT

Implementation Programs	Status
<p><b>SS-A: Uniform Address System</b> The City shall continue to implement a Uniform Address System.</p>	<p>This is an ongoing process. It is coordinated with both the CCSD Fire Department to ensure ease of emergency access and with Sacramento County mapping division to avoid duplicative street names within the same geographic region as Galt.</p>
<p><b>SS-B: Unreinforced Masonry Structures Inventory</b> The City shall complete an inventory of non-single family unreinforced masonry structures.</p>	<p>Staff surveys such structures as opportunities arise. Inventories will be maintained as suggested by this measure.</p>
<p><b>SS-C: Sacramento County Hazardous Waste Management Plan</b> The City should continue to implement the County's Hazardous Waste Management Plan.</p>	<p>This program is ongoing. The current agreement for Hazardous Material Incident Response with the County of Sacramento has been signed.</p>
<p><b>SS-D: Use, Production, or Transport of Hazardous Materials and Wastes</b> The City should develop siting and enforcement criteria for businesses that use, produce, or transport hazardous materials and wastes.</p>	<p>In conjunction with CCSD Fire Dept., the City currently reviews projects on a case by case basis. Enforcement criteria are based on existing State and local laws, ordinances, policies and rules. Further, the updated Development Code, to be implemented in 2015, will require a Conditional Use Permit for such uses.</p>

## HISTORIC ELEMENT

Implementation Programs	Status
<p><b>HRE-A: Façade Improvement Loan/Grant Program</b> The City should consider establishing a façade improvement loan/grant program to improve the appearance of commercial structures. Special consideration should be given to historic structures and structures within the boundaries of the Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP) that contribute to the aesthetic appearance of the Downtown area.</p>	<p>The City first adopted the Façade Improvement Program (FIP) in October 2007. The FIP focused on properties located in the DRHPSP area. The FIP was amended in December 2009, allowing additional funding opportunities for on and offsite public improvements as needed. Numerous structures have had façade improvements including much of the Lincoln Way structures between A and C Streets, buildings along C Street near the intersection with Fourth Street, and most recently the Spaans Bakery on Fourth Street. Unfortunately, with the elimination of the Galt Redevelopment Agency in 2011, ongoing funding for continuation of this program has not been identified.</p>
<p><b>HRE-B: Preservation Plan</b> The City should develop a Historic Preservation Plan.</p>	<p>As resources are available, consideration will be given to complete this project. In 2012, City staff hired a well-qualified professional historian to evaluate a small portion of the local inventory of cultural resources to see if the identified buildings on Fourth and B Streets were historically significant. The intent is to ultimately, as funding permits, narrow down the inventory so it represents only historical structures of significance as substantiated by evidence in the record. A General Plan amendment was approved in 2012 to eliminate about 10 sites from the list.</p>

<p><b>HRE-C: Incentives for Historic Preservation</b></p> <p>The City should pursue establishing a Mills Act tax relief program, building permit fee reduction or waiver, and/or other programs to provide an incentive to property owners for the preservation and maintenance of historic structures and the revitalization of the Downtown commercial district.</p>	<p>The Façade Improvement Program and Housing Rehabilitation Program, funded by the Redevelopment Agency, has historically implemented this program. With the loss of redevelopment funding in 2011, however, the city may need to revisit using Mills Act or other programs in the future. This is not currently a budgeted or prioritized project at this time.</p>
<p><b>HRE-D: Federal and State Grants</b></p> <p>The City should pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.</p>	<p>The City actively competes in various state and federal grant and other appropriation requests. As noted in the status for Program ED-F above, the City routinely applies for grant funding. The City annually receives a CDBG grant for a variety of projects. The most recent CDBG project was for the UPRR Quiet Zone Study. The City also received an Energy Efficiency CDBG allocation this year for streetlight retrofits.</p>

<b>HOUSING ELEMENT</b>	
<b>Implementation Programs</b>	<b>Status</b>
<p><b>HE-A: Monitor Vacant Land Inventory</b></p> <p>The City shall monitor the vacant land inventory to ensure that sufficient land remains available to meet the 2006-2013 SACOG Regional Housing Needs Plan allocation.</p>	<p>As part of the most recent Housing Element Update (approved in February 2014), the City performed a vacant land inventory to ensure sufficient land remains to meet the RHNA.</p>
<p><b>HE-B: Tabulate Housing Finals</b></p> <p>The City shall continue to tabulate housing finals and track proposed rents and sales prices to compare the affordability of new housing to the housing targets. The City shall report on the progress made in achieving housing targets as part of the Housing Element annual report presented to the City Council and submitted to HCD.</p>	<p>Building Division staff prepares a monthly report, which tabulates housing unit finals.</p>
<p><b>HE-C: Density Bonus</b></p> <p>The City will offer a minimum density bonus provided for in State law (California Government Code Section 65915) and, in addition, consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. In addition to density bonuses, other incentives could include the following:</p> <ul style="list-style-type: none"> <li>• reduced site planning standards,</li> <li>• reduced parking requirements, or</li> <li>• the use of a Planned Development zoning overlay to allow clustering of development and thereby reduce development costs.</li> </ul>	<p>No project applicants requested a density bonus in 2014. Staff will work with applicants of such projects when such applications are received.</p>
<p><b>HE-D: Encourage Infill Development</b></p> <p>The City shall allow for development of existing non-conforming small frontage lots and encourage and facilitate the development of infill lots through:</p> <ul style="list-style-type: none"> <li>• density bonus,</li> <li>• expediting permitting procedures,</li> </ul>	<p>The updated Development Code (to be implemented in 2015) will provide allowances for the development of non-conforming infill lots and will expedite the permitting procedures for the development of infill lots by allowing such development to be approved at staff level, rather than at the Planning Commission level.</p>

<ul style="list-style-type: none"> <li>• providing property owners, developers, and other interested parties with technical assistance and information about the opportunities in developing infill lots, and</li> <li>• implementing General Plan Land Use Element policies that promote and give priority to the development of infill lots before any land annexation decisions can be made.</li> </ul>	<p>As new development applications are received, staff will address requests for density bonuses and will continue to implement policies to encourage infill development.</p>
<p><b>HE-E: Facilitate Development of Large Sites</b> The City shall work with property owners to facilitate the process of subdivision or development of large sites identified in the Housing Element sites inventory to remove any regulatory barriers and expedite development at the expected affordability level for the site.</p>	<p>The updated Development Code (to be implemented in 2015) will provide standards that allow City staff and the applicant of a multi-family project in the new R4 (high density) zone flexibility in project design, to facilitate the development of the site and ensure a high-quality development for the City.</p>
<p><b>HE-F: Assist in the Development of Affordable Housing</b> The City shall use a proactive approach with housing developers when requested to provide information concerning the Zoning Ordinance's features (e.g., lot sizes, density bonuses, Planned Development zoning) aimed at promoting affordable housing in Galt. If necessary, the City shall help affordable housing developers in accessing State or Federal funding by providing needed information for funding applications or by serving as the applicant (for programs that require a governmental agency as the funding recipient).</p>	<p>No applications for affordable housing projects were received in 2014. City staff will work with the applicant of such a project to ensure compliance with this policy when a formal application is received.</p>
<p><b>HE-G: PUD Zoning</b> The City shall cooperate with, and advise developers, in the use of Planned Unit Development (PUD) zoning to reduce housing costs by utilizing various innovative development techniques including, but not limited to, clustering of units and density bonuses. The City shall encourage the use of planned unit development and specific plans by:</p> <ul style="list-style-type: none"> <li>• advising developers of their options during project pre-submittal meetings, and</li> <li>• providing Chapter 18.24 of the Galt Zoning Code for developers, which describes the provisions of planned unit developments and specific plans.</li> </ul>	<p>No applications for projects proposed to have PUD zoning were received in 2014. City staff will work with the applicant of such a project to ensure compliance with this policy when a formal application is received.</p>
<p><b>HE-H: Foreclosure Information</b> The City shall strive to maintain the City's website with up-to-date information on programs and funding available to homeowners at risk of foreclosure by reviewing and updating the information annually.</p>	<p>The City's website contains a page that provides homeownership assistance and foreclosure information.</p>
<p><b>HE-I: Housing Rehabilitation Loan and Grant Program</b> The City shall continue to implement the Housing Rehabilitation Loan and Grant Program, based on available funding, to provide housing rehabilitation assistance in the form of grants and low-interest loans to extremely low-, very low- and low-income homeowners and low-interest loans to rental property owners with extremely low-, very low-, or low-income tenants. The City shall explore new funding sources to replace the loss of redevelopment funding, which might include CDBG.</p>	<p>The City does not currently have the funding to offer the Housing and Rehabilitation Loan Program; however, Community Development Department staff continue to look for such funding sources.</p>

<p>HOME funds, or other State and Federal funds that become available during the Housing Element planning period.</p>	
<p><b>HE-J: Code Enforcement</b> The City shall continue to implement a Code Enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.</p>	<p>The City continues to operate its Code Enforcement program through its Code Enforcement Officer. The program operates primarily on a complaint basis, but also includes proactive cases.</p>
<p><b>HE-K: Coordinate with South County Services</b> The City shall coordinate with South County Services in providing for the housing needs of Galt residents. Specifically the City shall:</p> <ul style="list-style-type: none"> <li>• Work with South County Services to provide temporary shelter vouchers to the extent of available funding in case of temporary displacement as a result of code violations and unsafe living conditions;</li> <li>• Work with South County Services to provide housing for farmworkers;</li> <li>• Request that South County Services provide translation services, if needed, for Spanish speaking residents interested in City housing programs; and</li> <li>• Assist South County Services in the assessment and identification of an appropriate location for an emergency shelter and accessing of funding for new facilities if needed.</li> </ul>	<p>While South County Services does not currently have a program to provide temporary shelter vouchers, the City did provide relocation assistance to residents of a property that was being closed due to Code violations and unsafe living conditions.</p> <p>The updated Development Code (to be implemented mid-2015) will include provisions for farmworker housing. South County Services has been available for, and has provided translations services for Spanish speaking residents.</p> <p>The need for an emergency shelter in the City has not been specifically identified to date and a lack of City staff and funding resources have resulted in this item not being a top priority at this time; however, should the need arise, City staff will coordinate with South County Services to identify an appropriate location for an emergency shelter and accessing funding for it. The updated Development Code (to be implemented mid-2015) will include zoning provisions for emergency shelters.</p>
<p><b>HE-L: Information on State Historic Building Code</b> The City shall make information available on the State Historic Building Code through dissemination of information to all owners of historic residential structures who inquire about home repairs.</p>	<p>Such information is desirable, but will be subject to staffing and budgetary constraints.</p>
<p><b>HE-M: Monitor At-Risk Housing</b> The City shall continue to annually monitor "at risk" subsidized rental housing at Sunset Garden Apartments for its Section 8 status, and prepare a plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving these very low-income affordable units or assisting in the acquisition of Sunset Gardens by a nonprofit entity dedicated to permanently preserving the affordability of these rental units.</p>	<p>The City continues to monitor the Section 8 status at the Sunset Garden Apartments. To date, no activity to opt out of this program has occurred. However, the Valley Oaks Apartments are opting out of their rental assistance program in September 2015.</p>
<p><b>HE-N: Zoning Code Amendment for Farmworker Housing</b> Amend the Zoning Code to add a separate use category and definition for migrant farmworker housing and designate zones where farm employee housing with up to 36 beds, consistent with SB 1802, will be permitted by right. The City will select agricultural zoning district(s) that could accommodate migrant farmworker housing.</p>	<p>The updated Development Code (to be implemented in 2015) will define farmworker housing and provide standards and zoning for such housing opportunities.</p>

<p><b>HE-O: Support New Senior Housing</b> The City shall support the construction of additional rental housing for older adults through:</p> <ul style="list-style-type: none"> <li>• density bonuses;</li> <li>• applying for or assisting developers in applying for State and Federal funding; and</li> <li>• identifying suitable sites for such development.</li> </ul>	<p>No applications to construct senior housing projects were received in 2014; however, staff will support the construction of senior housing as such applications are received.</p>
<p><b>HE-P: Assisted Care Housing</b> The City shall assist in the development of a range of assisted care housing for older adults who have limited self-care abilities by helping to access funding and funding sources and identifying appropriate sites for development of a range of housing from group housing to independent living with services on-site for institutional care facilities.</p>	<p>No applications to construct assisted care housing projects were received in 2014; however, staff will support the construction of assisted care housing as such applications are received.</p>
<p><b>HE-Q: Zoning for Group Homes</b> The City shall amend the Zoning Code to add a specific use category for Large Group Homes (seven or more residents), and designate the zones in which Large Group Homes will be permitted.</p>	<p>The updated Development Code (to be implemented in mid-2015) will contain within its Residential Zoning standards, allowances for residential care facilities (7 or more) in the R2, R3 and R4 zones with a Conditional Use Permit, and allowances for large group homes (9 or more) with a Minor Use Permit in all residential zones.</p>
<p><b>HE-R: Assist in the Development of Large Lower-Income Units</b> The City shall assist developers interested in accessing funding to develop lower-income housing that would include three- and four-bedroom units.</p>	<p>This is an on-going process and the City will continue to offer support as needed.</p>
<p><b>HE-S: Waive Fees for Extremely Low-Income Housing</b> The City shall adopt a resolution waiving application processing fees for units affordable to extremely low-income (ELI) households in developments in which at least 5 percent of the units are affordable to ELI household. To be eligible for the fee waiver, the units shall be affordable by affordability covenant. The City shall promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with development applications.</p>	<p>As staffing allows, the City will adopt a resolution to waive fees for development of extremely low income housing.</p>
<p><b>HE-T: Information on Energy Conservation</b> The City shall provide consumer information on ways to increase energy conservation in the home and incentive programs available for energy efficiency improvements with the distribution of mailings to residents and/or providing fliers in public places, such as City Hall and the Galt Library.</p>	<p>The City's website contains information regarding the City's participation in the Sacramento County Property Assessed Clean Energy (PACE Program whereby City property owners would be able to finance energy efficiency improvements on their property tax bill. Information about this program, and other similar programs available to the City's property owners, was also provided in the Citywide newsletter for the first quarter of 2014, which was provided to City businesses and residents, as well as at public places, such as the library and City Hall and on the City's website.</p>
<p><b>HE-U: Guidelines for Energy Conservation</b> The City shall continue to implement development guidelines for energy conservation, such as:</p> <ul style="list-style-type: none"> <li>• a requirement for tree planting in new subdivisions;</li> <li>• reviewing proposed development for solar access, both passive and active; and</li> </ul>	<p>The existing Zoning Ordinance and proposed updated Development Code (to replace the Zoning Ordinance in mid-2015) will continue to require tree planting in new subdivisions. Further, City staff will continue to review proposed development applications for solar access and opportunities to use energy conservation techniques.</p>

<ul style="list-style-type: none"> <li>opportunities to use energy conservation construction techniques.</li> </ul>	
<p><b>HE-V: Fair Housing Information</b> The City shall obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement program and make it available on the City website, at City Hall, and the local library.</p>	<p>As staffing allows, the City will obtain and distribute information on fair housing laws.</p>
<p><b>HE-W: Flexible Parking Standards</b> The City shall provide more flexibility in the parking requirements to allow for fewer parking spaces or uncovered parking spaces to reduce costs.</p>	<p>The updated Development Code (to be implemented in 2015) will incorporate flexible parking standards for the new R4 (high-density residential), mixed use and Downtown District zones.</p>
<p><b>HE-X: Zoning Code Amendment for Attached Second Units</b> The City shall amend the Zoning Code (18.28, Section 18.28.020 (C)) as follows:</p> <ul style="list-style-type: none"> <li>The total floor area of an attached second residential unit shall not exceed thirty (30) percent of the living area of the primary unit <u>or 600 square feet, whichever is greater</u>. The total floor area of a detached second unit shall not exceed one thousand two hundred (1,200) square feet.</li> </ul>	<p>The updated Development Code (to be implemented in 2015) will incorporate this new requirement.</p>
<p><b>HE-Y: Universal Design Principles</b> The City shall explore options for including universal design principles in new home construction to increase accessibility for seniors and persons with disabilities. Based on the findings of the study, City staff shall make a recommendation to the City Council to adopt a policy, ordinance, or other procedure to adopt at least basic standards for universal design principles in new home construction.</p>	<p>As staffing and budget allow, the City will explore options for including universal design principles into new home construction.</p>
<p><b>HE-Z: Coordination with Alta California Regional Center</b> The City shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.</p>	<p>As staffing and budget allow, the City will coordinate with the Alta California Regional Center regarding housing needs of residents with developmental disabilities.</p>

Appendix B

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State Income Limits for 2013

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Orange County 4-Person Area Median Income: \$87,200	Extremely Low	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150
	Very Low Income	33,750	38,550	43,350	48,150	52,050	55,900	59,750	63,600
	Lower Income	53,950	61,650	69,350	77,050	83,250	89,400	95,550	101,750
	Median Income	61,050	69,750	78,500	87,200	94,200	101,150	108,150	115,100
	Moderate Income	73,250	83,700	94,200	104,650	113,000	121,400	129,750	138,150
Placer County 4-Person Area Median Income: \$76,100	Extremely Low	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
	Very Low Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
	Lower Income	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
	Median Income	53,250	60,900	68,500	76,100	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
Plumas County 4-Person Area Median Income: \$62,000	Extremely Low	13,050	14,900	16,750	18,600	20,100	21,600	23,100	24,600
	Very Low Income	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950
	Lower Income	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
	Median Income	43,400	49,600	55,800	62,000	66,950	71,900	76,900	81,850
	Moderate Income	52,100	59,500	66,950	74,400	80,350	86,300	92,250	98,200
Riverside County 4-Person Area Median Income: \$65,000	Extremely Low	14,100	16,100	18,100	20,100	21,750	23,350	24,950	26,550
	Very Low Income	23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250
	Lower Income	37,550	42,900	48,250	53,600	57,900	62,200	66,500	70,800
	Median Income	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950
Sacramento County 4-Person Area Median Income: \$76,100	Extremely Low	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
	Very Low Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
	Lower Income	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
	Median Income	53,250	60,900	68,500	76,100	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
San Benito County 4-Person Area Median Income: \$81,100	Extremely Low	17,050	19,500	21,950	24,350	26,300	28,250	30,200	32,150
	Very Low Income	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550
	Lower Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
	Median Income	56,750	64,900	73,000	81,100	87,600	94,100	100,550	107,050
	Moderate Income	68,100	77,850	87,550	97,300	105,100	112,850	120,650	128,450
San Bernardino County 4-Person Area Median Income: \$65,000	Extremely Low	14,100	16,100	18,100	20,100	21,750	23,350	24,950	26,550
	Very Low Income	23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250
	Lower Income	37,550	42,900	48,250	53,600	57,900	62,200	66,500	70,800
	Median Income	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950
San Diego County 4-Person Area Median Income: \$75,900	Extremely Low	17,350	19,850	22,300	24,800	26,800	28,750	30,750	32,750
	Very Low Income	28,900	33,050	37,150	41,300	44,600	47,900	51,200	54,500
	Lower Income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
	Median Income	53,150	60,700	68,300	75,900	81,950	88,050	94,100	100,200
	Moderate Income	63,750	72,900	82,000	91,100	98,400	105,700	112,950	120,250
San Francisco County 4-Person Area Median Income: \$103,000	Extremely Low	23,750	27,150	30,550	33,950	36,850	39,400	42,100	44,800
	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950
	Moderate Income	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150
San Joaquin County 4-Person Area Median Income: \$66,300	Extremely Low	13,950	15,950	17,950	19,900	21,500	23,100	24,700	26,300
	Very Low Income	23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800
	Lower Income	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
	Median Income	46,400	53,050	59,650	66,300	71,600	76,900	82,200	87,500
	Moderate Income	55,700	63,650	71,600	79,550	85,900	92,300	98,650	105,000

See instructions on last page to use these income limits to determine applicant eligibility and calculate affordable housing cost and rent

**Appendix C**

**Home Prices Affordable to  
Designated Income Categories 2013**

Income Category <sup>1</sup>	Affordable Home Price Range <sup>2</sup>	Home Type and Family Size
Extremely Low:	under - \$71,393	1 Bedroom Home Family of 3 Annual Median Income: \$63,875
Very Low:	\$71,394 - \$118,783	
Low:	\$118,784 - \$190,176	
Moderate:	\$190,177 - \$279,559	
Above Moderate:	over \$279,559	
Extremely Low:	under - \$80,214	2 Bedroom Home Family of 4 Annual Median Income: \$70,900
Very Low:	\$80,215 - \$133,554	
Low:	\$133,555 - \$213,973	
Moderate:	\$213,974 - \$314,322	
Above Moderate:	over \$314,322	
Extremely Low:	under - \$89,036	3 Bedroom Home Family of 5 Annual Median Income: \$76,618
Very Low:	\$89,037 - \$148,325	
Low:	\$148,326 - \$237,566	
Moderate:	\$237,567 - \$349,086	
Above Moderate:	over \$349,086	
Extremely Low:	under - \$160,224	4 Bedroom Home Family of 7 Annual Median Income: \$82,335
Very Low:	\$160,225 - \$256,645	
Low:	\$256,646 - \$314,365	
Moderate:	\$314,366 - \$377,090	
Above Moderate:	over \$377,090	

<sup>1</sup> Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

<sup>2</sup> Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

## APPENDIX D

### CITY OF GALT HOUSING SUCCESSOR ANNUAL REPORT FOR LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2013-2014

The City of Galt Housing Successor Annual Report (Report) for the Low and Moderate Income Housing Asset Fund (FUND) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the City of Galt Housing Successor (Housing Successor) activities during Fiscal Year 2013-2014 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2013-2014 (Fiscal Year) as prepared by Maze and Associates (Audit). The Audit is separate from this Report and is included as part of the City's Comprehensive Annual Financial Report submitted to the City Council on December 16, 2014. This Report conforms with and is organized into sections I through XI inclusive pursuant to Section 34176.1(f) of the Dissolution Law:

**I. Amount Deposited into FUND:** This section provides the total amount of funds deposited into the FUND during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

**II. Ending Balance of FUND:** This section provides a statement of the balance in the FUND as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

**III. Description of Expenditures from FUND:** This section provides a description of the expenditures made from the FUND during the Fiscal Year. The expenditures are to be categorized.

**IV. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

**V. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred FUND will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

**VI. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

**VII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

**VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.

**IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.

**X. Senior Housing Test:** This section provides the percentage of units of deed restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2004 to January 1, 2014.

**XI. Excess Surplus Test:** This section provides the amount of excess surplus in the FUND, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus. This Report is to be provided to the Housing Successor's governing body by December 31, 2014. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website <http://www.ci.galt.ca.us/>.

#### **I. AMOUNT DEPOSITED INTO FUND**

No moneys were deposited into the FUND during the Fiscal Year.

#### **II. ENDING BALANCE OF FUND**

At the close of the Fiscal Year, the ending balance in the FUND was -\$62,333

#### **III. DESCRIPTION OF EXPENDITURES FROM FUND**

The following is a description of expenditures from the FUND by category:

**Monitoring & Administration Expenditures \$338**

**Homeless Prevention and Rapid Rehousing Services Expenditures \$0.00**

**Housing Development Expenditures**

Expenditures on Low Income Units	\$0.00
Expenditures on Very-Low Income Units	\$0.00
<u>Expenditures on Extremely-Low Income Units</u>	<u>\$0.00</u>
Total Housing Development Expenditures	\$0.00

**Total FUND Expenditures in Fiscal Year \$338.00**

**IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN FUND**

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the FUND.

<b>Statutory Value of Real Property Owned by Housing Authority</b>	\$0.00
<b>Value of Loans and Grants Receivable</b>	\$5,131,964
<b>Total Value of Housing Successor Assets</b>	\$5,131,964

**V. DESCRIPTION OF TRANSFERS**

The Housing Successor did not make any FUND transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

**VI. PROJECT DESCRIPTIONS**

The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

**VII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

The Housing Successor does not have any real property acquired with Low and/or Moderate Income funds.

**VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

**Replacement Housing:** According to the 2010-2015 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor.

**Inclusionary/Production Housing.** According to the 2010-2015 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

### **IX. EXTREMELY-LOW INCOME TEST**

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30 percent of the FUND to be expended for development of rental housing affordable to and occupied by households earning 30 percent or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50 percent of the funds remaining in the FUND be expended in each fiscal year following the latest fiscal year following the report on households earning 30 percent or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

### **X. SENIOR HOUSING TEST**

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50 percent, then the Housing Successor cannot expend future funds in the FUND to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50 percent of the total amount of deed-restricted rental units. The following provides the Housing Successor's Senior Housing Test for the 10 year period of 2004 – 2014:

<b># of Assisted Senior Rental Units</b>	80
<b># of Total Assisted Rental Units</b>	80
<b>Senior Housing Percentage</b>	100 %

### **XI. Excess Surplus Test**

The Housing Successor does NOT have excess surplus.