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

March 16, 2016

Housing Policy Department
Received on:
MAR 18 2016

HCD – Division of Housing Policy Department
2020 W. El Camino Ave.
Sacramento, CA 95833

To Whom It May Concern:

Attached, please find the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2015 pursuant Government Code Section 65400 (a) (2). This report is also available on the City's website at 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 at (209)366-7230 or at tstewart@ci.galt.ca .us.

Sincerely,

Tony Stewart, AICP
Community Development Director

Enclosure

c: Governor's Office of Planning & Research

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT
For 2012

City or County Name: City of Galt

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Galt, CA 95632

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Reporting Period by Calendar Year: from January 1, 2015 to December 31, 2015

These forms and tables, (see sample – next page) 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
2020 W. El Camino Ave.
Sacramento, CA 95833

-and-

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

City of Galt
Annual 2030 Galt General Plan and Housing Element Progress Report: 2015

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

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

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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 provide 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, 2015.

Acceptance Date

The 2015 Annual General Plan Progress Report was reviewed by the Planning Commission on March 10, 2016 and accepted by the City Council on March 15, 2016.

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, processing 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 Development Code. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development 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 the California Environmental Quality Act (CEQA) in conjunction with review of development 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 CEQA and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2015 annual reporting period, the Planning Commission reviewed the 2030 General Plan Update and the 2013-2021 Housing Element, recommended approval of the City's new Development Code and Landscape Design Guidelines to the City Council, recommended approval of the Dry Creek Oaks general plan amendment, zone change and tentative subdivision map to the City Council, approved architectural plans for two subdivisions, approved the Cal Waste MRRF expansion conditional use permit application, and attended a joint Planning Commission/City Council workshop on the Eastview/Liberty Ranch Specific Plan and Annexation project.

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 10 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
Circulation	4/7/09
Community Character	4/7/09
Economic Development	4/7/09
Conservation and Open Space	4/7/09
Historic Uses	4/7/09
Land Use	4/7/09
Noise	4/7/09
Public Facilities and Services	4/7/09
Safety and Seismic	4/7/09
Housing (2013-2021)	2/4/14

Circulation Element – Adoption date: April 7, 2009

The General Plan addressed several transportation issues that are critical to the continued development of Galt. The Land Use and Circulation Diagram (page 11) 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 (SR) 99; improvements and realignments of major SR 99 overpasses and on- and off-ramps; 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 also occurred in 2015.

2015 Amendments: None.

Pending Amendments: As noted in the Land Use Element discussion, City staff is processing a request to amend the General Plan to accommodate a proposed 504-acre development, which will include modifications to the circulation system within and adjacent to the project site.

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 greenways and corridors in the City, providing the framework for the protection of Galt's historic downtown and preserving and enhancing Galt's trees.

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

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

2015 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 quantity 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 CEQA compliance.

2015 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 pertains to 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.

The 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 conducted a major update of its zoning regulations and Downtown Specific Plan and created from them a new Development Code, which simplifies many processes, thereby making the development process in the City easier to navigate and thus, more attractive to the retention and expansion of existing businesses and to attract new businesses.

In addition, the City hired a new part-time Economic Development Manager, who will be responsible for growing and retaining existing businesses in Galt and attracting new ones to the City.

2015 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
- Archaeological Resources

2015 Amendments: None. However, a professional historic evaluation of all the listed structures is strongly recommended for the future.

Pending Amendments: None

Land Use Element – Adoption Date: April 7, 2009

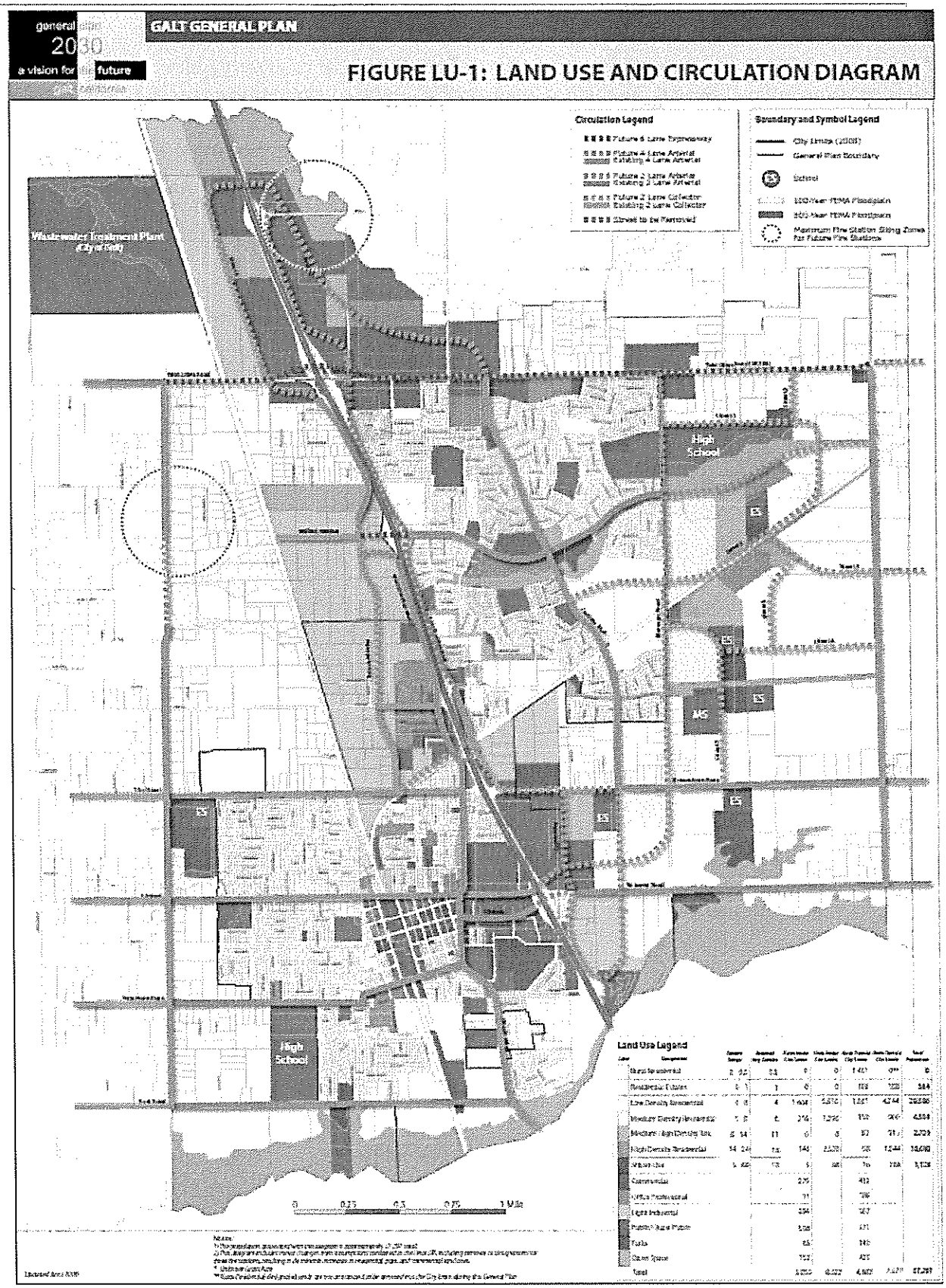
This part is the most familiar of all of the policy chapters in the General Plan. It contains the Land Use and Circulation Diagram that prescribes uses for all of the Planning Area and describes standards for each of the land use designations shown on the Land Use and Circulation Diagram on the following page. 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.

2015 Amendments: One. The City approved the Dry Creek Oaks project, which consisted of a proposal to subdivide 39.52 acres into 201 senior restricted single family lots, a General Plan Amendment to change the land use from Low-Density Residential (LDR) to Medium Density Residential (MDR) and a rezone from Low-Density Single-Family (R1A) to Dry Creek Oaks Planned Development (PD) and Open Space (OS). The density of the proposed development is 5 units per gross acre. In addition, the project approval consisted of the subdivision of 13.53 acres, for commercial use and a General Plan Amendment from Light Industrial (LI) to Commercial (C) and a rezone from Light Industrial (LM) to Commercial (C). The remaining portion, 15.1± acres, is planned as a senior restricted multi-family facility (7.1 acres) and an assisted living facility (8 acres) and included a General Plan Amendment from Light Industrial (LI) to High Density Residential (HDR) and a rezone from LM to Multiple Family (R4).

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 Ione spur railroad tracks. The owner wished to pursue development of a Specific Plan and annexation of that property to the City for development purposes. The owner submitted a formal application for a Specific Plan as set forth in Galt General Plan Policy LU-1, along with requests for a General Plan Amendment, Pre-zoning, a Development Agreement and vesting tentative subdivision maps.


general plan
2030
a vision for future
GALT GENERAL PLAN
FIGURE LU-1: LAND USE AND CIRCULATION DIAGRAM
Circulation Legend
Boundary and Symbol Legend
Wastewater Treatment Plant (Expansion)
High School
ES
MS
High School
Land Use Legend
0
0.25
0.5
0.75
1 Mile

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 undue stress and annoyance.

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

- Noise

2015 Amendments: None. However, a new noise ordinance pertaining to noise as it relates to land use issues was included within the Development Code update, which was implemented in July 2015, and which is consistent with the General Plan Noise Element. In addition, the City constructed all of the improvements necessary for a new Railroad Quiet Zone from Kost Road to Elm Avenue in 2015 and the City expects the Quiet Zone to be approved by the railroad and fully operational in 2016.

Pending Amendments: None

Public Facilities and 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 Faculties 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 employee a full-time IT Manager and two full-time IT Technicians (one position is a contract position).

A modern voice over internet protocol (VOIP) phone system was installed for all City facilities in 2015, which is in conformance with implementation program PFS-M of the General Plan.

2015 Amendments: None

Pending Amendments: None

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 a 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

2015 Amendments: None

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 mobile homes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

HCD Compliance Date: February 20, 2014

2015 Amendments: None

Pending Amendments: None

Regional Housing Needs Allocation (RHNA)

In accordance with Government Code Section 65584, the Sacramento Area Council of Governments (SACOG) adopted the 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 2013-2021

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.

Table 3. 2013-2021 Regional Housing Needs Allocation Progress
(Permitted Units Issued by Affordability by end of Calendar Year)

Income Level		RHNA Allocation by Income Level	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	Deed Restricted	65	0	0	0	65
	Non-Deed Restricted		0	0	0	
Very Low	Deed Restricted	66	0	0	0	66
	Non-Deed Restricted		0	0	0	
Low	Deed Restricted	91	0	0	0	91
	Non-Deed Restricted		0	0	0	
Moderate	Deed Restricted	126	0	0	0	126
	Non-Deed Restricted		0	0	0	
Above Moderate		331	29	45	74	257
Total RHNA by COG		679	29	45	74	605
TOTAL UNITS						

Table 4 provides the 2015 maximum household income limits for Sacramento County (very low-low-, moderate- and above-moderate-incomes) 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 $76,100.00 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. 2015 Sacramento County Maximum Household Income Limits

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low Income	16,000	18,300	20,600	24,250	28,410
Very Low Income	26,650	30,450	34,250	38,050	41,100
Lower Income	42,650	48,750	54,850	60,900	65,800
Median Income	53,250	60,900	68,500	76,100	82,200
Moderate Income	63,000	73,050	82,150	91,300	98,600

Source: California Department of Housing and Community Development

Table 5 shows that no new lower income dwelling units were added in calendar year 2015. Table 6 shows no affordable units were rehabilitated, preserved or acquired pursuant to Government Code Section 65583.1(c)(1). Table 7 shows the building activity for moderate and above moderate income units permitted in calendar year 2015.

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			See Instructions		
			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**	45					45	

*Note: This field is voluntary.

Table 8 discusses the status of the implementation of the Housing Element's programs.

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**
Policy HE-1.1. 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 was rezoned R4, consistent with the implementation of the Development Code Update, which took effect in July 2015.
Policy HE-1.2. 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 applicant can demonstrate the following: 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. ii. If an adverse impact will occur as described above in 1.,2(i), the City	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.

	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: • rezone an equivalent parcel of land elsewhere in the City, or • Require the developer to purchase another similarly sized site suitable for rezoning to at least 14 units per acre, or • 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). 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 connstraint9s) and the applicant's inability to mitigate the constraint(s).		
Policy HE-1.3. Allow Affordable Housing	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.	On-going	The City is meeting this objective and the action should be continued.
Policy HE-1.4. Review		On-going	

Progress	The City shall regularly review progress toward meeting housing affordability targets and implementation of each housing policy.		This process has been in place for several years and housing finals (which is the more accurate measurement) continue to be tracked.
Policy HE-1.5. 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 18.44.060.
Policy HE-1.6. Encourage Infill	The City shall encourage infill development.	On-going	The City is meeting this objective and the action will be continued.
Policy HE-1.7. 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.
Policy HE-1.8. 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.
Policy HE-2.1. 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.
Policy HE-2.2. 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.
Policy HE-2.3. 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.
Policy HE-2.4. 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.
Policy HE-2.5. Monitor "At- Risk" Units	The City shall continue to monitor "at-risk" subsidized housing when	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

	subsidies are within ten years of expiring (CA Gov. Code Section 65583).		continues to monitor the project, but there has been no change.
Policy HE-2.6. 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.
Policy HE-3.1. Special Needs Housing	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.	On-going	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.
Policy HE-3.2. Migrant Farmworker Housing.	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.	On-going	No requests for annexing migrant farmworker housing have been made at this time.
Policy HE-3.3. Affordable Housing for Permanent Agricultural Employees	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.	On-going	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.
Policy HE-3.4. Senior Housing	The City shall assist in maintaining existing senior housing to meet the needs of older residents.	On-going	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.
Policy HE-3.5. Reasonable Accommodation	The City shall strive to ensure equal access to housing by providing reasonable accommodation	On-going	Galt Municipal Code Section 18.44.120, "Reasonable Accommodation", provides procedures for individuals with disabilities in seeking equal access to housing.

	for individuals with disabilities.		
Policy HE-3.6. Universal Design	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.	2013-2021	During this cycle, the City will amend the Zoning Code to include universal design principles in new home construction.
Policy HE-3.7. Single-Room Occupancy and Studio Housing	The City shall provide opportunities for single-room occupancy and studio type living arrangements.	On-going	No requests to develop single-room occupancy and/or studio housing have been received at this time.
Policy HE-3.8. Mixed-Use Developments	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.	On-going	The City allows mixed-use developments in the Downtown Mixed-Use and Commercial zoning districts and has established development standards for a new Mixed-Use zoning district (Chapter 18.24) within the updated Development Code. Galt Place was developed as a mixed-use project. It includes 80 affordability restricted senior apartments and retail/office on the first floor.
Policy HE-3.9. Permit emergency shelters in appropriate locations in the City.	The City shall permit emergency shelters in the Light Manufacturing and Public/Quasi Public zones by right, consistent with the requirements of State law.	2013-2021	Emergency shelters are permitted uses within the Light Industrial and Public/Quasi-Public zoning districts, per the updated Development Code, which took effect in July 2015.
Policy HE-3.10. Assist in Serving the Needs of Homeless Persons	The City shall assist non-profit organizations that provide emergency shelter and other support services to homeless persons.	On-going	This action will be met by the City on an as-needed and on-going basis, as such requests for assistance are made.
Policy. HE-3.11. Temporary Emergency Shelter	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.	On-going	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.
Policy HE-3.12. Permit Transitional and Supportive Housing	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.	On-going	Transitional and Supportive Housing is a permitted use within the RA, RE, R1A, R1B, R1C, R2, R3, R4 and MU zoning districts, per the updated Development Code, which took effect in July 2015.

Policy HE-3.13. Housing for Large Families	The City shall encourage the development of housing to meet the needs of extremely low-, very low-, low-, and moderate-income large families.	On-going	The City is meeting this objective and the action will be continued.
Policy HE-3.14. Large Multi-Family Units	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.	On-going	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.
Policy HE-4.1. Energy Efficiency in Existing Homes	The City shall strive to increase energy efficiency of existing housing.	On-going	The City is a participant in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at www.energyupgradeca.org. The City is also a participant in four Property Assessed Clean Energy (PACE) programs, which provide additional funding resources for property owners who wish to make energy/water-efficient improvements to their properties. 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.
Policy HE-4.2. Energy Conservation in New Homes	The City shall require that all new housing units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements.	On-going	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.
Policy HE-4.3. Waive Fees for Solar Installations	The City shall continue to waive permit fees for residential solar energy installations.	On-going	The City continues to meet this objective.
Policy HE-5.1. Equal Housing Opportunity	The City shall actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.	On-going	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.

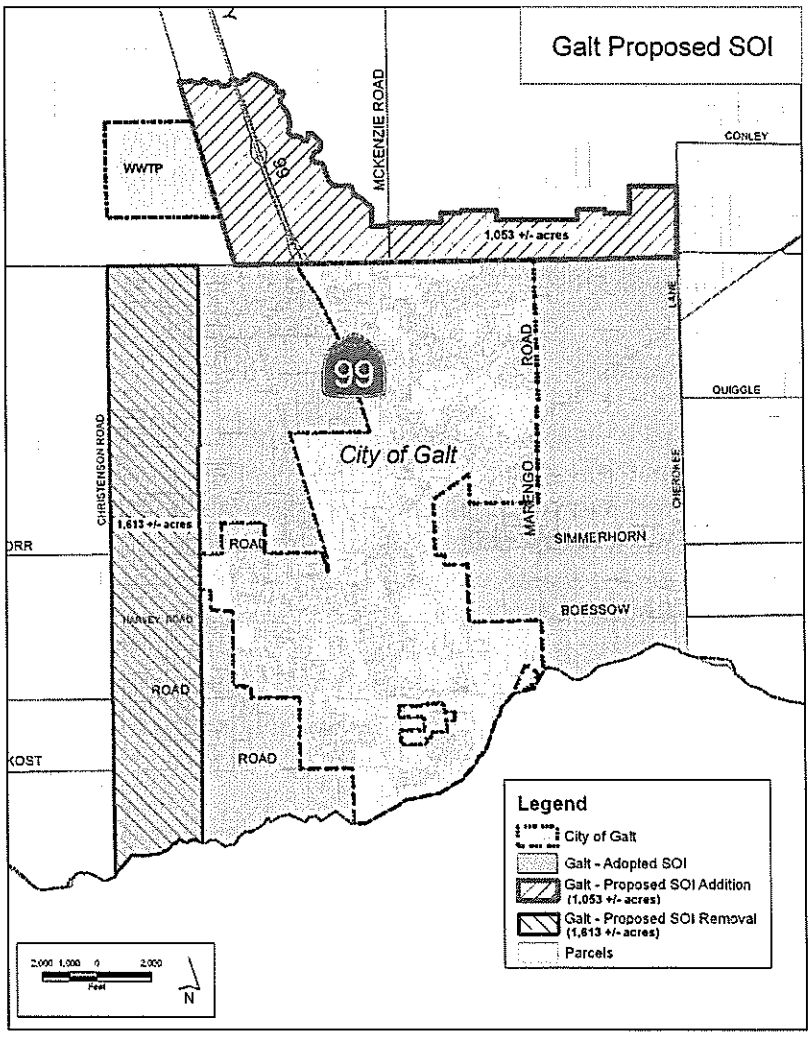
			However, if a citizen wished to lodge a complaint the City would refer them to the District Office of Fair Employment and Housing.
Policy HE-6.1. Upgrade Infrastructure Systems	The City shall continue to upgrade sewer and water delivery system and update impact fees as necessary.	On-going	Water and sewer 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.
Policy HE-6.2. Remove Governmental Constraints	The City shall strive to remove constraints within the City's Zoning Code and permitting procedures.	2013-2021	The City updated its Development Code, which took effect July 2015, and further streamlines the approval process and permitting procedures for new development in the City.

Sphere of Influence Boundary Amendments

The City of Galt applied to the Sacramento Local Agency Formation Commission (LAFCo) for an amendment to the Sphere of Influence (SOI) consistent with the newly adopted 2030 Galt General Plan on July 20, 2009. It was approved on January 9, 2011.

As part of this application submission, City staff prepared a Municipal Services Review (MSR), which was submitted with the SOI application. The amended SOI application includes approximately 1,053 acres to be added to the SOI on lands north of Twin Cities Road from Cherokee Lane on the east to the U.P.R.R. mainline to the west. The northern boundary generally follows Skunk Creek between the eastern and western margins noted above. Refer also to the diagram below.

A simultaneous detachment of approximately 1,613 acres was also approved. The detached area is located between Sargent and Christensen Roads from Twin Cities Road on the north to the Sacrament/San Joaquin County boundary to the south. The amended SOI, shown below, allows for future annexation of land to the City of Galt.



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.

Subsequently, 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 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 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.

U.P.R.R. 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 U.P.R.R. 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, 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 was completed in later 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 approximately 41.5 acres on the east side of SR 99, south of Simmerhorn Road. The recently constructed Central Galt Interchange provides direct access to the site and it is highly visible from the highway.

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 square foot 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 hired an Economic Development Manager in October 2015 and the development of this site is a top priority of the new Manager. The City is working with the site's owner to actively market it as a retail center.

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 2015 Accomplishments

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

1. Hired new City Manager.
2. Hired new Economic Development Manager.
3. Continued abatement and legal actions against the owners of Royal Delta Inn to resolve long standing criminal, code enforcement and fire and building code violations. Property put into receivership.
4. Continued implementation of Water Meter Retrofit Project.
5. Completed the Annual Pavement Rehabilitation Project.
6. Completed the construction of sidewalks, curbs, gutters and paving of streets within the Parker Creek Phase II and Emerald Park Unit 22 subdivisions.
7. Continued construction on the Wastewater Treatment Plan upgrades.
8. Completed new Simmerhorn-Carillion water main extension.
9. Completed Railroad Quiet Zone Improvements.
10. Continued planning for implementation of $1.8 million grant of Active Transportation Program (ATP) funds for the construction of bicycle, pedestrian, and ADA improvements.
11. Proactively planned for infrastructure needs.
12. Initiated planning for City Hall remodel.
13. Held joint Planning Commission/City Council public workshop on Eastview/Liberty Ranch Specific Plan project.
14. Released draft EIR for Eastview project for 45-day public review period on July 8, 2015.
15. Completed Final EIR for Eastview project and began readying project for public hearings.
16. Adopted comprehensive Development Code update.
17. Adopted new Landscape Design Guidelines.
18. Received architectural approval from the Planning Commission on the 71-unit Parker Creek Phase II (formerly Creekside 3) and Emerald Park Unit 22 subdivisions.
19. Initiated public hearings on the Dry Creek Oaks senior housing and commercial project.
20. Initiated public hearings on the Cedar Flats subdivision project.
21. Finaled 23 single-family residences.
22. Finaled new Simmerhorn Chevron/Mr. Pickles.
23. Finaled gun store tenant improvement.
24. Issued building permits for River Oaks 3, Phase III B and Countryside II, and continued to issue building permits for Parker Creek Phase I (formerly Creekside 4) and Creekside 2 subdivisions.
25. Issued building permits for Simmerhorn Mini-Storage expansion.
26. Continued to work with outside counsel and the Wilton Rancheria Tribe regarding the Tribe's proposed casino project.
27. Received approval from City Council to explore initiating an annexation of over 1,000 acres to expand the City's industrial park and increase the city limits along the north side of Twin Cities Road.
28. Held public open house for property owners/registered voters within proposed City-initiated annexation area.
29. Continued to increase reputation as a business-friendly community.

30. Continued support for San Joaquin Delta College north campus just outside the Galt city limits.
31. Submitted an approved Recognized Obligation Payment Schedule (ROPS) January-June 2016 to the State Department of Finance in accordance with AB1484.
32. Provided low cost and no cost community events (e.g. Independence Day Celebration, Lighting of the Night).
33. Completed the Officer Tonn Fallen Heroes Memorial construction.
34. Continued to implement Stage 2 Water Alert, substantially reducing water usage.
35. Implemented upgrade to TrakIT permitting software.
36. Coordinated marketing materials for Old Town, Simmerhorn Commercial and Twin Cities commercial corridor areas with Chabin Concepts.
37. City Council approved expedited permitting procedures for small residential rooftop solar systems.
38. City Council approved City participation in four Property Assessed Clean Energy (PACE) programs.
39. Continued implementation of Web Emergency Operations Center Program.
40. Continued to develop dedicated civic volunteer organizations.
41. Purchased 24 P25 Compliant radios for Police Department.
42. City Council approved new Noise Control standards, consistent with General Plan.
43. Initiated Library Expansion Project.

General Plan Implementation Schedule Progress

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

Appendix A

CIRCULATION ELEMENT

Implementation Programs	Status
C-A: Capital Improvements Financing Plan and Development Fees 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.	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.
C-B: Park-n-Ride 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.	Enhancement to the Twin Cities Park-N-Ride lot, on East Stockton Blvd, south of Twin Cities have been completed. 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 funding these improvements are being re-evaluated to reduce the ultimate construction cost. Design and environmental for the Fourth Street Open Space improvements, including the parking lot, within the UPRR property are funded with CDBG funds. At this time SHRA has agreed to fund construction for these improvements with CDBG funds, even though the improvements are no longer in a qualifying census track.
C-C: Bike and Pedestrian Master Plan 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.	The Plan update was adopted March 1, 2011 and still is current. Implementation of the Bicycle Master Plan is being implemented through various grants and private development projects.
C-D: Transit Planning The City will work with local transit service providers to improve transit in the City.	The City continues to work cooperatively with South County Transit to meet transit needs within the City. The fifth Amendment extended South County Transit contract to April 30, 2017. A second commuter bus was purchased by Sacramento County and placed into service in April 2015, with extended service stops and times implemented in September 2015. On behalf of SCT/Link, the County

	contracted for a Connect Card for automatic ridership services via an electronic payment program. The Short Range Transit Plan five-year update is in progress; expects the updated plan to be approved around October 2016.
C-E: Sidewalk Maintenance and ADA Program 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.	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. 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. As improvements are made the inventory is updated.

COMMUNITY CHARACTER ELEMENT

Implementation Programs	Status
CC-A: Existing Neighborhoods 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.	For 2015, Code Enforcement investigated approximately 407 potential violations and closed 403 cases during the same period. Of the total case load, 197 were proactive investigations. The sidewalk and pavement management maintenance plan addresses regular maintenance of neighborhood infrastructure and works it into the CIP budget.
CC-B: Signage The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.	This was addressed within the new sign ordinance, which is a part of the comprehensive Development Code update, which took effect July 2015.
CC-C: Public Art The City shall adopt an Art in Public Places Ordinance.	Will be addressed as work load permits and priorities are established.
CC-D: Downtown Design Guidelines 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.	The former Downtown Specific Plan was integrated into the new Development Code in 2015. Design guidelines and standards were incorporated into the new form-based Downtown District Code (which is a unique code applicable only to the Downtown districts within the overall Development Code).

CC-E: Tree Selection 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.	The Air Quality Management District provided a list of low biogenic species to include with our landscape/irrigation application package. These were incorporated into the new Landscape Design Guidelines, which replaced the outdated Landscape Manual and became effective June 2015.
CC-F: Master Landscape and Lighting District Plan 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.	A request for proposal was issued in October 2015. Consultant selection is expected in early 2016 to begin the evaluation of the districts.
CC-G: Enhance Visual Quality The City should work to improve visual quality of rail corridors and major road corridors in the city.	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 4th Street.

CONSERVATION ELEMENT

Implementation Programs	Status
COS-A: Annual Review 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.	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.
COS-B: Flood Protection Ordinance The City should monitor and update the flood protection ordinance to assure adequate flood controls.	FEMA revised the Flood Insurance Study and the floodplain maps for Dry Creek (which forms the City's southern boundary). The maps will become effective in Spring 2016. The City's Floodplain Management Ordinance was revised in 2012 to be consistent with the State's Model Ordinance.
COS-C: Aquifer Monitoring 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.	A request for proposal was issued in November 2015. Consultant selection is expected in early 2016 to update the Urban Water Management Plan.

COS-D: Visual Accessibility of Floodplains 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.	The Development Code update, which took effect July 2015, contains standards consistent with this policy.
COS-E: Infill Development Priority 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.	A component of the Zoning Ordinance Update (implemented July 2015) includes 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 Downtown districts, 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.
COS-F: City Fleet Vehicles The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.	No formal program has been established as of this report. There have been discussions about the feasibility of moving towards CNG vehicles in the future. Upon evaluation it was determined not to be practical at this time. The City owns one hybrid vehicle, which was purchased in 2009. The City has three charging stations that were installed during cooperative testing of plug in hybrid vehicles. Two are located at the MSC and the other is located at the Parks Corporation Yard. Plug in hybrid fleet vehicles will be considered at for all new "pool" vehicle purchases. All new vehicle specifications require compliance with the latest vehicle emission guidelines.
COS-G: Support Energy Conservation Legislation The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.	The City supports low emission technologies and efficient fuels.
COS-H: City Facilities 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.	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.

COS-I: Energy Efficiency The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.	As new development is proposed, the City will encourage such efficiency standards. The new Green Building Codes adopted in 2014 achieve high energy efficiency, but City staff encourages all developers in the design phase to increase efficiency to the maximum feasible level.
COS-J: Energy Conservation Features 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.	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 www.energyupgradeca.org. 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. The City is now participating in four Property Assessed Clean Energy (PACE) Programs, whereby homeowners are able to finance energy efficiency improvements on their property tax bill. All of these programs have been advertised in the City Newsletter and links were provided on the City's website.
COS-K: Greenhouse Gas Emissions Reduction Plan The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.	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.
COS-L: Green Construction The City shall amend the municipal code as necessary to remove barriers to green construction.	As barriers are identified, appropriate review and subsequent action will be taken. The City adopted the new California Green Building Codes in January 2014.

ECONOMIC DEVELOPMENT ELEMENT

Implementation Programs	Status
ED-A: City Staff Participation 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.	The City completed a Comprehensive Economic Development Strategy (CEDS) in 2014 and subsequently updated the plan in 2015, both of which were certified by the Economic Development Administration (EDA). City staff participates in the Galt Economic Development Task Force sponsored by the Galt Area Chamber of Commerce. City staff is also engaged in the Greater Sacramento Economic Council, a regional initiative focused on job creation and business attraction in the greater Sacramento area. Additionally, the City hired a part-time Economic Development Manager in 2015 in an effort to further promote business attraction and retention activities in the City.

ED-B: Sales Tax Trend Tracking 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.	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. City staff are utilizing the sales tax data to target business retention and attraction activities.
ED-C: Targeted Marketing Message 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.	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. The City hired Chabin Concepts to complete targeted marketing material to highlights the available commercial properties in Galt. In addition, marketing material has been prepared which focuses on the state, regional and local incentives that are available to new and existing businesses in Galt.
ED-D: Business Attraction 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.	See ED-A status.
ED-E: Vacancy and Parcel Tracking 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.	City staff tracks available industrial and commercial properties with the Costar Real Estate application – an online subscription based commercial real estate database. With this information, staff is able to match prospective businesses with available properties. Staff can also track when properties are leased and sold.

ED-F: Funding Resources 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: ▪ Federal transportation funds (TEA 3 Funding Programs) ▪ CA Business, Transportation, & Housing Agency and CA Environmental Protection Agency ▪ California Infrastructure and Economic Development Bank: Infrastructure State Revolving Fund ▪ Economic Development Administration: Public Works Grants ▪ US Department of Agriculture Rural Development: Community Facilities Grants and Loans ▪ US Environmental Protection Agency: Brownfields Assessment, Revolving Loan Fund, and Clean-up Grants ▪ California Statewide Communities Development Authority ▪ State Transportation Improvement Program (STIP) ▪ Sacramento Metropolitan Cable TV Commission	The City actively competes in various state and federal grant and other appropriation requests. Significant funds were obtained in 2012 through 2015, therefore 2015 was spent primarily implementing the initial phases of those projects including: A $2 million community design grant from SACOG for the Central Galt corridor ("C" Street) complete streets project. Grants totaling $5.1 million for safe routes to school improvements and road rehab in the southeast portion of the City. These improvements were in the design / environmental phase. 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. The City has an active program to procure and fully utilize CDBG grant funds to construct eligible community enhancement and infrastructure projects. Received a grant for School Resource Officer and Youth Outreach of $250,000. Program has been implemented. The City completed a Comprehensive Economic Development Strategy (CEDS) in 2014 and subsequently updated the plan in 2015, both of which were certified by the Economic Development Administration (EDA). With an approved CEDS, the City is eligible for EDA funding for projects that meet the initiatives included in the CEDS.
ED-G: Supplier Business Attraction The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.	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 recently constructed 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. A City-initiated annexation is underway, which proposes an expansion of approximately 230 acres to the existing industrial park. Final annexation of the property is anticipated Fall 2016. City staff are also focusing significant efforts on business retention activities since most new job creation is generated by a city's existing business base.

ED-H: Employment Trend Tracking 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.	City staff has acquired the latest census data related to business activity in the City. This information, along with unemployment data will be updated on an annual basis to track industry growth within the City. Future efforts will be made to obtain wage and salary data from the CA Employment Development Department.
ED-I: Existing Business Outreach 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.	The Economic Development Manager has been active in the community and regularly attends Chamber of Commerce events and other activities within the business community. The Economic Development Manager has also established a business retention program with focused outreach efforts on the largest employers and sales tax generators. Informational material has been prepared to educate businesses regarding the incentives available at the State, regional and local level.
ED-J: Business Climate Improvement 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.	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) were incorporated into the Development Code project implemented in July 2015.

ED-K: Rapid Response to Major Business Needs 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.	This organizational structure is generally in place and includes the City Manager, Economic Development 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.
ED-L: Job Training 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.	The Economic Development Manager regularly meets with area businesses to determine the skill sets that are needed for positions in the business community and determine what skills are lacking in the available workforce. With this information, the manager can actively communicate with appropriate agencies to determine necessary action. Additionally, Delta College has plans in the future to locate a satellite campus in the City of Galt. This campus will include additional job training opportunities in the community.
ED-M: Job Training Agencies in Galt 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.	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.

HISTORIC RESOURCES ELEMENT

Implementation Programs	Status
HRE-A: Façade Improvement Loan/Grant Program 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.	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.
HRE-B: Preservation Plan The City should develop a Historic Preservation Plan.	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.
HRE-C: Incentives for Historic Preservation 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.	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.
HRE-D: Federal and State Grants 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.	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 improvements.

LAND USE ELEMENT

Implementation Programs	Status
LU-A: Sphere of Influence 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.	The amended SOI was approved by LAFCo in Jan. 2011.
LU-B: Habitat Conservation Plan 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).	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 was be circulated for public input in 2015.
LU-C: Landscape and Lighting District The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.	A request for proposal was issued in October 2015. Consultant selection is expected in early 2016 to begin the evaluation of the districts.

LU-D: Annual General Plan Reviews 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.	This report fulfills this program.
LU-E: Major General Plan Reviews 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.	The City will conduct reviews as suggested. The first major review would be up for consideration in 2019.
LU-F: Ordinance Consistency 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.	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.
LU-G: Downtown Revitalization and Improvement The City should work with Downtown business and property owners to continue revitalization efforts via private property improvements and programs.	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 Town area along C Street, and Spaans Bakery on 4th Street). Since that funding source has been eliminated, this program will need to be reevaluated. The $2 million SACOG funded improvements are on C Street, Lincoln to 6th, and on Fourth Street, A Street to F Street. The project is scheduled to go to the California Transportation Commission for funding approval in May. Available funding will dictate timing of improvement. The loss of RDA funding has resulted in the Fourth Street Open Space improvements being re-evaluated to reduce the ultimate construction cost. Design and environmental for the Fourth Street Open Space improvements, within the UPRR property are funded with CDBG funds. At this time SHRA has agreed to fund construction for these improvements with CDBG funds, even though the improvements are no longer in a qualifying census track. Funding for the remaining improvements will have to be evaluated at the appropriate time. The City is substantially revised its Zoning Ordinance, which took effect July 2015. In doing so, the existing Downtown Revitalization and Historic Preservation Specific Plan was replaced with a form-based code with standards unique to the Downtown districts that will

	enable the City to enhance efforts for revitalization of Downtown.
LU-H: Zoning Ordinance and Zoning Map Consistency The City shall review and amend, as necessary, the Zoning Ordinance and Zoning Map to ensure consistency with the General Plan.	In July 2015, a new Development Code went into effect, which brings the Code into consistency with the General Plan. The Zoning Map was updated simultaneously, to ensure consistency between the General Plan Land Use Map and Zoning Map.

NOISE ELEMENT

Implementation Programs	Status
N-A: EIR Guidelines The City should incorporate noise mitigation requirements into the citywide Environmental Impact Report (EIR) guidelines.	When the City adopts local guidelines, noise analysis will be a component. This is not a currently budgeted item.
N-B: Noise-Impacted Areas Overlay Zone 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.	Such an analysis is desirable, but will be subject to budgetary constraints.

PUBLIC FACILITIES & SERVICES ELEMENT

Implementation Programs	Status
PFS-A: Infrastructure Master Plans 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.	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.
PFS-B: Capital Improvement Program The City shall annually review and update the Capital Improvement Program.	The CIP was reviewed and updated in June 2015. Quarterly status reports are presented at Council meetings and available on the City's website.
PFS-C: Development Fee Schedule The City shall prepare development fee schedules based on the Capital Improvement Program.	Regular updates are ongoing and compliant. The updated Traffic Capital Improvement Program was approved by City Council on June 2, 2015. Updates to water, wastewater and drainage impact fees are scheduled to occur in 2016.
PFS-D: Water Supply Alternatives Study The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.	A contract with Carollo Engineers, Inc. to update the Urban Water Management Plan was brought to City Council for approval on 2/16/16.

PFS-E: Water Management Plan The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.	The Urban Water Management Plan was adopted by City Council on March 19, 2013, with an update to the Urban Water Management Plan is expected in 2016. Further, in response to the Stage 3 Water Conservation declaration by City Council, water usage have decreased from 2013 to 2015 by 32%.
PFS-F: Ground Water Protection Response Plan 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.	The City is participating with the southeast Sacramento County Agricultural Water Authority and Sacramento County to develop a Regional Groundwater Plan for further implementation. The 2010 Urban Water Management Plan was adopted by City Council on March 19, 2013. A 2016 update is pending. Further, in response to the Stage 3 Water Conservation declaration by City Council, water usage have decreased from 2013 to 2015 by 32%.
PFS-G: Stormwater Management Plan The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.	A new regional stormwater quality permit from the State has been developed and is under review. The news permit is expected to become effective Fall 2016.
PFS-H: Stormwater and Flood Protection Ordinance 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.	No specific changes have been identified yet for the Stormwater Protection Ordinance. The Floodplain Management Ordinance was updated in 2012.
PFS-I: Public Safety Services Master Plan The City shall update the Public Safety Services Master Plan for police services based on future development trends.	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.
PFS-J: New Fire Substations 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).	Upon request, the City will work with CSD Fire Dept. cooperatively on this project as all others
PFS-K: Park and Recreation Master Plan The City shall update the park and recreation master plan as necessary to outline facility needs and funding mechanisms.	The Parks & 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.

PFS-L: Technology Coordinator The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development.	The City currently employs one full-time IT Manager and two full-time IT Technicians (one position is contract).
PFS-M: Telecommunications Program The City shall develop and expand telecommunications programs at City Hall.	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 replaced the Citywide phone system with a voice over internet protocol (VOIP) system in 2015.

SAFETY AND SEISMIC ELEMENT

Implementation Programs	Status
SS-A: Uniform Address System The City shall continue to implement a Uniform Address System.	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.
SS-B: Unreinforced Masonry Structures Inventory The City shall complete an inventory of non-single family unreinforced masonry structures.	Staff surveys such structures as opportunities arise. Inventories will be maintained as suggested by this measure.
SS-C: Sacramento County Hazardous Waste Management Plan The City should continue to implement the County's Hazardous Waste Management Plan.	This program is ongoing. The current agreement for Hazardous Material Incident Response with the County of Sacramento has been signed.
SS-D: Use, Production, or Transport of Hazardous Materials and Wastes The City should develop siting and enforcement criteria for businesses that use, produce, or transport hazardous materials and wastes.	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, implemented in 2015, requires a Conditional Use Permit for such uses.

HOUSING ELEMENT

Implementation Programs	Status
HE-A: Monitor Vacant Land Inventory 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.	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.

HE-B: Tabulate Housing Finals 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.	Building Division staff prepares a monthly report, which tabulates housing unit finals.
HE-C: Density Bonus 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: • reduced site planning standards, • reduced parking requirements, or • the use of a Planned Development zoning overlay to allow clustering of development and thereby reduce development costs.	No project applicants requested a density bonus in 2015. Staff will work with applicants of such projects when such applications are received.
HE-D: Encourage Infill Development The City shall allow for development of existing non-conforming small frontage lots and encourage and facilitate the development of infill lots through: • density bonus, • expediting permitting procedures, • providing property owners, developers, and other interested parties with technical assistance and information about the opportunities in developing infill lots, and • 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.	The updated Development Code (implemented in 2015) provides allowances for the development of non-conforming infill lots and expedites 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. As new development applications are received, staff will address requests for density bonuses and will continue to implement policies to encourage infill development.
HE-E: Facilitate Development of Large Sites 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.	The updated Development Code (implemented in 2015) provides 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.
HE-F: Assist in the Development of Affordable Housing 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)	No applications for affordable housing projects were received in 2015. City staff will work with the applicant of such a project to ensure compliance with this policy when a formal application is received.

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).	
HE-G: PUD Zoning 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: • advising developers of their options during project pre-submittal meetings, and • providing Chapter 18.24 of the Galt Zoning Code for developers, which describes the provisions of planned unit developments and specific plans.	Two applications for projects proposed to have Planned Development (PD-formerly PUD) zoning were received in 2015: Dry Creek Oaks (201 senior single-family units) and Cedar Flats (120 single-family dwellings). During the processing of these development applicants, staff has worked with the applicants to ensure compliance with this policy.
HE-H: Foreclosure Information 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.	The City's website contains a page that provides homeownership assistance and foreclosure information.
HE-I: Housing Rehabilitation Loan and Grant Program 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, HOME funds, or other State and Federal funds that become available during the Housing Element planning period.	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.
HE-J: Code Enforcement The City shall continue to implement a Code Enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.	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.

HE-K: Coordinate with South County Services The City shall coordinate with South County Services in providing for the housing needs of Galt residents. Specifically the City shall: • 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; • Work with South County Services to provide housing for farmworkers; • Request that South County Services provide translation services, if needed, for Spanish speaking residents interested in City housing programs; and • 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.	The updated Development Code (implemented July2015) includes provisions for farmworker housing. South County Services has been available for, and has provided translations services for Spanish speaking residents. 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 (implemented July 2015) includes zoning provisions for emergency shelters.
HE-L: Information on State Historic Building Code 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.	Such information is desirable, but will be subject to staffing and budgetary constraints.
HE-M: Monitor At-Risk Housing 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.	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 opted out of their rental assistance program in September 2015.
HE-N: Zoning Code Amendment for Farmworker Housing 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.	The updated Development Code (implemented in 2015) defines farmworker housing and provides standards and zoning for such housing opportunities.
HE-O: Support New Senior Housing	One application for a new senior housing project was received in 2015: Dry Creek Oaks, which consists of the following components: 201 single-family residential units,

The City shall support the construction of additional rental housing for older adults through: • density bonuses; • applying for or assisting developers in applying for State and Federal funding; and • identifying suitable sites for such development.	100 senior apartments, 100 assisted living units, and a commercial component. The project is expected to be entitled during the first quarter of 2016.
HE-P: Assisted Care Housing 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.	One application for a new assisted living care facility was received during 2015: Dry Creek Oaks (see item HE-O, above). While the project is expected to be entitled in the first quarter of 2016 to revise the zoning to allow the assisted living facility, plans for the facility will require subsequent approval by the Planning Commission.
HE-Q: Zoning for Group Homes 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.	The updated Development Code (implemented in mid-2015) contains 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.
HE-R: Assist in the Development of Large Lower-Income Units The City shall assist developers interested in accessing funding to develop lower-income housing that would include three- and four-bedroom units.	This is an on-going process and the City will continue to offer support as needed.
HE-S: Waive Fees for Extremely Low-Income Housing 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.	As staffing allows, the City will adopt a resolution to waive fees for development of extremely low income housing.
HE-T: Information on Energy Conservation 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.	The City's website contains information regarding the City's participation in four Property Assessed Clean Energy (PACE) Programs, 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, has been provided in the Citywide newsletter, which was provided to City businesses and residents, as well as at public places, such as the library, Municipal Services Center and City Hall, and on the City's website.
HE-U: Guidelines for Energy Conservation	The updated Development Code requires tree planting in new subdivisions. Further, City staff will continue to review proposed

The City shall continue to implement development guidelines for energy conservation, such as: • a requirement for tree planting in new subdivisions; • reviewing proposed development for solar access, both passive and active; and • opportunities to use energy conservation construction techniques.	development applications for solar access and opportunities to use energy conservation techniques.
HE-V: Fair Housing Information 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.	As staffing allows, the City will obtain and distribute information on fair housing laws.
HE-W: Flexible Parking Standards The City shall provide more flexibility in the parking requirements to allow for fewer parking spaces or uncovered parking spaces to reduce costs.	The updated Development Code (implemented in 2015) incorporates flexible parking standards for the new R4 (high-density residential), mixed-use and Downtown zones.
HE-X: Zoning Code Amendment for Attached Second Units The City shall amend the Zoning Code (18.28, Section 18.28.020 (C)) as follows: • The total floor area of an attached second residential unit shall not exceed thirty (30) percent of the living area of the primary unit or 600 square feet, whichever is greater. The total floor area of a detached second unit shall not exceed one thousand two hundred (1,200) square feet.	The updated Development Code (implemented in 2015) incorporates this new requirement.
HE-Y: Universal Design Principles 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.	As staffing and budget allow, the City will explore options for including universal design principles into new home construction. A recent senior housing project (Dry Creek Oaks) contains conditions of approval requiring universal design principles within the project's new residential units.
HE-Z: Coordination with Alta California Regional Center The City shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.	As staffing and budget allow, the City will coordinate with the Alta California Regional Center regarding housing needs of residents with developmental disabilities.

Appendix B

Section 6932. 2015 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County	Extremely Low	18350	21000	23600	26200	28410	32570	36730	40890
4-Person	Very Low Income	30600	34950	39300	43650	47150	50650	54150	57650
Area Median Income:	Low Income	48900	55850	62850	69800	75400	81000	86600	92150
$86,100	Median Income	60250	68900	77500	86100	93000	99900	106750	113650
	Moderate Income	72300	82650	92950	103300	111550	119850	128100	136350
Nevada County	Extremely Low	16100	18400	20700	24250	28410	32570	36730	40890
4-Person	Very Low Income	26850	30700	34550	38350	41450	44500	47600	50650
Area Median Income:	Low Income	42950	49050	55200	61300	66250	71150	76050	80950
$73,500	Median Income	51450	58800	66150	73500	79400	85250	91150	97000
	Moderate Income	61750	70550	79400	88200	95250	102300	109350	116400
Orange County	Extremely Low	20250	23150	26050	28900	31250	33550	36730	40890
4-Person	Very Low Income	33750	38550	43350	48150	52050	55900	59750	63600
Area Median Income:	Low Income	53950	61650	69350	77050	83250	89400	95550	101750
$87,200	Median Income	61050	69750	78500	87200	94200	101150	108150	115100
	Moderate Income	73250	83700	94200	104650	113000	121400	129750	138150
Placer County	Extremely Low	16000	18300	20600	24250	28410	32570	36730	40890
4-Person	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
Area Median Income:	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
$76,100	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500
Plumas County	Extremely Low	13050	15930	20090	24250	28410	32570	35300	37600
4-Person	Very Low Income	21700	24800	27900	31000	33500	36000	38450	40950
Area Median Income:	Low Income	34750	39700	44650	49600	53600	57550	61550	65500
$62,000	Median Income	43400	49600	55800	62000	66950	71900	76900	81850
	Moderate Income	52100	59500	66950	74400	80350	86300	92250	98200
Riverside County	Extremely Low	14100	16100	20090	24250	28410	32570	36730	40890
4-Person	Very Low Income	23450	26800	30150	33500	36200	38900	41550	44250
Area Median Income:	Low Income	37550	42900	48250	53600	57900	62200	66500	70800
$65,000	Median Income	45500	52000	58500	65000	70200	75400	80600	85800
	Moderate Income	54600	62400	70200	78000	84250	90500	96700	102950
Sacramento County	Extremely Low	16000	18300	20600	24250	28410	32570	36730	40890
4-Person	Very Low Income	26650	30450	34250	38050	41100	44150	47200	50250
Area Median Income:	Low Income	42650	48750	54850	60900	65800	70650	75550	80400
$76,100	Median Income	53250	60900	68500	76100	82200	88300	94350	100450
	Moderate Income	63900	73050	82150	91300	98600	105900	113200	120500
San Benito County	Extremely Low	17050	19500	21950	24350	28410	32570	36730	40890
4-Person	Very Low Income	28400	32450	36500	40550	43800	47050	50300	53550
Area Median Income:	Low Income	45100	51550	58000	64400	69600	74750	79900	85050
$81,100	Median Income	56750	64900	73000	81100	87600	94100	100550	107050
	Moderate Income	68100	77850	87550	97300	105100	112850	120650	128450
San Bernardino County	Extremely Low	14100	16100	20090	24250	28410	32570	36730	40890
4-Person	Very Low Income	23450	26800	30150	33500	36200	38900	41550	44250
Area Median Income:	Low Income	37550	42900	48250	53600	57900	62200	66500	70800
$65,000	Median Income	45500	52000	58500	65000	70200	75400	80600	85800
	Moderate Income	54600	62400	70200	78000	84250	90500	96700	102950

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 2015

Income Category[1]	Affordable Home Price Range[2]			Home Type and Family Size	
Extremely Low:	under	-	$71,393		
Very Low:	$71,394	-	$118,783	1 Bedroom Home	
Low:	$118,784	-	$190,176	Family of 3	
Moderate:	$190,177	-	$279,559	Annual Median Income:	**$68,500**
Above Moderate:	over		$279,559		
Extremely Low:	under	-	$80,214		
Very Low:	$80,215	-	$133,554	2 Bedroom Home	
Low:	$133,555	-	$213,973	Family of 4	
Moderate:	$213,974	-	$314,322	Annual Median Income:	**$76,100**
Above Moderate:	over		$314,322		
Extremely Low:	under	-	$89,036		
Very Low:	$89,037	-	$148,325	3 Bedroom Home	
Low:	$148,326	-	$237,566	Family of 5	
Moderate:	$237,567	-	$349,086	Annual Median Income:	**$82,200**
Above Moderate:	over		$349,086		
Extremely Low:	under	-	$160,224		
Very Low:	$160,225	-	$256,645	4 Bedroom Home	
Low:	$256,646	-	$314,365	Family of 7	
Moderate:	$314,366	-	$377,090	Annual Median Income:	**$94,350**
Above Moderate:	over		$377,090		

[1] 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

[2] 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.