



## AGENDA

### REGULAR PLANNING COMMISSION MEETING COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT THURSDAY, FEBRUARY 21, 2013, 6:30 P.M.

**NOTE:** Speaker Request Sheets are provided inside the Council Chambers. If you wish to address the Commission during the meeting, complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of three (3) minutes is allowed for each speaker.

**NOTE:** If you need disability-related modifications or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Community Development Dept., 209-366-7230, 495 Industrial Drive, at least two days prior to the meeting.

#### **CALL MEETING TO ORDER**

**ROLL CALL:** COMMISSIONERS: Dees, Erickson, Morris, Sandhu, Rodriguez

**PUBLIC COMMENTS:** Under Government Code §54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item.

#### **INFORMATION/CONSENT CALENDAR**

- (1) **SUBJECT:** Minutes of the January 10, 2013 meeting.  
**RECOMMENDATION:** That the Planning Commission approve the minutes of the Jan. 10, 2013 meeting.

#### **PUBLIC HEARING**

- (3) 1. **SUBJECT:** ANNUAL 2030 GALT GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORT FOR 2012

**RECOMMENDATION:** That the Planning Commission review the Annual 2030 Galt General Plan and Housing Element Progress Report for 2012 and make any recommendations regarding reasonable and practical means for implementing the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds related to the subjects in the General Plan.

The Planning Commission can recommend that City Council approve the report as presented or recommend any modifications to the report. Upon City Council acceptance of the report, it shall be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development in accordance with Government Code §65400.

#### **DEPARTMENT REPORTS - None**

#### **ADJOURN**

**CATHY KULM, PLANNING COMMISSION SECRETARY:** Agenda Report. The agenda for this Galt Planning Commission Meeting was posted in the following listed sites before the close of business at 5:00 p.m. on the Monday preceding the meeting:

1. City Hall Lobby, 380 Civic Drive
2. U. S. Post Office, 600 N. Lincoln Way
3. Marian O. Lawrence Library, 1000 Caroline Avenue



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## **MINUTES**

### **Planning Commission Regular Meeting Council Chambers, 380 Civic Drive, Galt, California Thursday, Jan. 10, 2013, 6:30 p.m.**

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The meeting was called to order at 6:30 p.m. by Vice Chairperson Dees. Commissioners present: Erickson, Dees, Rodriguez, Sandhu and Morris.

Staff members present: Community Development Director Kiriu, City Attorney Rudolph, City Engineer Forrest and PC Secretary Kulm.

#### **PUBLIC COMMENTS** – **None.**

**ELECTION OF OFFICERS:** Pursuant to Galt Municipal Code, Chapter 2.70, Section 2.70.060, election of a Planning Commission Chairperson and Vice Chairperson shall be conducted at the first regular meeting of the year.

Vice Chairperson Dees opened the floor for nominations for Chairperson.

**Action:** Morris nominated Dees for Chairperson. There being no other nominations, Dees was elected unanimously by the following vote: Ayes – Erickson, Dees, Morris, Rodriguez, and Sandhu. Dees was elected as Chairperson.

Chairperson Dees opened the floor for nominations for Vice-Chairperson.

**Action:** Dees nominated Morris for Vice Chairperson. There being no other nominations, Morris was elected unanimously by the following vote: Ayes – Erickson, Dees, Morris, Rodriguez, and Sandhu. Morris was elected as Vice-Chairperson.

#### **INFORMATION/CONSENT CALENDAR**

1. **SUBJECT:** **Minutes of the Nov. 8, 2012 meeting.**

**ACTION:** Rodriguez moved to approve the consent calendar with the correction made to the minutes as discussed (Commissioner Rodriguez recused himself from the Fairway Oaks project; however, he was listed as a yes vote.); second by Morris. Motion was unanimously carried by those Commissioners present. (Erickson, Dees, Morris, Rodriguez, and Sandhu.)

Chairperson Dees opened the public hearing.

#### **PUBLIC HEARING**

1. **SUBJECT:** **ADOPTION OF ORDINANCE ESTABLISHING DEVELOPMENT AGREEMENT PROCEDURES**

**RECOMMENDATION:** That the Planning Commission:

1. Recommend that City Council adopt Ordinance 2013-\_\_\_\_, amending Title 17 of the Galt Municipal Code (Subdivision Ordinance) to establish procedures for the execution of Development Agreements.

Kiriu gave the staff report. City Attorney Rudolph gave a power point presentation. General discussion ensued.

**ACTION:** Rodriguez moved to approve the staff's recommendation; second by Morris. A roll call vote was taken by those commissioners present: Erickson – Yes; Sandhu – Yes; Dees – Yes; Rodriguez – Yes; Morris - Yes. **Motion was unanimously carried.**

Chairperson Dees closed the public hearing.

**DEPARTMENT REPORTS –**

Kiriū congratulated and welcomed new commissioners Erickson and Sandhu.

Commission discussed the upcoming 2013 Planning Commissioners Academy scheduled for February 27<sup>th</sup> – March 1st in Pasadena. The Commission's travel budget is \$6,000 and the estimated cost for each attendee is approximately \$1,400± (which includes registration, airfare, 2-night hotel stay, mileage and meals). Commissioners will let Secretary Kulm know who will be attending. Both Rodriguez and Morris spoke favorably about past conferences and encouraged the new commissioners to attend.

Kiriū briefly discussed the Ethics Training being provided by the City of Galt on Jan. 31, 2013 and asked commissioners to let Secretary Kulm know if they would be attending. Those not attending in person would receive information from the City Clerk regarding on-line training option.

Meeting adjourned at 7:45 p.m.



# PLANNING COMMISSION AGENDA REPORT

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Meeting Date: February 21, 2013

**TO:** Honorable Chairperson and Planning Commissioners  
**FROM:** Sandra Kiriou, Community Development Director  
**SUBJECT:** Annual 2030 Galt General Plan and Housing Element Progress Report for 2012

## **Recommendation:**

Review the Annual 2030 Galt General Plan and Housing Element Progress Report for 2012 and make any recommendations regarding reasonable and practical means for implementing the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds related to the subjects in the General Plan.

The Planning Commission can recommend that City Council approve the report as presented or recommend any modifications to the report. Upon City Council acceptance of the report, it shall be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development in accordance with Government Code §65400.

## **Discussion:**

Government Code §65400 requires that all counties and applicable cities submit to their legislative bodies an annual report on the status of the General Plan, as well as the status of the Housing Element including progress and implementation. A copy of this accepted progress report must also be sent to the Governor's Office of Planning and Research, as well as the Department of Housing and Community Development.

The intent of the statute is to ensure that General Plans direct land use decisions and remain an effective guide for future development. Because the role of the General Plan is to act as a "constitution" for the long term physical development of the community and because it is required to be updated periodically to reflect current circumstances, it is important that local planning agencies review the General Plan and its ongoing implementation.

The first section of the report describes the purpose of each General Plan element and whether there are any pending amendments or updates. The second part of the report is focused on Housing Element compliance and how the city has been implementing various housing programs set forth in the Housing Element. As noted in the report, the Housing Element has not been updated since the 2000-2007 cycle. Therefore, staff addressed the City's progress in meeting its "fair share" of regional housing during that period and then went on to also show how the city is progressing to meet its "fair share" of regional housing for the current 2006-2013 Regional Housing Needs Allocation Plan (RHNA).

The third part of the report describes the City's Sphere of Influence Boundary and then discusses redevelopment and affordable housing activities that occurred in 2012. The last section cites general City accomplishments for 2012 and provides a status report on the implementation of the adopted General Plan implementation programs.



# **City of Galt**

## **Annual 2030 Galt General Plan**

### **And Housing Element**

### **Progress Report: 2012**

#### City Council

Mary Lou Powers, Mayor  
Mike Singleton, Vice Mayor  
Mark Crews, Councilmember  
Barbara Payne, Councilmember  
Curt Campion, Councilmember

#### City Manager

Jason Behrmann

#### Planning Commission

Robert Dees, Chairperson  
Craig Morris, Vice Chairperson  
Alfredo Rodriguez, Commissioner  
Ken Erickson, Commissioner  
Paul Sandhu, Commissioner

#### Community Development Department

Sandra Kiriou, Community Development Director  
Cathy Kulm, Planning Commission Secretary

City of Galt – Sacramento County  
495 Industrial Drive, Galt, CA 95632  
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## **Introduction**

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

This annual report covers the calendar year January 1 to December 31, 2012.

## **Acceptance Date**

The 2012 Annual General Plan Progress Report was reviewed by the Planning Commission on February 21, 2013 and accepted by the City Council on March 19, 2013.

## **Planning Division**

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

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

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

## **Planning Commission’s Activities**

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

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

During the 2012 annual reporting period, the Planning Commission reviewed: one vesting tentative subdivision map, one specific plan amendment, one rezone, two General Plan amendments, two ordinances amending the Galt Municipal Code, two conditional use permits, one variance request, the Capital Improvement Program project list for consistency with the General Plan, and the 2011 General Plan and Housing Element Progress Report.

**Status of General Plan**

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

**Table 1. General Plan Elements**

Element	Date of Adoption or Major Revision	Comment
Land Use	4/7/09	
Circulation	4/7/09	
Housing	6/5/03	The next Housing Element is due in October, 2013 for the 2013-2021 cycle. The City did not adopt an Element for the 2008-2013 cycle.
Economic Development	4/7/09	
Public Facilities and Services	4/7/09	
Conservation and Open Space	4/7/09	
Historic Resources	4/7/09	
Noise	4/7/09	
Safety and Seismic	4/7/09	
Community Character	4/7/09	

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

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

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

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

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

2012 Amendments: The City approved one amendment to the land use element last year. It was a "clean-up" amendment to correct the land use designation for two parcels at 216 A Street and 28 Third Street consistent with the development that already existed on those parcels (Resolution 2012-117).

Pending Amendments: The City is currently negotiating with a private developer for possible construction of an entertainment center in the Galt Old Town District on Fourth Street. While the majority of the proposed site is designated for commercial land use in the General Plan and Downtown Revitalization and Historic Specific Plan, two of the seven parcels are designated multifamily residential land use and will need to be changed to accommodate that project. That project will be considered in early 2013.

In addition, the City was approached by the owner of approximately 358 acres east of Marengo Road, south of Twin Cities Road, and north of the Lone Spur railroad tracks. The owner wishes to pursue development of a Specific Plan and eventual annexation of that property to the City for development purposes. The owner is currently going through the "specific plan proposal" process as set forth in Galt General Plan Policy LU-1.

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

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

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

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

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

In March, 2010, the City updated its Citywide Traffic Capital Improvement Program (TCIP) and the Northeast Area (NEA) Public Facilities Program to ensure that the City's traffic fees, NEA fees, and other capital facilities fees reflect the updated General Plan and meet the requirements of Government Code 66000 for fee imposition. The TCIP also further refined some of the General Plan circulation improvement descriptions.

An updated Bicycle Transportation Plan was adopted in March, 2011 consistent with the 2030 Galt General Plan.

In 2011, the City also conducted design work and community outreach for the C Street /Central Galt Corridor Complete Streets Project. This project involves improving the function, parking, accessibility, and aesthetics of C Street from Highway 99 to Fourth Street, improving Lincoln Way from A to C Streets, and improving Fourth Street from A to F Streets. The project also includes negotiation of a lease with the Union Pacific Railroad (UPRR) for construction of a parking lot at the south-west corner of Fourth and C Streets. Construction of the parking lot is needed to provide parking for the Historic Old Town, for a future commuter rail stop and for special events. Development of portions of the UPRR property into a green square is also planned to beautify the area and provide better nonvehicular linkages and passive recreational opportunities for the community. Construction of this project is contingent on funding, but the City is hopeful that the use of Redevelopment bonds will be approved by the state in 2013. Otherwise, alternative funding will be determined and the project phasing would be developed.

In 2012, the City completed reconstruction of the Central Galt Interchange project which consisted of a bridge at A Street/SR 99 and a second bridge at C Street/Boessow Road and SR 99. The new interchange also included significant ramp modifications, traffic signals, improved lighting, and pedestrian and bicycle facilities.

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

2012 Amendments: None.

Pending Amendments: None.

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

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

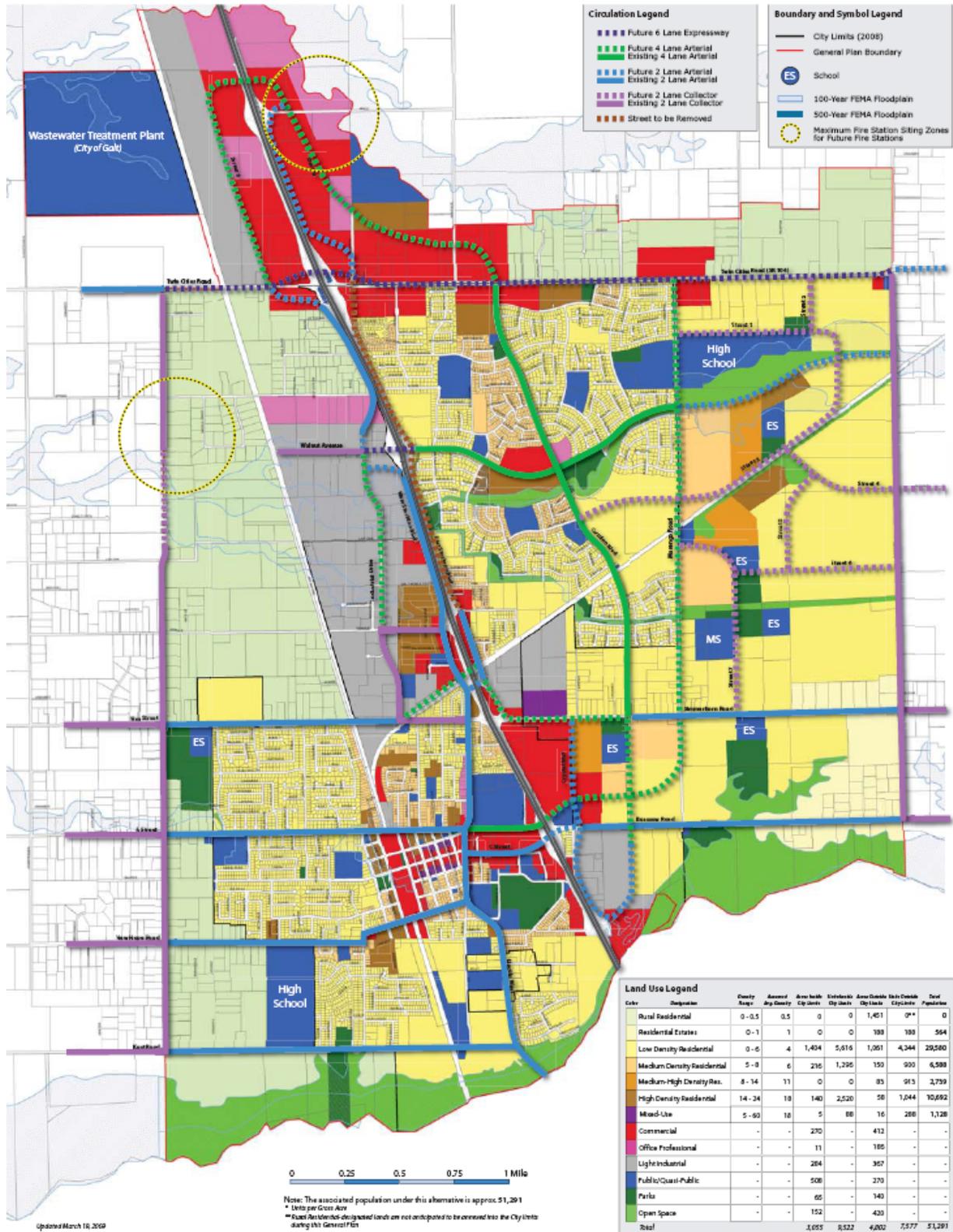
- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Agriculture, Open Space, and Natural Resource Preservation
- Air Quality–General
- Air Quality–Transportation
- Global Warming and Energy Conservation

The City continues to participate in the ongoing planning process for the South Sacramento Habitat Conservation Plan. The County has begun preparation of the Draft document and the associated California Environmental Quality Act compliance. Public review is anticipated in 2013.

2012 Amendments: None.

Pending Amendments: None.

### 2030 Galt General Plan Land Use Map



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

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

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

A Parks Master Plan Update was adopted in 2010 to implement Program PFS-K of the General Plan. The City also adopted Utility Master Plans for stormwater, water, and wastewater facilities. These Master Plans implement program PFS-A of the General Plan and provide information on the key infrastructure needed to accommodate planned general plan growth. Regular updates are expected to occur every 5 years or as needed. Finally, a Pavement Management Plan was developed and presented to City Council as an informational item on July 5, 2011.

2012 Amendments:           None.

Pending Amendments:       None.

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

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

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

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

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

As noted in the discussion under “Circulation Element”, the City spent most of 2011 designing the Central Galt C Street Corridor Complete Streets Concept Plan. The plan includes development of enhanced street design, nonvehicular access, parking, and landscaping.

2012 Amendments:               None.

Pending Amendments:       None.

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

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

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

This chapter addresses the following topics:

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

The Buxton Company, a national leader in consumer analytics and retail site selection, was hired by the City in 2011 to accurately identify and describe consumers in the Galt Trade Area and to help create a targeted retail recruitment strategy. A list of “best matches” for national retailers was created based on the results of that analysis, and city staff has been working with commercial brokers to try and attract those retailers to the City.

The Buxton Company also created tools that local businesses can use to identify unmet sales opportunity in the area (sales leakage) and to profile local consumer households and their buying habits (consumer propensity reports). In addition, Buxton conducted a Health Care Needs Analysis and a Hospitality Analysis to evaluate service levels and unmet demands in Galt.

2012 Amendments: None.

Pending Amendments: None. However, the City plans to increase its economic development efforts in 2013 by developing a Comprehensive Economic Development Strategy that would be eligible for Federal Economic Development Administration funding. This is also part of the City's participation in the Next Economy Capital Region Prosperity Plan which is a regional collaboration of stakeholders in the Sacramento area intent on investing in building a shared economic prosperity plan that diversifies and strengthens the regional economy.

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

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

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

- Noise

2012 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 at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use regulation process. This chapter outlines the City's strategy for ensuring the maintenance of a healthy and safe physical environment in Galt. It contains goals, policies, and implementation measures related to the following topics:

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

2012 Amendments: None.

Pending Amendments: None.

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

Galt has a rich historic heritage, and many significant historic buildings, events, and artifacts reflect its past. Downtown Galt in particular includes several buildings that are on a local cultural resources

inventory. The General Plan sets the framework for a comprehensive program to foster historic preservation efforts in Galt through a systematic program, community education, and coordination within the City and historic preservation groups. This chapter contains goals, policies, and implementation measures related to the following topics:

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

2012 Amendments: The City revised Table 9.1 of the General Plan Existing Conditions Report (Galt Historic Structures and Features) to remove some of the structures that were determined not to have historic significance, after a professional evaluation was conducted, and to remove listings for buildings that were no longer in existence (Resolution 2012-125). A professional historical evaluation of all the listed structures is strongly recommended in the future but, due to funding constraints, the City limited the evaluation to the Fourth and B Street area close to the City's recent redevelopment activities.

Pending Amendments: None.

### **HOUSING ELEMENT – Adoption Date: June 5, 2003**

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

HCD Compliance Date: September 15, 2003

2012 Amendments: None.

Pending Amendments: The City's current adopted Housing Element is for the 2002-2007 cycle. The update for the 2008-2013 cycle was initiated but then put on hold because the comprehensive amendment of the General Plan Land Use Element (which would be the basis for much of the housing element) took longer than anticipated. After the General Plan was finally adopted in 2009, the City was in the middle of the significant economic downturn that affected the entire state (2007-current). Consequently, there were minimal staff resources to finish that Housing Element. Although the Draft Element was submitted to the California Department of Housing and Community Development (HCD) in 2011. HCD provided a list of review comments that included a difficult requirement to amend the City's minimum density for high density residential from 14 to 20 units per acre. At this time, the city has received approval of its Draft 2008-2013 Housing Element from HCD, but the cost and staff time to pursue the process of adoption by the City seems excessive for the remaining 8 months of the cycle. Consequently, staff will be recommending to City Council that the City's limited resources would be better spent working toward the deadline for the 2013-2021 Housing Element Cycle which is

due in October, 2013. Consequently, staff will recommend that the 2008-2013 Element be left uncertified and that the City prepare and pursue certification of a 2013-2021 Element instead.

### REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

In accordance with Government Code (Section 65584), the Sacramento Area Council of Governments (SACOG) adopted the Regional Housing Needs Allocation (RHNA) Plan for the 2000-2007 housing element cycle in September, 2001. Since that is the adopted Housing Element still in effect for Galt, the housing data for that time period (January 2000 through June 2007) is shown below in Tables 2 and 3. **However, the data for the current housing element cycle (January 2008 through June 2013) follows immediately after.**

**Table 2. City of Galt RHNA By Income Level 2000-2007**

Total Units	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
2,162	489	349	398	926

Source: Sacramento Area Council of Governments (SACOG). Regional Housing Needs Allocation (RHNA) Plan, 2000-2007 – Final Sept. 2001.

Table 3 provides a tabulation of Galt’s regional fair share allocation within the RHNA and the City’s overall progress in meeting its share of the projected regional housing needs for the various income levels. Appendix C shows how the City determined the home prices affordable to different income levels for each year.

**Table 3.  
2000-2007 Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability through 6/30/07

Income Level		RHNA Allocation by Income Level	2000-2005 Year 1-6	2006 Year 7	2007 Year 8 Thru 6/30	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very low*	Deed Restricted	489	20		1	21	399
	Non-deed restricted		69			69	
Low	Deed Restricted	349	3	26		29	119
	Non-deed restricted		199	2		201	
Moderate	Deed Restricted	398		28		28	-164
	Non-deed restricted		531	3		534	
Above Moderate		926	349	182	14	545	381
Total RHNA by COG		2,162					
Total Units ▶ ▶ ▶			1,171	241	15	1,427	735

\*Note: Units serving extremely low-income households are included in the very low-income unit totals.

The City's housing data so far for the current RHNA period (January 2008 through June 2013) is shown in Tables 4 and 5 below. Even though the 2008-2013 Housing Element has not been adopted or certified by the City of Galt, the data is presented to show the City's current production status.

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 4. City of Galt RHNA By Income Level 2006-2013**

Total Units	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
635	68	69	66	93	339

Source: Sacramento Area Council of Governments (SACOG). Regional Housing Needs Allocation (RHNA) Plan, 2006-2013 – Final Revised 10/17/07

**Table 5.  
2006-2013 Regional Housing Needs Allocation Progress To Date**

Permitted Units Issued by Affordability as of 12/31/11

Income Level		RHNA Allocation by Income Level	2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	2010 Year 5	2011 Year 6	2012 Year 7	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extreme Low	Deed Restricted	68					8			8	60
	Non-deed restricted										
Very low	Deed Restricted	69					48			48	21
	Non-deed restricted										
Low	Deed Restricted	66	26	1	1		24			52	11
	Non-deed restricted		2			1				3	
Moderate	Deed Restricted	93	28							28	43
	Non-deed restricted		3		18	1				22	
Above Moderate		339	182	130	32	1	1		1	347	-8
Total RHNA by COG		635									
Total Units ▶▶▶			241	131	51	3	81*	0	1	508	127
Remaining Need for RHNA Period ▶▶▶▶▶											

\*Galt Place Senior Mixed Use Project assisted with Galt Redevelopment Agency funds

Table 6 provides the 2012 maximum household income limits for Sacramento County (very low-, low-, moderate-and above-moderate) as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. 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 6. 2012 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	22,850	24,700
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	63,900	73,050	82,150	91,300	98,600

Source: California Department of Housing and Community Development (Based on the 2012 median family of four income of \$76,100 for Sacramento County).

Table 7 shows that no new lower income dwelling units were added in calendar year 2012. This was during the economic recession period of approximately 2007 to the present and was not a particularly uncommon situation in the Sacramento Valley.

**Table 7  
Annual Building Activity Report Summary – New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects**

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

\* Note: These fields are voluntary.

Table 8 shows no activity in substantial rehabilitations of deteriorated residential structures and no acquisition of units or preservation of units at risk. This was partly a result of the economic recession, but also because the State of California eliminated local Redevelopment Agencies. The passage of AB1X26 effectively shut down redevelopment agencies in 2011 thereby affecting funding for housing rehabilitation and low income housing activities that were previously available from the Galt Redevelopment Agency.

**Table 8  
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				TOTAL UNITS	(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			
(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 9. Annual Building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table7)**

	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 <b>Moderate</b>	1					1	
No. of Units Permitted for <b>Above Moderate</b>						0	

\*Note: This field is voluntary.

**Table 10  
Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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
<i>Policy 1.</i> Implement land use designations and zoning that permits opportunities to meet the City's target objectives under the SACOG Regional Housing Needs Plan.	Provide for very low, low, moderate, and above moderate income housing	2000-2007	In the 2000-2007 Housing Element, The City identified an anticipated gap of 49 lower income units, and committed to rezone additional acreage to R3 to accommodate multi-family housing. However, the Galt Place Senior Housing Project was subsequently approved providing 80 extremely low-(8 du) very low (48 du), and low-income (24 du) age-restricted senior apartments in the City's

			downtown area thereby satisfying the previous unmet Based on the Draft 2008-2013 Housing Element reviewed by HCD, the City has identified adequate vacant land inventory to meet its Regional Housing Need Allocation for 2008-2013.
<u>Policy 2.</u> Any residential down zoning approvals shall require compensation for loss of land zoned at higher residential densities (R-2 and R-3) intended for very low- and low income	To guarantee no net loss of higher density residential land.	On-going	No residential down zoning approvals have been granted since adoption of the 2002-2007 Housing Element. The City is meeting this objective and will continue this action.
<u>Policy 3.</u> Allow for the development of 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.
<u>Policy 4.</u> Review progress toward meeting housing affordability targets and implementation of each housing policy.	Tabulate housing starts in each affordability category and compare to targets. Building permit and development applications will be revised to request proposed rent or sales cost information.	On-going	This process has been in place for several years and housing finals (which is the more accurate measurement) continue to be tracked.
<u>Policy 5.</u> City will offer density bonuses and other incentives in the construction of affordable housing.	The City will amend its Zoning Code to add a chapter implementing Section 65915 of the California Government Code.	2000-2007	The City amended its zoning code in December, 2007 to incorporate the density bonus provisions of the Government Code (Section 65915). This information is now codified in Galt Municipal Code Section 18.20.025.
<u>Policy 6.</u> Encourage infill development.	Allow for development of existing non-conforming small frontage lots. The City will encourage and facilitate the development of infill lots	On-going	The City is meeting this objective and the action will be continued.
<u>Policy 7.</u> Encourage developers to utilize innovative approaches to providing affordable housing in the City.	Use a proactive approach with housing developers when requested to provide information concerning the Zoning Ordinance's features (e.g., lot sizes, density bonuses, Planned Development zoning) aimed at promoting affordable housing in Galt.	On-going	The City has had success in achieving this objective (Galt Place Senior Apartment/Mixed Use Project, Grizzly Mesa Townhome Project, Grizzly Hollow 3 Apartments with Clubhouse/daycare and various family facilities, and 2 Habitat for Humanity houses) and will continue efforts in the next housing cycle.
<u>Policy 8.</u> Continue to encourage planned unit developments or specific plans containing innovative planning approaches.	Encourage the use of planned unit development and specific plans	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 PUD's approved.

<p><i>Policy 9.</i> The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (CA Gov. Code Section 65583).</p>	<p>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.</p>	<p>2000-2007</p>	<p>Sunset Garden Apartments have been on an annual renewal schedule for the past several years and are considered to be "at risk". The City continues to monitor the project, but there has been no change.</p>
<p><i>Policy 10.</i> Assist in the rehabilitation of both owner and renter-occupied housing.</p>	<p>Continue providing grants and low interest loans to very low- and low-income owner occupants.</p>	<p>On-going</p>	<p>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.</p>
<p><i>Policy 11.</i> Continue to implement a residential code enforcement program.</p>	<p>Continue to implement a code enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.</p>	<p>On-going</p>	<p>The City has a full time code enforcement officer who is very active in the community.</p>
<p><i>Policy 13.</i> Permit migrant farm worker housing in Galt.</p>	<p>Amend the Zoning Code to add a separate use category and definition for migrant farm worker housing and designate zones where migrant farm worker housing will be permitted.</p>	<p>2000-2007</p>	<p>The City has not met this objective, but there has not been a specific request for migrant farm worker housing in the city since there are no zoning districts that permit commercial agricultural activities. The objective will be continued to the next housing cycle.</p>
<p><i>Policy 14.</i> Assist in maintaining existing senior housing to meet the needs of older residents.</p>	<p>Provide elderly residents financial assistance to modify homes for handicapped accessibility.</p>	<p>On-going</p>	<p>The City/Redevelopment Agency's Housing Rehabilitation Loan and Grant Program routinely provided funding for modifying mobile homes and single family homes for handicapped accessibility and to address various other necessary health and safety improvements. Since the State eliminated Redevelopment funding in 2011, there is no ready funding source for this type of activity. It will be explored further in the future to see if there are alternative funding opportunities.</p>
<p><i>Policy 15.</i> Assist in increasing the supply of housing that meets the needs of older adults.</p>	<p>Continue to allow second residential units under the City's ordinance.</p>	<p>On-going</p>	<p>The City's zoning code permits the construction of second residential units, but there have been only two such units constructed in this Housing Element cycle. The City will evaluate ways to further encourage such units.</p>
<p><i>Policy 16.</i> Provide for single-room occupancy and studio type living arrangements.</p>	<p>Continue to allow mixed-use developments that include housing and commercial activities, such as the areas identified in the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>On-going</p>	<p>The City allows mixed-use developments in the Downtown Revitalization and Historic Preservation Specific Plan area. Galt Place was developed as a mixed-use project. It includes 80 affordability restricted senior apartments and retail/office on the first floor.</p>

<p><i>Policy 17.</i> Permit emergency shelters in appropriate locations in the City.</p>	<p>Continue to allow emergency shelters, defined by the City's Zoning Code as a permanent facility providing temporary housing for one or more individuals who are otherwise homeless (Section 18.92.040), in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones with the approval of a conditional use permit.</p>	<p>2000-2007</p>	<p>The City successfully codified this objective in the Municipal Code (Section 18.92.040). However, the 2008-2013 Housing Element cycle law updates now require that emergency shelters (homeless shelters) be allowed by right in the zoning code without additional entitlements such as conditional use permits. Staff is proposing to permit them in the Light Manufacturing zoning district, but that zoning amendment has not yet been processed.</p>
<p><i>Policy 18.</i> Permit transitional housing and large group homes in appropriate locations in the City.</p>	<p>Amend the Zoning Code to add separate use category and definition for transitional housing and designate the zones in which transitional housing will be permitted. The City will select zoning district(s) in which there are existing vacant or under-utilized sites that could accommodate transitional housing. Appropriate locations for transitional housing are required to be considered during a public hearing process before any commitments can be made regarding suitable sites.</p>	<p>2000-2007</p>	<p>The City has not met this objective, and the action will be continued to the next housing element cycle.</p>
<p><i>Policy 19.</i> Facilitate the provision of family daycare for families in need of financial assistance to meet childcare needs.</p>	<p>Continue to permit family daycare centers by right in all residential zones (R-A, R-1, R-2, and R-3) consistent with state law (California Health and Safety Code Section 1597.4).</p>	<p>Ongoing</p>	<p>The City continues to successfully comply with state law (California Health and Safety Code Section 1597.4) to permit family daycare centers in all residential zones.</p>
<p><i>Policy 20.</i> Encourage the development of housing to meet the needs of very low-, low-, and moderate-income large families.</p>	<p>In multi-family projects of ten or more units, the City shall require that a minimum of 10 percent of the units be three-bedroom or more. Developments guaranteed as retirement communities or for the elderly may be exempted from this requirement.</p>	<p>2000-2007</p>	<p>The only qualifying multi-family project with 10 or more units approved during 2002-2007 was Grizzly Hollow III. That project included 54 units and 18 of them were three-bedroom, representing more than 33 percent of the project. The City satisfied this objective.</p>
<p><i>Policy 21.</i> Continue to increase energy efficiency of existing housing.</p>	<p>Continue to increase energy efficiency of existing housing.</p>	<p>On-going</p>	<p>The City is a participant in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at <a href="http://www.energyupgradeca.org">www.energyupgradeca.org</a>. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs were advertised in the City Newsletter and links were provided on the city's website.</p> <p>The City is also currently exploring participation with Sacramento County in a Property Assessed Clean Energy Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.</p>

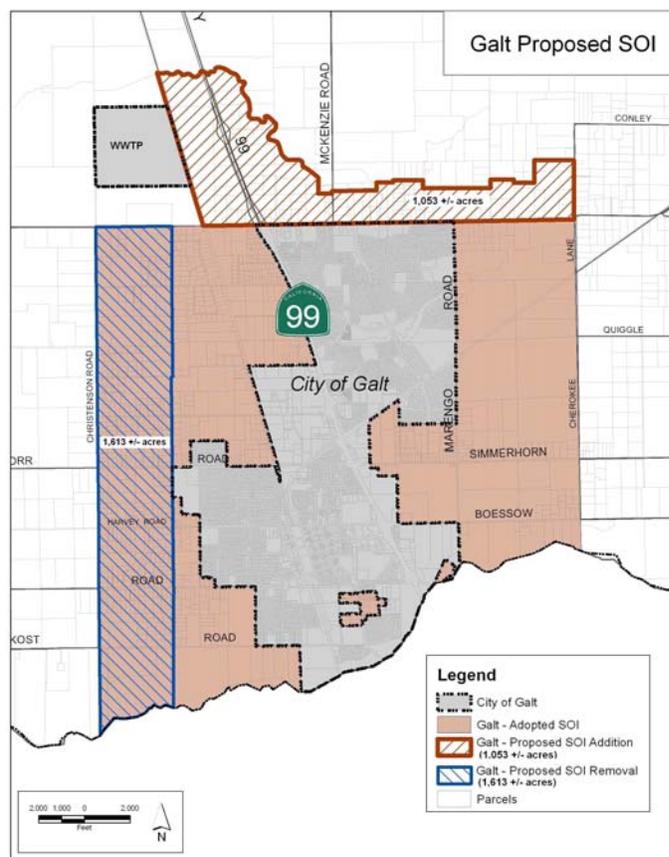
<p><u>Policy 22.</u> Ensure energy conservation practices in new housing.</p>	<p>The City will implement the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations).</p>	<p>On-going</p>	<p>The City implemented state building code energy conservation requirements on all building permits issued during the reporting time frame. The City waived permit fees for residential solar installation and requires a street tree for each new home.</p>
<p><u>Policy 23.</u> Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p>	<p>Promote equal housing opportunities.</p>	<p>On-going</p>	<p>The City did not administer any housing programs (other than the wind-down activities of the Redevelopment Agency's Housing Rehabilitation Loan and Grant Program) nor does it manage any rental properties. Therefore, the City is not typically involved in issues involving equal housing opportunities. However, if a citizen wished to lodge a complaint the City would refer them to the District Office of Fair Employment and Housing.</p>
<p><u>Policy 24.</u> Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.</p>	<p>Minimize the impacts of governmental constraints.</p>	<p>On-going</p>	<p>The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure.</p>
<p><u>Policy 25.</u> Continue to upgrade sewer and water delivery system and update impact fees as necessary.</p>	<p>Analyze and recommend upgrades to sewer and water delivery system.</p>	<p>On-going</p>	<p>Water and sewer system upgrades are included in the City's Capital Improvement Plan, which is updated annually to include new projects or amended cost estimates. Projects from the CIP are then prioritized and funded in the budget process. Impact fees are regularly updated and were last done in 2009.</p>
<p><u>Policy 26.</u> Ensure that the City's Zoning Code and permitting procedures allow reasonable accommodations for persons with disabilities.</p>	<p>Establish written procedures to make certain that reasonable accommodations are made for persons with disabilities.</p>	<p>2000-2007</p>	<p>Due to delays in adopting the 2030 General Plan coupled with the economic downturn of 2008-present, the City has not yet comprehensively amended the zoning code to address this issue. This action should be continued while the City updates its zoning code.</p>
<p><u>Policy 27.</u> Revise the Housing Element every five years or as needed and include public participation in each revision.</p>	<p>Update the Housing Element according to state law.</p>	<p>On-going</p>	<p>The 2006-2013 Housing Element update was significantly delayed while the comprehensive 2030 General Plan Update was completed. The General Plan public process continued six years and wasn't adopted until well into 2009, causing staff to put the Housing Element on hold and prioritize completion of the General Plan land use diagram and policies. Staff reinitiated the Housing Element update upon adoption of the General Plan, but there has been limited staff time available to work on it due to the economic recession of 2008-Present. The Draft 2006-2013 Housing Element was submitted to HCD for review and the City is close to receiving a notice of intent to certify. However, due to the upcoming deadline for the 2013-2021 element, staff will be recommending that City Council direct staff to abandon completion of the 2008-2013 element and focus on completion of the upcoming element instead.</p>

## **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 be added to the SOI on lands north of Twin Cities Road from Cherokee Road 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. (see diagram below.)

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



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## **Redevelopment Activities**

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

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

Nevertheless, the Galt Redevelopment Agency initiated a number of projects in 2011 prior to its elimination. Since those activities were in place prior to AB1X 26, it was expected that they could all continue until completed. However, the State Department of Finance (DOF) has ultimate approval authority over the Successor Agency and its Oversight Board to determine the Recognized Obligation Payment Schedules (ROPS) for Galt. Even though DOF approved virtually all projects on three prior ROPS, they denied several of those same projects on the recent ROPS IV. The City subsequently filed a lawsuit in February, 2013 and is awaiting the outcome of that litigation.

### ***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.

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

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

This project, associated with the Central Galt Corridor Project, is intended to develop a portion of the UPRR property adjacent to Fourth Street from B Street to E Street with a parking lot and other park-like improvements. Improvements include a transit stop, farmer's market area, palm trees, and extended landscaping with walkways and ornamental planting. If and when the commuter train associated with the High Speed Rail project comes to fruition, this site could also serve as a park-n-ride lot for commuters and a transit transfer point. This project is also contingent on funding availability as noted above.

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### **Simmerhorn Commercial Project CEQA**

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

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

### **Buxton Retail Recruitment Strategy**

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

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

### **Old Town Property Acquisition**

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

### **333 4<sup>th</sup> Street (Spaans Bakery Building) Façade Improvement**

The project is located on 4<sup>th</sup> Street between C and D Streets. It involved construction of an historic-looking façade on the front of a concrete tilt up building. The application was received on March 17, 2011. Construction for the project was completed in 2011. The paint and detail work was commenced in 2011 but has not been completed as of this writing.

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## **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. In addition, the economic recession has resulted in only a single new residential building permit in 2012 (not lower income).

## **City of Galt 2012 Accomplishments**

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

- Created Oversight Board to former Galt Redevelopment Agency (Successor Agency)
- Hosted Child Safety Day Program and Bike Rodeo
- Completed update of Emergency Plan
- Assigned Police Officers to the Regional Gang Task Force and the joint Elk Grove/Galt SWAT team
- Completed outside audit of Galt Police Department evidence room
- Updated Animal Control Ordinance by incorporating Sacramento County provisions.
- Initiated You Make the Difference Employee Recognition Program
- Developed a building permit fee reduction incentive program to encourage new residential construction
- Streamlined the architectural review process for new single family residential subdivisions and amended conditions of approval for previously approved subdivisions
- Drafted Development Agreement procedures ordinance and presented to Planning Commission
- Complete draft of Disposition and Development Agreement for entertainment center, and transmit to developer group
- Received building permit application for Walmart and working to ensure they are on schedule with satisfying conditions of approval and environmental mitigation measures
- Evaluated a proposal to prepare a Specific Plan and annex 358 acres around Liberty Ranch High School. The concept will be discussed with City Council in early 2013 and a formal application is expected soon thereafter
- Completed a Historical Resources evaluation on several buildings on Fourth Street and amended the city's list of local historic resources in accordance with the recommendations of that evaluation
- Completed the Draft CEQA analysis for the Galt Entertainment Center and advertised it for public review
- Completed CEQA analyses for the Twin Cities Roundabouts project and the Twin Cities Road widening project
- Twin Cities Roundabouts construction design is in final stage of completion
- Completed CEQA analysis for Simmerhorn Commercial conceptual shopping center project
- Approved the Fairways Oaks rezone and vesting tentative subdivision map
- Initiated work on CEQA/NEPA compliance for Wastewater Treatment Plan Facilities Master Plan
- Filed the first annual report on the Swainson's Hawk Conservation Land with City Council and the California Department of Fish and Wildlife

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- Completed Housing Assets Reporting to State Department of Finance including subsequent correspondence and requested a meet and confer meeting to discuss DOF's objections
  - Established a flat rate plan check/inspection fee for residential and most commercial solar photovoltaic system building permits
  - Completed Carillion Blvd. Pedestrian crossing at Deadman Gulch bike and pedestrian trail
  - Launched new Galt-Sacramento commuter bus
  - Installed community message sign to advertise City events
  - Launched on-line registration for Parks and Recreation
  - Implemented the Social Overall Academic Recreational (S.O.A.R.) After School Program at Lake Canyon, Marengo Ranch and River Oaks Elementary Schools.
  - Secured classrooms on the Fairsite campus for special interest classes and Parks & Rec programs.
  - Implemented new process for Market staff to accept payments for business licenses renewals from Market vendors.
  - Installed new billboard sign on the corner of Fairway and Caroline.
  - Revised TV commercial running on KCRA 3, CW31, Univision 19, & Comcast for the Market.
  - Completed Capital Projects Totaling \$1, 581,000:
    - 2012 Elm Avenue Overlay Project
    - 2012 Slurry Seal, Cape Seal, and Market Parking Lot Restoration
    - Deadman Gulch Trail Connection Project
    - Old Town Demolition Project
    - Littleton Center Floor Renovation
  - Replaced the resilient play surfaces (Tot Turf) at 5 parks.
  - Opened Walker Park's artificial turf field to the public on Sundays and installed bleachers
  - Completed training and placed new Vac-Con sewer cleaning truck into service
  - Entered into contracts for the Wastewater Treatment Plant Facility Plan, Liver Oak Pump Station, Pavement Maintenance projects, Kost well designs, and Utility Master Plans

## General Plan Implementation Schedule Progress

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

### APPENDIX A

#### LAND USE

Implementation Programs	Status
<p><b>LU-A: Sphere of Influence</b></p> <p>The City should request that the Sacramento Local Agency Formation Commission (LAFCo) modify Galt's sphere of influence consistent with the long-term growth plans reflected in the General Plan.</p>	<p>The amended SOI was approved by LAFCo in Jan. 2011.</p>
<p><b>LU-B: Habitat Conservation Plan</b></p> <p>The City should work with Sacramento County to identify and protect critical species habitat as shown in the proposed South Sacramento County Habitat Conservation Plan (SSHCP).</p>	<p>The City continues to work with Sacramento County and other participating agencies in the preparation of the SSHCP. It is hopeful that a public review draft and accompanying CEQA analysis will be circulated for public input in 2013.</p>
<p><b>LU-C: Landscape and Lighting District</b></p> <p>The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.</p>	<p>In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this policy for new development.</p>
<p><b>LU-D: Annual General Plan Reviews</b></p> <p>The City Council should review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan.</p>	<p>This report fulfills this program.</p>
<p><b>LU-E: Major General Plan Reviews</b></p> <p>The City should conduct a major review of the General Plan, including the General Plan Policy Document and Existing Conditions Report, beginning every ten years from the date of final approval of this General Plan, and should revise it as deemed necessary.</p>	<p>The City will conduct reviews as suggested. The first major review would be up for consideration in 2019.</p>
<p><b>LU-F: Ordinance Consistency</b></p> <p>The City should review and amend, as necessary, applicable ordinances, regulations, and plans referenced herein to ensure consistency with the General Plan. These shall include, but not be limited to, the Park Master Plan, Bicycle and Pedestrian Plan, Landscape Manual, and Building Code.</p>	<p>Reviews for consistency 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 an update of the Building Codes including the new California Green Code in 2010. Other ordinances and policies will be reviewed, revised and amended as budget permits.</p>
<p><b>LU-G: Downtown Revitalization and Improvement</b></p> <p>The City should work with Downtown business and property owners to continue revitalization efforts via private property improvements and programs.</p>	<p>The Galt Redevelopment Agency was the primary funding source for much of the façade improvement work that has occurred in the downtown area (Lincoln Way corridor, Old Town area along C Street, and Spaans Bakery on 4<sup>th</sup> Street). Since that funding source has been eliminated, this program</p>

	<p>will need to be reevaluated. However, the City obtained a \$2 million SACOG grant to revitalize and enhance the C Street corridor (including portions of Lincoln Way and Fourth Streets) and to make various improvements to the UPRR property along 4<sup>th</sup> Street (enhanced landscaping and parking lot/transit stop). Further, the reconstruction and enhancement of the Central Galt Interchange is expected to lead visitors more directly to the downtown area.</p> <p>In addition, the City revitalized an old car repair site by approving the Galt Place Mixed Use Senior Housing Project on the site. That project includes affordable housing and ground floor commercial space that has brought several new businesses to the downtown area and has created a residential environment as well that should spur further revitalization in the area.</p> <p>Lastly, the City/Redevelopment Agency initiated property acquisitions in the Old Town area along 4<sup>th</sup> Street and is actively negotiating with a developer to create an entertainment complex on 4<sup>th</sup> Street. Those efforts will continue since they were initiated prior to the loss of the Redevelopment Agency.</p>
<p><b>LU-H: Zoning Ordinance and Zoning Map Consistency</b> The City shall review and amend, as necessary, the Zoning Ordinance and Zoning Map to ensure consistency with the General Plan.</p>	<p>Due to budget constraints associated with the current economic recession, the Zoning Code has not been updated for consistency with the General Plan. However, staff anticipates commencement of this activity in mid 2013.</p>

**CIRCULATION ELEMENT**

Implementation Programs	Status
<p><b>C-A: Capital Improvements Financing Plan and Development Fees</b> The City shall update its Long-Term Capital Improvement Program (CIP) to include all new facilities identified in the General Plan with appropriate funding mechanism such as assessment districts and/or grants. The City shall subsequently update the CIP's five-year implementation plan as deemed appropriate.</p>	<p>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.</p>
<p><b>C-B: Park-n-Ride</b> The City shall investigate opportunities for new Park-n-Ride facilities as part of ongoing development project review, during design of new highway interchanges, and major street improvement projects, and during the annual review of the Transit Budget.</p>	<p>Ongoing as part of new project submissions or City initiated projects. Enhancements to the existing Park-N-Ride lot on Twin Cities Road are included in the Twin Cities Roundabout construction plans. 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.</p>
<p><b>C-C: Bike and Pedestrian Master Plan</b> The City should update the Bike and Pedestrian Master</p>	<p>The Plan update was adopted March 1, 2011. Recommended initial projects were developed from the Master Plan for early implementation on existing roadways (CIP Project, #51E,</p>

<p>Plan every five years to maintain eligibility for grant funding. The plan shall also be updated to address the issues noted in the policies.</p>	<p>Bicycle Lane Improvements). Other projects with future development. Pursuant to conditions of approval.</p>
<p><b>C-D: Transit Planning</b> The City will work with local transit service providers to improve transit in the City.</p>	<p>The City continues to work cooperatively with South County Transit to meet transit needs within the City. A new transit provider (Storer) was selected in April 2009 with an extension in June 2012. A new Sacramento commuter express service was initiated April 30, 2012.</p>
<p><b>C-E: Sidewalk Maintenance and ADA Program</b> The City should maintain an inventory of City sidewalks and continue implementation of ADA compliance plans and periodic maintenance of sidewalks via the CIP funding program.</p>	<p>The City maintains an inventory of facilities in need of ADA compliance. This inventory is referenced annually for the sidewalk replacement, reconstruction and new construction program.  The City initiated an expanded and updated inventory in 2011 which includes all city parks and facilities and their associated sidewalks. A comprehensive ADA Transition plan is expected to be completed in 2013.</p>

**CONSERVATION ELEMENT**

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

<p><b>COS-E: Infill Development Priority</b></p> <p>The City should adopt incentives for implementing infill development near job centers and transportation nodes. Incentives can include, but are not limited to, building permit fee waiver, parking standard reductions, etc.</p>	<p>This is intended to be addressed in the update of the Zoning Ordinance planned for 2013..</p>
<p><b>COS-F: City Fleet Vehicles</b></p> <p>The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.</p>	<p>No formal program has been established as of this report. The City made its first purchase of a hybrid vehicle in 2009. The City has since purchased several hybrid vehicles.</p> <p>All new vehicle specifications require compliance with the latest vehicle emission guidelines. The City worked with SMUD on a test program to determine the performance of an all electric pick up truck, but there was a recall and that program has been suspended temporarily.</p>
<p><b>COS-G: Support Energy Conservation Legislation</b></p> <p>The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.</p>	<p>The City supports low emission technologies and efficient fuels.</p>
<p><b>COS-H: City Facilities</b></p> <p>The City should upgrade existing City facilities so that energy use can be derived from sustainable energy sources by 2020. This can include, but is not limited to, the installation of solar panels or by purchasing electricity from service providers that use renewable energy sources.</p>	<p>In 2011, the City negotiated a Power Purchase Agreement with Solar Star XXII, LLC whereby the solar provider constructed an approximate 1MW solar facility on property leased from the City. The electricity generated by that facility is purchased by the City to run the Wastewater Treatment Plant facilities at a flat rate of \$0.08676 per kWh for the 20 year term of the PPA. This rate is less than current and anticipated SMUD rates, and is projected to save the City over \$1.2 million by the end of 20 years. An updated analysis based upon 2012 usage is expected to be available spring 2013.</p> <p>In addition, the City sought and obtained an approximate \$133,700 Energy Efficiency Community Block Grant to retrofit about 184 of its high pressure sodium streetlights with LED fixtures which are far more energy efficient and provide a whiter light with less spillover. That project was completed and reimbursed in 2012. The City will continue to look for innovative methods to conserve energy at city facilities and to utilize renewable energy sources to the extent feasible.</p>
<p><b>COS-I: Energy Efficiency</b></p> <p>The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.</p>	<p>As new development is proposed, the City will encourage such efficiency standards. The new Green Building Codes adopted in 2010 achieve high energy efficiency, but City staff encourages all developers in the design phase to increase efficiency to the maximum feasible level.</p>

<p><b>COS-J: Energy Conservation Features</b></p> <p>The City shall coordinate with utility providers to provide City residents with information on a variety of energy conservation features including tree planting programs, energy efficient development, and increased use of renewable energy sources.</p>	<p>The City participates in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at <a href="http://www.energyupgradeca.org">www.energyupgradeca.org</a>. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs have been advertised in the City Newsletter and links were provided on the city's website. The City is also currently exploring participation with Sacramento County in a Property Assessed Clean Energy Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.</p>
<p><b>COS-K: Greenhouse Gas Emissions Reduction Plan</b></p> <p>The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.</p>	<p>The City worked with the Sacramento Area Green Partnership to inventory greenhouse gas emissions at the community level and by government operations. A subsequent effort has resulted in a list of potential reduction measures with an attempt to quantify, to some extent, the emissions reductions for various items. The City budget and staff resources have not been sufficient in the past several years to compile that information into a city-specific reduction plan. SACOG is currently pursuing a grant to prepare a regional climate action plan that will provide further technical assistance to allow the City of Galt to tier off of that analysis. Budget funds have been requested for this project in 2013/14.</p>
<p><b>COS-L: Green Construction</b></p> <p>The City shall amend the municipal code as necessary to remove barriers to green construction.</p>	<p>As barriers are identified, appropriate review and subsequent action will be taken. The City adopted the new California Green Building Codes in December, 2010.</p>

**PUBLIC FACILITIES & SERVICES ELEMENT**

Implementation Programs	Status
<p><b>PFS-A: Infrastructure Master Plans</b></p> <p>The City shall prepare, annually review, and update every five years a Water Master Plan, Wastewater Master Plan, Storm Drainage Master Plan, and Pavement Management Plan.</p>	<p>The City has prepared all of these Plans and completed the CEQA analysis. The Water, Wastewater and Storm Drainage Master Plans were adopted by City Council May 2012. The Pavement Management Plan was brought to City Council as an informational item on July 5, 2011. Regular reviews and updates will be planned thereafter.</p>
<p><b>PFS-B: Capital Improvement Program</b></p> <p>The City shall annually review and update the Capital Improvement Program.</p>	<p>The CIP was reviewed and updated in June, 2012. Quarterly status reports are presented at Council meetings and available on the City's website.</p>
<p><b>PFS-C: Development Fee Schedule</b></p> <p>The City shall prepare development fee schedules based on the Capital Improvement Program.</p>	<p>The City has hired a consultant to review fees charged for various City services. Additionally, utility impact fees will be reviewed and updated for anticipated Council consideration in late 2013. Regular updates are ongoing and compliant.</p>

<p><b>PFS-D: Water Supply Alternatives Study</b></p> <p>The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.</p>	<p>The City will address this issue in the update of the Urban Water Management Plan. It is scheduled for adoption in early 2013.</p>
<p><b>PFS-E: Water Management Plan</b></p> <p>The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.</p>	<p>The City is in the process of updating the Urban Water Management Plan. Adoption is expected in early 2013.</p>
<p><b>PFS-F: Ground Water Protection Response Plan</b></p> <p>If the results from PFS-E indicate an imbalance between safe groundwater and project water requirements, the City should develop a response plan to address the imbalance, including an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.</p>	<p>The City will address this issue in the update of the Urban Water Management Plan. The City is participating with the southeast Sacramento County Agricultural Water Authority and Sacramento County to develop a Regional Groundwater Plan for further implementation.</p>
<p><b>PFS-G: Stormwater Management Plan</b></p> <p>The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.</p>	<p>The City is a co-permittee under the Sacramento Stormwater Quality Partnership for Municipal Separate Storm Sewer Systems (MS4). Polluted stormwater runoff can be transported through local city/county Municipal Separate Storm Sewer Systems (MS4s), from which it is often discharged untreated into local waterbodies. To prevent harmful pollutants from being washed or dumped into an MS4, operators must obtain a NPDES permit and develop a stormwater management program. The SSQP includes a Stormwater Quality Design Manual and Hydromodification Management Plan for new development projects. Compliance with these plans and their best management practices helps to improve stormwater quality in the region. A Storm Drain Master Plan was adopted May 2012 to guide development of the City's Storm ordinance systems.</p>
<p><b>PFS-H: Stormwater and Flood Protection Ordinance</b></p> <p>The City shall prepare and adopt a Stormwater and Flood Protection Ordinance to implement the updated Storm Drainage and Flood Protection Master Plan to address stormwater runoff and flood protection.</p>	<p>With the completion of the Storm Drain Master Plan in mid 2012, an evaluation will be undertaken to determine the necessity and extent of such an ordinance. However, certain updates were completed to the Flood Protection Ordinance and adopted November 20, 2012.</p>
<p><b>PFS-I: Public Safety Services Master Plan</b></p> <p>The City shall update the Public Safety Services Master Plan for police services based on future development trends.</p>	<p>Like all other Master Plans, periodic updates occur will as needed. Due to the economic recession of 2008-Present, there has been little development to warrant an update this year.</p>
<p><b>PFS-J: New Fire Substations</b></p> <p>The City shall work with the Cosumnes Community Services District Fire Department to identify and site new fire stations in accordance with the "maximum fire station siting zones" identified on the Land Use and Circulation Diagram (Figure LU-1).</p>	<p>Upon request, the City will work with CSD Fire Dept. cooperatively on this project as all others</p>

<p><b>PFS-K: Park and Recreation Master Plan</b></p> <p>The City shall update the park and recreation master plan as necessary to outline facility needs and funding mechanisms.</p>	<p>The Parks &amp; Recreation Master Plan was adopted by the City Council in 2010. One of the first projects completed under that plan in 2011 was Walker Park, Phase I.</p>
<p><b>PFS-L: Technology Coordinator</b></p> <p>The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development.</p>	<p>This measure was accomplished with the hiring of an IT Coordinator in 2007. In 2012, that position was supplemented with a part-time IT Technician.</p>
<p><b>PFS-M: Telecommunications Program</b></p> <p>The City shall develop and expand telecommunications programs at City Hall.</p>	<p>This is an ongoing process within budget constraints. One of the projects currently in progress is installation of a fiber optic line to connect City Hall with the Municipal Services Center and Police Department. The City has budgeted \$135,000 in FY12-13 to replace the citywide phone system with a modern voice over internet protocol (VOIP) system.</p>

**COMMUNITY CHARACTER ELEMENT**

Implementation Programs	Status
<p><b>CC-A: Existing Neighborhoods</b></p> <p>The City shall continue proactive code enforcement and nuisance abatement programs to ensure that existing neighborhoods remain attractive and free of public nuisances. To this end, the City shall work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight, and ensure that community aesthetic standards are maintained. The City shall also identify infrastructure deficiency needs of existing neighborhoods and incorporate repair and improvement costs into the Capital Improvement Program.</p>	<p>For 2012, Code Enforcement investigated approximately 402 potential violations and closed 409 cases during the same period. Of the total case load, 289 were proactive investigations. The Code Enforcement Officer regularly participates in neighborhood watch meetings and similar events. The sidewalk and pavement management maintenance plan addresses regular maintenance of neighborhood infrastructure and works it into the CIP budget.</p>
<p><b>CC-B: Signage</b></p> <p>The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.</p>	<p>Will be addressed in the Zoning Ordinance if there are sufficient funds in the budget. However, this is not the highest priority issue for revision.</p>
<p><b>CC-C: Public Art</b></p> <p>The City shall adopt an Art in Public Places Ordinance.</p>	<p>Will be addressed as work load permits and priorities are established.</p>
<p><b>CC-D: Downtown Design Guidelines</b></p> <p>The City shall continue to enforce and periodically review and update as necessary the design guidelines of the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>The Historic Preservation Advisory Committee meets when needed to review plans for changes to historic structures in the Downtown Specific Plan Area. Staff updates necessary policies periodically to address changed conditions.</p>

<p><b>CC-E: Tree Selection</b></p> <p>The City shall immediately prepare an informational addendum to the Galt Landscape Manual to encourage selection of tree species with low biogenic emissions and discourage those species with high emissions and to provide a list of trees in each category. In the longer term, the City shall conduct a comprehensive update of the Galt Landscape Manual and include a section on biogenic tree emissions.</p>	<p>The Air Quality Management District provided a list of low biogenic species to include with our landscape/irrigation application package. A formal addendum to the Landscape Manual will be created when work load and budget permits. Due to low development activity in recent years, this has not been a priority project.</p>
<p><b>CC-F: Master Landscape and Lighting District Plan</b></p> <p>The City shall prepare a Master Landscape and Lighting District to finance the maintenance of natural areas in new developments or provide an alternative financing mechanism.</p>	<p>In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this policy for new development.</p>
<p><b>CC-G: Enhance Visual Quality</b></p> <p>The City should work to improve visual quality of rail corridors and major road corridors in the city.</p>	<p>As new projects are considered for approval, appropriate consideration will be given toward visual enhancement opportunities. The Central Galt Corridor Project (CIP Project # 50H) and UPRR parking lot and site improvements project (CIP Project # 59B) will provide significant visual enhancement to C Street from the interchange to Fourth Street, Lincoln Way between A and C Streets, C/Lincoln intersection, and Fourth Street and the adjacent UPRR property from B to E Streets.</p>

**ECONOMIC DEVELOPMENT ELEMENT**

Implementation Programs	Status
<p><b>ED-A: City Staff Participation</b></p> <p>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, coordination with regional labor force development agencies, promoting Galt as a business location, coordinating funding resources, business outreach, and participation with local business associations.</p>	<p>The City continued to implement the strategies outlined in the City Economic Development Roadmap policy document, April 2008.</p> <p>To that end, the City/Redevelopment Agency retained the services of the Buxton Company, a national retail site selection firm, to assist the City with a retail recruitment strategy. Buxton also did a health care analysis for Galt which was used to leverage Lodi Memorial Hospital to implement certain radiological services at the Galt Clinic and to increase their physician specialty services in Galt. Staff reached out to Kaiser but that effort was unsuccessful due to the proximity to the Elk Grove facilities. Efforts will also be made with Sutter Health and Blue Shield.</p>
<p><b>ED-B: Sales Tax Trend Tracking</b></p> <p>The City should use audits of its sales tax data to track taxable sales growth by industry category. This data can be used to track retail store sales, as well as identify non-retail businesses that generate sales tax from point-of-sale transactions. This information would also be used to prioritize the business outreach program, and provide comparison data for fiscal analyses.</p>	<p>The City retained the services of The HDL Companies to assist the City of Galt in analyzing sales activity and the subsequent reporting of sales tax. Information is received and reviewed on a quarterly basis.</p>

<p><b>ED-C: Targeted Marketing Message</b></p> <p>The City shall develop specific marketing messages for different industry sectors, based on Galt's strengths, local and regional market positions, and future growth opportunities. Local-serving sectors would focus on Galt's location along State Route 99, the significant unmet local spending demand, and future spending growth. Export-oriented industry prospects would focus on available sites, the attributes of the local workforce, and growth prospects from Galt's proximity to regional economic centers around Sacramento and Stockton.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p> <p>Due to budget and staffing constraints in recent years, limited work has been done specifically on marketing messages, but staff and the City Council has been active in reaching out to different sectors promoting Galt.</p>
<p><b>ED-D: Business Attraction</b></p> <p>The City should Implement and prioritize business attraction initiatives in the categories identified in Goals ED-1.3, 3.3, and 3.4. This can include the development of an overall Economic Development Strategy.</p>	<p>See ED-A status.</p>
<p><b>ED-E: Vacancy and Parcel Tracking</b></p> <p>The City should track and continually update available land parcels. This information should be matched up with any individual business needs identified through business outreach.</p>	<p>A Vacant Land Inventory is currently maintained by the Community Development Dept. and made available to interested parties. To the extent practical, staff has also maintained an inventory of developed land with vacant tenant spaces, but it is very difficult to keep it up to date. A link was added on the City's web page to a real estate website for available commercial/industrial buildings known as Loop Net. This will allow prospective businesses to ascertain available tenant spaces and brokers/agents who represent that property.</p>
<p><b>ED-F: Funding Resources</b></p> <p>The City should continue to identify funding resources and apply for those resources for which the City of Galt qualifies. Outside funding resource that City can consider include the following:</p> <ul style="list-style-type: none"> <li>▪ Federal transportation funds (TEA 3 Funding Programs)</li> <li>▪ CA Business, Transportation, &amp; Housing Agency and CA Environmental Protection Agency</li> <li>▪ California Infrastructure and Economic Development Bank: Infrastructure State Revolving Fund</li> <li>▪ Economic Development Administration: Public Works Grants</li> <li>▪ US Department of Agriculture Rural Development: Community Facilities Grants and Loans</li> <li>▪ US Environmental Protection Agency: Brownfields Assessment, Revolving Loan Fund, and Clean-up Grants</li> <li>▪ California Statewide Communities Development Authority</li> <li>▪ State Transportation Improvement Program (STIP)</li> </ul>	<p>The City actively competes in various state and federal grant and other appropriation requests. Significant funds were obtained in 2011, so 2012 was spent primarily implementing the initial phases of those projects including:</p> <p>A \$2 million community design grant from SACOG for the Central Galt corridor ("C" Street) complete streets project.</p> <p>An approximately \$133,700 Energy Efficiency Community Block Grant to retrofit about 184 high pressure sodium streetlights with LED fixtures which are far more energy efficient and provide a whiter light with less spillover. That project was completed and reimbursed in 2012.</p> <p>A \$15,000 grant from the Local Government Commission for Infill Streamlining Program. That money was used to supplement transit, pedestrian access, bike parking and similar features of the UPRR parking lot and site improvements project.</p> <p>An application for SRF funding for the Kost Well and WTP design is in process. Estimated amount is about \$400,000. The funding for construction will follow once the design is approximately 90% complete.</p> <p>The City has an active program to procure and fully utilize CDBG grant funds to construct eligible community enhancement and infrastructure projects.</p>

<p><b>ED-G: Supplier Business Attraction</b></p> <p>The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.</p>	<p>The City will continue to implement the strategies of the City Economic Development Roadmap policy document, April 2008. 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. Staff has been receiving additional inquiries from similar facilities wishing to locate in the industrial park, but there is little available space in existing buildings to accommodate the space requirements.</p>
<p><b>ED-H: Employment Trend Tracking</b></p> <p>The City should consider dedicating staff resources to tracking employment and payroll trends. The U.S. Census ZIP Code Business Patterns can be used for tracking aggregate employment trends. In order to systematically track employment by detailed industry category, the City should request a custom data run from the California Employment Development Department, and continue to update this data on an annual basis. This data will also include wage and salary data, which can be used to track income growth by industry.</p>	<p>There was some tracking of unemployment trends during the recent economic recession, but staff has not had the resources to spend time on this topic to date.</p>
<p><b>ED-I: Existing Business Outreach</b></p> <p>The City should establish and implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Galt. The outreach entails making initial contact with the local facility manager, and where applicable, making higher level corporate contacts. The outreach process would identify business climate issues, and future plans for the business, allowing time for the City to respond. Also use the outreach process to ensure that businesses that generate sales tax revenue are designating Galt as the point-of-sale location.</p>	<p>The City Manager has been active in the community and regularly attends Chamber of Commerce events and other activities with the business community. The City Manager also meets at least annually with owners and/or managers of each of the largest businesses in the community from a jobs and revenue standpoint.</p>
<p><b>ED-J: Business Climate Improvement</b></p> <p>The City should proactively use the business outreach process to identify priorities for business climate improvement, including issues such as the approval process and permitting, the quality of public services, infrastructure issues, public spaces, quality of life issues, labor force preparedness, business costs, and the quality and cost of business space. Once priorities are identified, the City can apply resources to addressing any identified weaknesses.</p>	<p>The Community Development Department generated a list of Development Permit Streamlining Measures for City Council review and approval. These measures are being implemented in phases in order to further improve the permit process associated with the Planning, Public Works, and Building Departments. The Department has received numerous compliments from the community about these efforts and improved customer service.</p>

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

**NOISE ELEMENT**

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

## **SAFETY AND SEISMIC ELEMENT**

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

## **HISTORIC ELEMENT**

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

<p>program, building permit fee reduction or waiver, and/or other programs to provide an incentive to property owners for the preservation and maintenance of historic structures and the revitalization of the Downtown commercial district.</p>	<p>Agency, has historically implemented this program. With the loss of redevelopment funding in 2011, however, the city may need to revisit using Mills Act or other programs in the future. This is not currently a budgeted or prioritized project at this time.</p>
<p><b>HRE-D: Federal and State Grants</b></p> <p>The City should pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.</p>	<p>The City actively competes in various state and federal grant and other appropriation requests. As noted in the status for Program ED-F above, the City routinely applies for grant funding. HOME funds were used to develop the Habitat for Humanity sites in 2009/2010 and the City annually receives a CDBG grant for a variety of projects. The most recent CDBG project was for the UPRR Quiet Zone Study. The City also received an Energy Efficiency CDBG allocation this year for streetlight retrofits.</p>

<p><b><u>HOUSING ELEMENT</u></b></p>	
<p><b>Implementation Programs</b></p>	<p><b>Status</b></p>
<p>NOTE: The Housing Element is currently being updated on a separate track from the rest of the General Plan. Once the Housing Element is updated and adopted, implementation programs will be included here. For more information on the Housing Element Update please visit the City's website at: <a href="http://www.ci.galt.ca.us/">http://www.ci.galt.ca.us/</a></p>	

## Appendix B

State Income Limits for 2012

5 of 8

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

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Riverside County</b>	Extremely Low	14,100	16,100	18,100	<b>20,100</b>	21,750	23,350	24,950	26,550
4-Person	Very Low Income	23,450	26,800	30,150	<b>33,500</b>	36,200	38,900	41,550	44,250
Area Median Income	Lower Income	37,550	42,900	48,250	<b>53,600</b>	57,900	62,200	66,500	70,800
<b>63,300</b>	Median Income	44,300	50,650	56,950	<b>63,300</b>	68,350	73,450	78,500	83,550
	Moderate Income	53,150	60,750	68,350	<b>75,950</b>	82,050	88,100	94,200	100,250
<b>Sacramento County</b>	Extremely Low	16,000	18,300	20,600	<b>22,850</b>	24,700	26,550	28,350	30,200
4-Person	Very Low Income	26,650	30,450	34,250	<b>38,050</b>	41,100	44,150	47,200	50,250
Area Median Income	Lower Income	42,650	48,750	54,850	<b>60,900</b>	65,800	70,650	75,550	80,400
<b>76,100</b>	Median Income	53,250	60,900	68,500	<b>76,100</b>	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	<b>91,300</b>	98,600	105,900	113,200	120,500
<b>San Benito County</b>	Extremely Low	16,700	19,050	21,450	<b>23,800</b>	25,750	27,650	29,550	31,450
4-Person	Very Low Income	27,800	31,750	35,700	<b>39,650</b>	42,850	46,000	49,200	52,350
Area Median Income	Lower Income	44,450	50,800	57,150	<b>63,450</b>	68,550	73,650	78,700	83,800
<b>79,300</b>	Median Income	55,500	63,450	71,350	<b>79,300</b>	85,650	92,000	98,350	104,700
	Moderate Income	66,600	76,100	85,650	<b>95,150</b>	102,750	110,350	118,000	125,600
<b>San Bernardino County</b>	Extremely Low	14,100	16,100	18,100	<b>20,100</b>	21,750	23,350	24,950	26,550
4-Person	Very Low Income	23,450	26,800	30,150	<b>33,500</b>	36,200	38,900	41,550	44,250
Area Median Income	Lower Income	37,550	42,900	48,250	<b>53,600</b>	57,900	62,200	66,500	70,800
<b>63,300</b>	Median Income	44,300	50,650	56,950	<b>63,300</b>	68,350	73,450	78,500	83,550
	Moderate Income	53,150	60,750	68,350	<b>75,950</b>	82,050	88,100	94,200	100,250
<b>San Diego County</b>	Extremely Low	16,900	19,300	21,700	<b>24,100</b>	26,050	28,000	29,900	31,850
4-Person	Very Low Income	28,150	32,150	36,150	<b>40,150</b>	43,400	46,600	49,800	53,000
Area Median Income	Lower Income	45,000	51,400	57,850	<b>64,250</b>	69,400	74,550	79,700	84,850
<b>75,900</b>	Median Income	53,150	60,700	68,300	<b>75,900</b>	81,950	88,050	94,100	100,200
	Moderate Income	63,750	72,900	82,000	<b>91,100</b>	98,400	105,700	112,950	120,250
<b>San Francisco County</b>	Extremely Low	23,350	26,650	30,000	<b>33,300</b>	36,000	38,650	41,300	44,000
4-Person	Very Low Income	38,850	44,400	49,950	<b>55,500</b>	59,950	64,400	68,850	73,300
Area Median Income	Lower Income	62,200	71,050	79,950	<b>88,800</b>	95,950	103,050	110,150	117,250
<b>103,000</b>	Median Income	72,100	82,400	92,700	<b>103,000</b>	111,250	119,500	127,700	135,950
	Moderate Income	86,500	98,900	111,250	<b>123,600</b>	133,500	143,400	153,250	163,150
<b>San Joaquin County</b>	Extremely Low	13,950	15,950	17,950	<b>19,900</b>	21,500	23,100	24,700	26,300
4-Person	Very Low Income	23,250	26,550	29,850	<b>33,150</b>	35,850	38,500	41,150	43,800
Area Median Income	Lower Income	37,150	42,450	47,750	<b>53,050</b>	57,300	61,550	65,800	70,050
<b>66,300</b>	Median Income	46,400	53,050	59,650	<b>66,300</b>	71,600	76,900	82,200	87,500
	Moderate Income	55,700	63,650	71,600	<b>79,550</b>	85,900	92,300	98,650	105,000
<b>San Luis Obispo County</b>	Extremely Low	15,850	18,100	20,350	<b>22,600</b>	24,450	26,250	28,050	29,850
4-Person	Very Low Income	26,400	30,200	33,950	<b>37,700</b>	40,750	43,750	46,750	49,800
Area Median Income	Lower Income	42,250	48,250	54,300	<b>60,300</b>	65,150	69,950	74,800	79,600
<b>75,400</b>	Median Income	52,800	60,300	67,850	<b>75,400</b>	81,450	87,450	93,500	99,550
	Moderate Income	63,350	72,400	81,450	<b>90,500</b>	97,750	105,000	112,200	119,450

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 2012

Income Category <sup>1</sup>	Affordable Home Price Range <sup>2</sup>	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$61,650 \$61,651 - \$102,750 \$102,751 - \$164,400 \$164,401 - \$246,600 over \$246,600	1 Bedroom Home Family of 3 Annual Median Income: <b>\$68,500</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$68,490 \$68,491 - \$114,150 \$114,151 - \$182,640 \$182,641 - \$273,960 over \$273,960	2 Bedroom Home Family of 4 Annual Median Income: <b>\$76,100</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$73,980 \$73,981 - \$123,300 \$123,301 - \$197,280 \$197,281 - \$295,920 over \$295,920	3 Bedroom Home Family of 5 Annual Median Income: <b>\$82,200</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$84,915 \$84,916 - \$141,525 \$141,526 - \$226,440 \$226,441 - \$339,660 over \$339,660	4 Bedroom Home Family of 7 Annual Median Income: <b>\$94,350</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$95,884 \$95,885 - \$159,807 \$159,808 - \$255,691 \$255,692 - \$383,537 over \$383,537	5 Bedroom Home Family of 9 Annual Median Income: <b>\$106,538</b>

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

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

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2011**

Income Category <sup>1</sup>	Affordable Home Price Range <sup>2</sup>	Home Type and Family Size
Extremely Low:	under - \$60,840	1 Bedroom Home Family of 3 Annual Median Income: <b>\$67,600</b>
Very Low:	\$60,841 - \$101,400	
Low:	\$101,401 - \$162,240	
Moderate:	\$162,241 - \$243,360	
Above Moderate:	over \$243,360	
Extremely Low:	under - \$67,590	2 Bedroom Home Family of 4 Annual Median Income: <b>\$75,100</b>
Very Low:	\$67,591 - \$112,650	
Low:	\$112,651 - \$180,240	
Moderate:	\$180,241 - \$270,360	
Above Moderate:	over \$270,360	
Extremely Low:	under - \$72,990	3 Bedroom Home Family of 5 Annual Median Income: <b>\$81,100</b>
Very Low:	\$72,991 - \$121,650	
Low:	\$121,651 - \$194,640	
Moderate:	\$194,641 - \$291,960	
Above Moderate:	over \$291,960	
Extremely Low:	under - \$83,790	4 Bedroom Home Family of 7 Annual Median Income: <b>\$93,100</b>
Very Low:	\$83,791 - \$139,650	
Low:	\$139,651 - \$223,440	
Moderate:	\$223,441 - \$335,160	
Above Moderate:	over \$335,160	
Extremely Low:	under - \$92,257	5 Bedroom Home Family of 9 Annual Median Income: <b>\$102,508</b>
Very Low:	\$92,258 - \$153,762	
Low:	\$153,763 - \$246,019	
Moderate:	\$246,020 - \$369,029	
Above Moderate:	over \$369,029	

<sup>1</sup> Extreme Low Income: less than 30% median  
Very Low Income: 30-50% of median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of median income  
Above Moderate: over 120% of median income

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

**Home Prices Affordable to  
Designated Income Categories 2010**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Extremely Low:	under - \$59,220	1 Bedroom Home Family of 3 Annual Median Income: <b>\$65,800</b>
Very Low:	\$59,221 - \$98,700	
Low:	\$98,701 - \$157,920	
Moderate:	\$157,921 - \$236,880	
Above Moderate:	over \$236,880	
Extremely Low:	under - \$65,790	2 Bedroom Home Family of 4 Annual Median Income: <b>\$73,100</b>
Very Low:	\$65,791 - \$109,650	
Low:	\$109,651 - \$175,440	
Moderate:	\$175,441 - \$263,160	
Above Moderate:	over \$263,160	
Extremely Low:	under - \$71,055	3 Bedroom Home Family of 5 Annual Median Income: <b>\$78,950</b>
Very Low:	\$71,056 - \$118,425	
Low:	\$118,426 - \$189,480	
Moderate:	\$189,481 - \$284,220	
Above Moderate:	over \$284,220	
Extremely Low:	under - \$81,585	4 Bedroom Home Family of 7 Annual Median Income: <b>\$90,650</b>
Very Low:	\$81,586 - \$135,975	
Low:	\$135,976 - \$217,560	
Moderate:	\$217,561 - \$326,340	
Above Moderate:	over \$326,340	
Extremely Low:	under - \$92,070	5 Bedroom Home Family of 9 Annual Median Income: <b>\$102,300</b>
Very Low:	\$92,071 - \$153,450	
Low:	\$153,451 - \$245,520	
Moderate:	\$245,521 - \$368,280	
Above Moderate:	over \$368,280	

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

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

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2009**

Income Category <sup>1</sup>	Affordable Home Price Range <sup>2</sup>	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$58,950 \$58,951 - \$98,250 \$98,251 - \$157,200 \$157,201 - \$235,800 over \$235,800	1 Bedroom Home Family of 3 Annual Median Income: <b>\$65,500</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,520 \$65,521 - \$109,200 \$109,201 - \$174,720 \$174,721 - \$262,080 over \$262,080	2 Bedroom Home Family of 4 Annual Median Income: <b>\$72,800</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$70,740 \$70,741 - \$117,900 \$117,901 - \$188,640 \$188,641 - \$282,960 over \$282,960	3 Bedroom Home Family of 5 Annual Median Income: <b>\$78,600</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$81,225 \$81,226 - \$135,375 \$135,376 - \$216,600 \$216,601 - \$324,900 over \$324,900	4 Bedroom Home Family of 7 Annual Median Income: <b>\$90,250</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$91,710 \$91,711 - \$152,850 \$152,851 - \$244,560 \$244,561 - \$366,840 over \$366,840	5 Bedroom Home Family of 9 Annual Median Income: <b>\$101,900</b>

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

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

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2008**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Extremely Low:	under - \$57,510	1 Bedroom Home Family of 3 Annual Median Income: <b>\$63,900</b>
Very Low:	\$57,511 - \$95,850	
Low:	\$95,851 - \$153,360	
Moderate:	\$153,361 - \$230,040	
Above Moderate:	over \$230,040	
Extremely Low:	under - \$63,900	2 Bedroom Home Family of 4 Annual Median Income: <b>\$71,000</b>
Very Low:	\$63,901 - \$106,500	
Low:	\$106,501 - \$170,400	
Moderate:	\$170,401 - \$255,600	
Above Moderate:	over \$255,600	
Extremely Low:	under - \$69,030	3 Bedroom Home Family of 5 Annual Median Income: <b>\$76,700</b>
Very Low:	\$69,031 - \$115,050	
Low:	\$115,051 - \$184,080	
Moderate:	\$184,081 - \$276,120	
Above Moderate:	over \$276,120	
Extremely Low:	under - \$79,200	4 Bedroom Home Family of 7 Annual Median Income: <b>\$88,000</b>
Very Low:	\$79,201 - \$132,000	
Low:	\$132,001 - \$211,200	
Moderate:	\$211,201 - \$316,800	
Above Moderate:	over \$316,800	
Extremely Low:	under - \$89,460	5 Bedroom Home Family of 9 Annual Median Income: <b>\$99,400</b>
Very Low:	\$89,461 - \$149,100	
Low:	\$149,101 - \$238,560	
Moderate:	\$238,561 - \$357,840	
Above Moderate:	over \$357,840	

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

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

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2007**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$54,450 \$54,451 - \$90,750 \$90,751 - \$145,200 \$145,201 - \$217,800 over \$217,800	1 Bedroom Home Family of 3 Annual Median Income: <b>\$60,500</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$60,480 \$60,481 - \$100,800 \$100,801 - \$161,280 \$161,281 - \$241,920 over \$241,920	2 Bedroom Home Family of 4 Annual Median Income: <b>\$67,200</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,340 \$65,341 - \$108,900 \$108,901 - \$174,240 \$174,241 - \$261,360 over \$261,360	3 Bedroom Home Family of 5 Annual Median Income: <b>\$72,600</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$74,970 \$74,971 - \$124,950 \$124,951 - \$199,920 \$199,921 - \$299,880 over \$299,880	4 Bedroom Home Family of 7 Annual Median Income: <b>\$83,300</b>
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$84,690 \$84,691 - \$141,150 \$141,151 - \$225,840 \$225,841 - \$338,760 over \$338,760	5 Bedroom Home Family of 9 Annual Median Income: <b>\$94,100</b>

<sup>1</sup> Extremely Low Income: less than 30% of area median income  
Very Low Income: 30-50% of area median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of area median income  
Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2006**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Very Low:	\$53,011 - \$88,350	1 Bedroom Home
Low:	\$88,351 - \$141,360	Family of 3
Moderate:	\$141,361 - \$212,040	Annual Median Income: <b>\$58,900</b>
Above Moderate:	over \$212,040	
<hr/>		
Very Low:	\$58,861 - \$98,100	2 Bedroom Home
Low:	\$98,101 - \$156,960	Family of 4
Moderate:	\$156,961 - \$235,440	Annual Median Income: <b>\$65,400</b>
Above Moderate:	over \$235,440	
<hr/>		
Very Low:	\$63,541 - \$105,900	3 Bedroom Home
Low:	\$105,901 - \$169,440	Family of 5
Moderate:	\$169,441 - \$254,160	Annual Median Income: <b>\$70,600</b>
Above Moderate:	over \$254,160	
<hr/>		
Very Low:	\$72,991 - \$121,650	4 Bedroom Home
Low:	\$121,651 - \$194,640	Family of 7
Moderate:	\$194,641 - \$291,960	Annual Median Income: <b>\$81,100</b>
Above Moderate:	over \$291,960	
<hr/>		
Very Low:	\$82,441 - \$137,400	5 Bedroom Home
Low:	\$137,401 - \$219,840	Family of 9
Moderate:	\$219,841 - \$329,760	Annual Median Income: <b>\$91,600</b>
Above Moderate:	over \$329,760	

<sup>1</sup> Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2005**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Very Low: Low: Moderate: Above Moderate:	\$51,931 - \$86,550 \$86,551 - \$138,480 \$138,481 - \$207,720 over \$207,720	1 Bedroom Home Family of 3 Annual Median Income: <b>\$57,700</b>
Very Low: Low: Moderate: Above Moderate:	\$57,691 - \$96,150 \$96,151 - \$153,840 \$153,841 - \$230,760 over \$230,760	2 Bedroom Home Family of 4 Annual Median Income: <b>\$64,100</b>
Very Low: Low: Moderate: Above Moderate:	\$62,326 - \$103,875 \$103,876 - \$166,200 \$166,201 - \$249,300 over \$249,300	3 Bedroom Home Family of 5 Annual Median Income: <b>\$69,250</b>
Very Low: Low: Moderate: Above Moderate:	\$71,551 - \$119,250 \$119,251 - \$190,800 \$190,801 - \$286,200 over \$286,200	4 Bedroom Home Family of 7 Annual Median Income: <b>\$79,500</b>
Very Low: Low: Moderate: Above Moderate:	\$80,731 - \$134,550 \$134,551 - \$215,280 \$215,281 - \$322,920 over \$322,920	5 Bedroom Home Family of 9 Annual Median Income: <b>\$89,700</b>

<sup>1</sup> Very Low Income: 30-50% of area median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of area median income  
Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2004**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Very Low: Low: Moderate: Above Moderate:	\$51,931 - \$86,550 \$86,551 - \$138,480 \$138,481 - \$207,720 over \$207,720	1 Bedroom Home Family of 3 Annual Median Income: <b>\$57,700</b>
Very Low: Low: Moderate: Above Moderate:	\$57,691 - \$96,150 \$96,151 - \$153,840 \$153,841 - \$230,760 over \$230,760	2 Bedroom Home Family of 4 Annual Median Income: <b>\$64,100</b>
Very Low: Low: Moderate: Above Moderate:	\$62,326 - \$103,875 \$103,876 - \$166,200 \$166,201 - \$249,300 over \$249,300	3 Bedroom Home Family of 5 Annual Median Income: <b>\$69,250</b>
Very Low: Low: Moderate: Above Moderate:	\$71,551 - \$119,250 \$119,251 - \$190,800 \$190,801 - \$286,200 over \$286,200	4 Bedroom Home Family of 7 Annual Median Income: <b>\$79,500</b>
Very Low: Low: Moderate: Above Moderate:	\$80,731 - \$134,550 \$134,551 - \$215,280 \$215,281 - \$322,920 over \$322,920	5 Bedroom Home Family of 9 Annual Median Income: <b>\$89,700</b>

<sup>1</sup> Very Low Income: 30-50% of area median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of area median income  
Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2003**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Very Low:	under -\$80,700	1 Bedroom Home Family of 3  Median Income: \$53,800/yr
Low:	\$80,700 - \$129,150	
Moderate:	\$129,151 - \$193,800	
Above Moderate:	over \$193,800	
Very Low:	under -\$87,000	2 Bedroom Home Family of 4  Median Income: \$59,800/yr
Low:	\$87,000 - \$143,550	
Moderate:	\$143,551 - \$215,250	
Above Moderate:	over \$215,250	
Very Low:	under -\$96,900	3 Bedroom Home Family of 5  Median Income: \$64,600/yr
Low:	\$96,900 - \$154,950	
Moderate:	\$154,951 - \$232,500	
Above Moderate:	over \$232,500	
Very Low:	under - \$111,300	4 Bedroom Home Family of 7  Median Income: \$74,150/yr
Low:	\$111,300 - \$177,900	
Moderate:	\$177,901 - \$266,850	
Above Moderate:	over \$266,850	
Very Low:	under -\$122,700	5 Bedroom Home Family of 9  Median Income: \$83,750/yr
Low:	\$122,700 - \$201,000	
Moderate:	\$201,001 - \$301,350	
Above Moderate:	over \$301,350	

<sup>1</sup>Very Low Income: less than 50% of area median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of area median income  
Above Moderate: over 120% of area median income

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

**Home Prices Affordable to  
Designated Income Categories 2002**

<b>Income Category<sup>3</sup></b>	<b>Affordable Home Price Range<sup>4</sup></b>	<b>Home Type and Family Size</b>
Very Low:	under - \$77,325	1 Bedroom Home Family of 3  Median Income: \$51,550/yr
Low:	\$77,325-\$123,600	
Moderate:	\$123,601-\$185,400	
Above Moderate:	over \$185,400	
Very Low:	under - \$85,950	2 Bedroom Home Family of 4  Median Income: \$57,300/yr
Low:	\$85,950-\$137,520	
Moderate:	\$137,521-\$206,280	
Above Moderate:	over \$206,280	
Very Low:	under - \$92,850	3 Bedroom Home Family of 5  Median Income: \$61,900/yr
Low:	\$92,850- \$148,560	
Moderate:	\$148,561-\$222,840	
Above Moderate:	over \$222,840	
Very Low:	under - \$106,575	4 Bedroom Home Family of 7  Median Income: \$71,050/yr
Low:	\$106,575-\$170,520	
Moderate:	\$170,521-\$255,780	
Above Moderate:	over \$255,780	
Very Low:	under - \$120,375	5 Bedroom Home Family of 9  Median Income: \$80,250/yr
Low:	\$120,375-\$192,600	
Moderate:	\$192,601-\$288,900	
Above Moderate:	over \$288,900	

<sup>3</sup>Very Low Income: less than 50% of area median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of area median income  
Above Moderate: over 120% of area median income

<sup>4</sup>Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family=s annual income.

**Home Prices Affordable to  
Designated Income Categories 2001**

<b>Income Category<sup>1</sup></b>	<b>Affordable Home Price Range<sup>2</sup></b>	<b>Home Type and Family Size</b>
Very Low:	under - \$84,468	2 Bedroom Home Family of 4  Median Income: \$56,312/yr
Low:	\$84,468 - \$135,149	
Moderate:	\$135,150 - \$202,723	
Above Moderate:	over \$202,723	
Very Low:	under - \$91,218	3 Bedroom Home Family of 5  Median Income: \$60,812/yr
Low:	\$91,218 - \$145,950	
Moderate:	\$145,951 - \$218,923	
Above Moderate:	over \$218,923	
Very Low:	under \$104,719	4 Bedroom Home Family of 7  Median Income: \$69,813/yr
Low:	\$104,719 - \$167,550	
Moderate:	\$167,551 - \$251,327	
Above Moderate:	over \$251,327	
Very Low:	under \$118,226	5 Bedroom Home Family of 9  Median Income: \$78,818/yr
Low:	\$118,226 - \$189,162	
Moderate:	\$189,163 - \$283,745	
Above Moderate:	over \$283,745	

<sup>1</sup>Very Low Income: less than 50% of area median income  
Low Income: 50-80% of area median income  
Moderate Income: 80-120% of area median income  
Above Moderate: over 120% of area median income

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