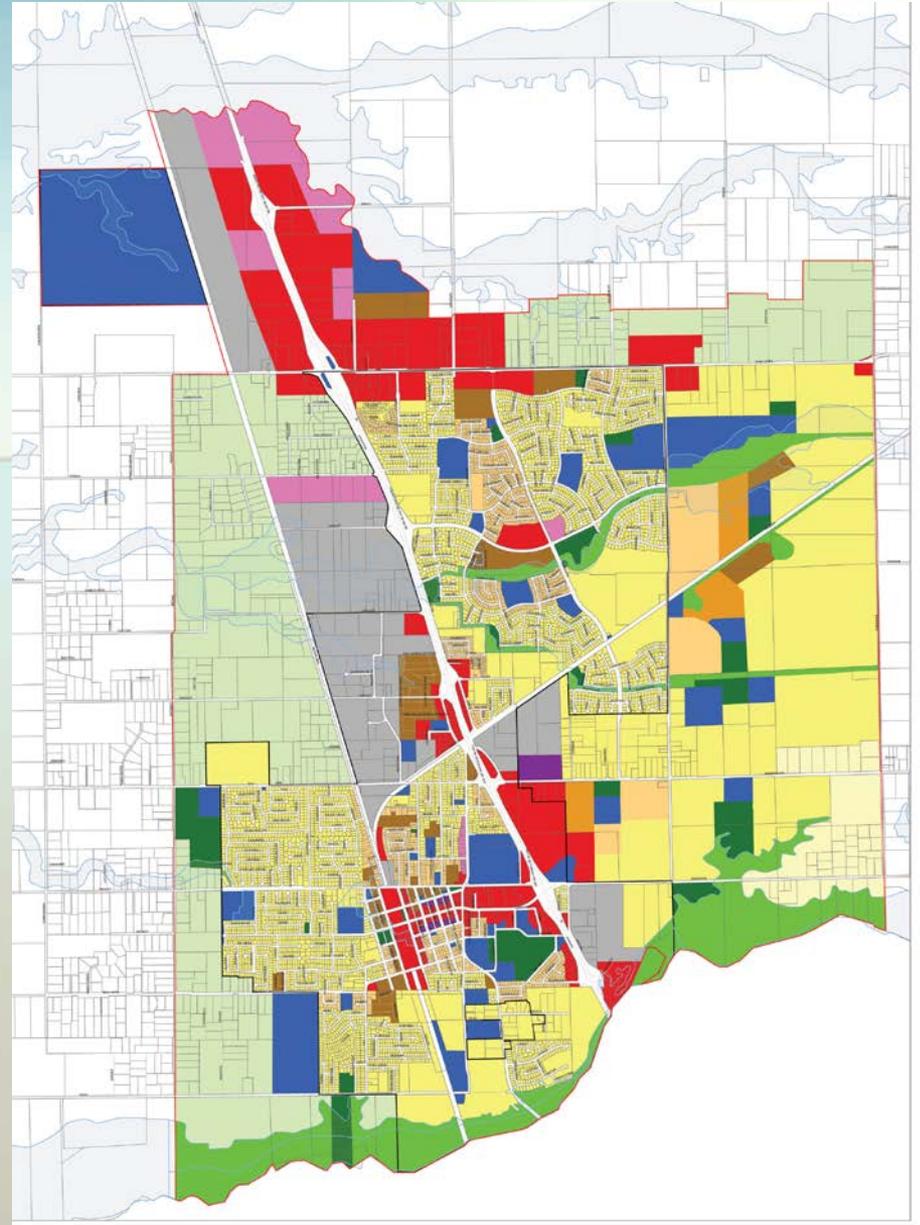


Galt 2030 General Plan 2015 Annual Report

March 15, 2016



Govt. Code requires filing of an annual report to OPR and HCD to address:

1. Status of each General Plan Element
2. Progress implementing goals & policies
3. Progress in meeting fair share of regional housing needs

Seven Mandated Elements (Chapters):

Element	Date of Adoption or Major Revision
Circulation	4/7/09
Community Character	4/7/09
Economic Development	4/7/09
Conservation and Open Space	4/7/09
Historic Uses	4/7/09
Land Use	4/7/09
Noise	4/7/09
Public Facilities and Services	4/7/09
Safety and Seismic	4/7/09
Housing (2013-2021)	2/4/14

- General Plan Amendments: One: Dry Creek Oaks
- Pending Amendments: One: Eastview

Progress implementing goals & policies

LAND USE ELEMENT

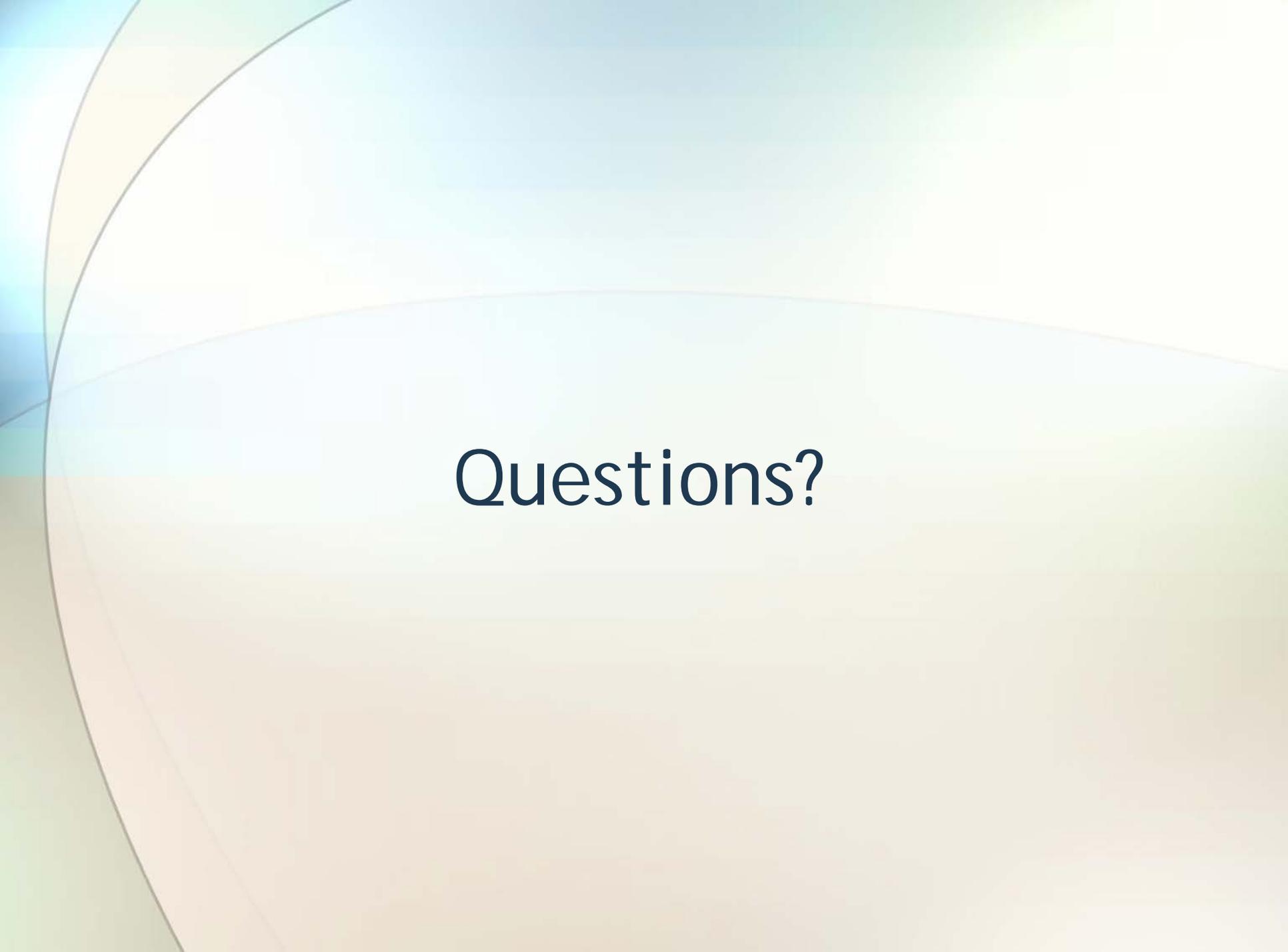
Implementation Programs	Status
<p>LU-A: Sphere of Influence</p> <p>The City should request that the Sacramento Local Agency Formation Commission (LAFCo) modify Galt's sphere of influence consistent with the long-term growth plans reflected in the General Plan.</p>	<p>The amended SOI was approved by LAFCo in Jan. 2011.</p>
<p>LU-B: Habitat Conservation Plan</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 was be circulated for public input in 2015.</p>
<p>LU-C: Landscape and Lighting District</p> <p>The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.</p>	<p>A request for proposal was issued in October 2015. Consultant selection is expected in early 2016 to begin the evaluation of the districts.</p>

Progress in meeting fair share of regional housing needs

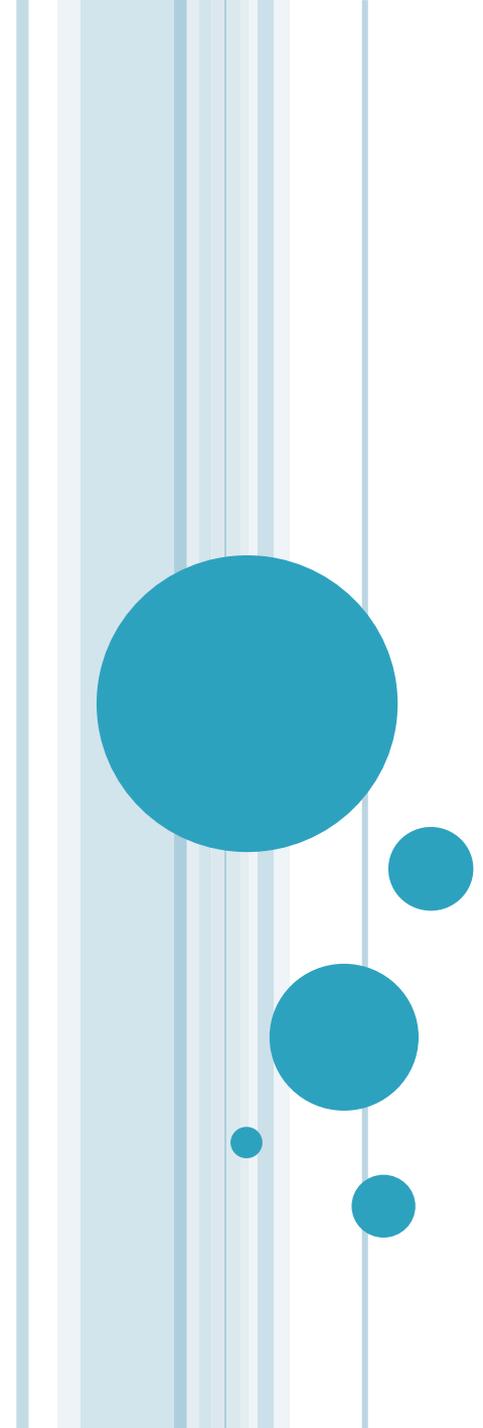
Income Level		RHNA Allocation by Income Level	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	Deed Restricted	65	0	0	0	65
	Non-Deed Restricted		0	0	0	
Very Low	Deed Restricted	66	0	0	0	66
	Non-Deed Restricted		0	0	0	
Low	Deed Restricted	91	0	0	0	91
	Non-Deed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

The Planning Commission reviewed the report on March 10, 2016 and unanimously approved moving the report to City Council with the following revision to the discussion of Policy HE-3.12 on page 22 of the report:

~~Emergency shelters are permitted uses within the Light Industrial and Public/Quasi-Public zoning~~
Transition and Supportive Housing is a permitted use in the RA, RE, R1A, R1B, R1C, R2, R3, R4 and MU zoning districts, per the updated Development Code, which took effect in July 2015.



Questions?



CITY OF GALT

ADOPTION OF PROPOSED WATER RATES

COUNCIL PRESENTATION

March 15, 2016



CUSTOMER OUTREACH UPDATE

○ Metered Rate Customer Sample Bill

- Mailed on March 4th
- Based on February billing (11/15/15 to 1/15/16)

○ Commercial Accounts

- Presentation to Galt Chamber of Commerce
- Shared comparison information at presentation

LOCAL RATE COMPARISONS

Monthly Commercial Water Rate Comparisons

Meter Size & Usage	City of Galt	City of Lodi	Sac County	Elk Grove WD	Gal/day
1" @ 13 CCF	\$ 30.29	\$ 49.95	\$ 85.60	\$ 84.55	324
1.5" @ 50 CCF	\$ 75.08	\$ 117.66	\$ 145.16	\$ 171.95	1,247
2" @ 100 CCF	\$ 133.70	\$ 201.26	\$ 239.99	\$ 286.18	2,493
3" @ 200 CCF	\$ 268.58	\$ 376.61	\$ 448.13	\$ 524.89	4,987
4" @ 400 CCF	\$ 513.14	\$ 684.33	\$ 829.72	\$ 961.33	9,973
6" @ 600 CCF	\$ 855.98	\$ 1,124.15	\$ 1,361.71	\$ 1,551.43	14,960

NOTES

Costs reflect domestic usage only and are monthly.

City of Galt costs reflect proposed rate structure.

Sac County costs do NOT reflect rate increase effective 7/1/16.

Sac County costs reflect Special Capital Development Fee imposed on all commercial/industrial users.

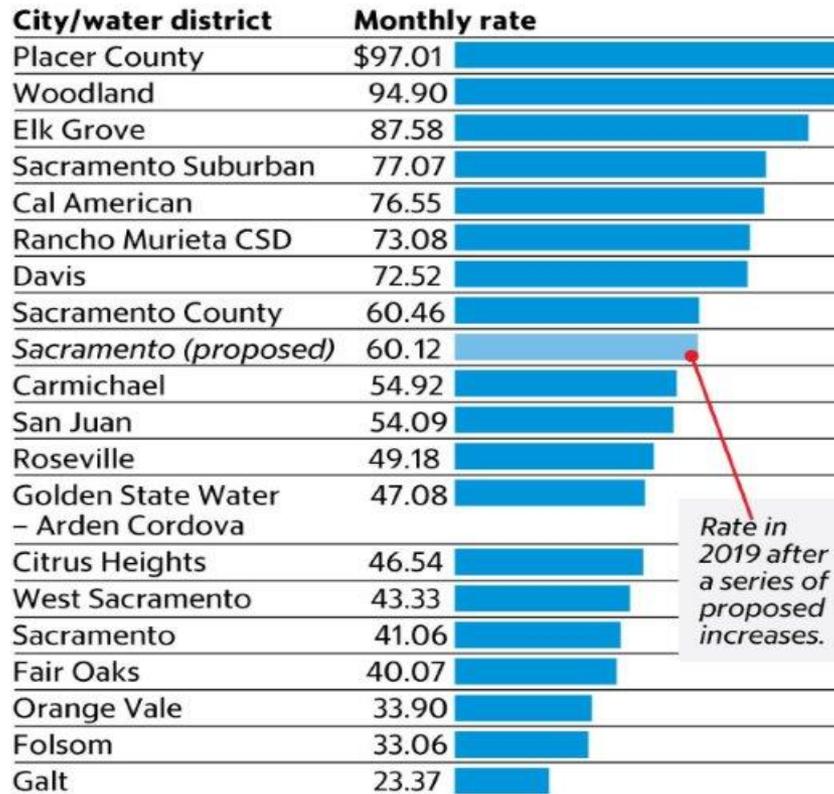
REGIONAL RATE COMPARISONS

Comparing water rates

The average single-family home with a 1-inch meter in the city of Sacramento used 12,510 gallons of water per month in 2013. How much that amount would cost by local water district:

Excerpt from
February 18, 2016
edition of
Sacramento Bee

Note – Proposed
Galt monthly rate
will be \$33.53.



Clarification: Chart changed on Feb. 19 to indicate that the comparison is based on a 1-inch meter.

Source: Bee analysis of data from the water districts

The Sacramento Bee

IMPLEMENTATION PLAN

- Metered Customer – June 2016 Bill
- Flat Rate Customers (Meters Prior to 7/15/15)
 - Transition on June 2016 Utility Bill
 - One Month @ New Base Charge
 - 15 Days Usage (May 1 – 15)
- Flat Rate Customers (Meters After 7/15/15)
 - Transition on October 2016 Utility Bill
 - One Month @ New Base Charge
 - 15 Days Usage (Sept. 1 – 15)

RECOMMENDED ACTION

Adopt resolution approving proposed water meter rates

- Effective Date 3/15/16
- Annual Inflationary Adjustments in March
 - Revenues shall not exceed costs of service
 - 30 Day Customer Notice of Rate Changes

Questions?

CUSTOMER OUTREACH UPDATE

Example Commercial Water Billing Comparisons

Company Name	City of Galt Current vs. Proposed		City of Galt Proposed Rates vs. Neighboring Agencies' Commercial Rates					
	Spring 2015 Net Difference	Fall 2015 Net Difference	Spring 2015 Lodi Net Difference	Fall 2015 Lodi Net Difference	Spring 2015 Elk Grove WD Net Difference	Fall 2015 Elk Grove WD Net Difference	Spring 2015 Sac County Net Difference	Fall 2015 Sac County Net Difference
Cardinal Glass	\$ (425.86)	\$ (1,211.86)	\$ 632.70	\$ 1,061.42	\$ 1,898.73	\$ 3,920.23	\$ 1,424.95	\$ 2,932.91
Raley's Grocery Store	\$ (74.91)	\$ (97.69)	\$ 279.09	\$ 290.39	\$ 756.93	\$ 821.42	\$ 548.98	\$ 594.95
Raley's - Aisle 1	\$ (34.23)	\$ (132.23)	\$ 163.05	\$ 221.85	\$ 411.36	\$ 635.36	\$ 296.75	\$ 473.96
McCaffrey Middle School	\$ 427.03	\$ (121.03)	\$ 329.95	\$ 474.53	\$ 577.39	\$ 2,796.62	\$ 325.22	\$ 1,688.60
Comfort Inn & Suites	\$ 125.19	\$ 81.79	\$ 186.93	\$ 212.97	\$ 461.94	\$ 561.14	\$ 321.59	\$ 400.07
State Farm Insurance	\$ 152.94	\$ 36.79	\$ 192.62	\$ 261.03	\$ 320.02	\$ 592.22	\$ 137.32	\$ 407.05
Galt Family Dentistry	\$ 20.82	\$ 28.87	\$ 13.92	\$ 9.09	\$ 113.32	\$ 94.92	\$ 110.62	\$ 104.64
Spaans Cookies	\$ 48.72	\$ 4.62	\$ 113.28	\$ 139.74	\$ 221.76	\$ 322.56	\$ 146.75	\$ 226.49
G&G Tire Service	\$ 30.27	\$ 30.27	\$ 34.91	\$ 34.91	\$ 91.72	\$ 91.72	\$ 103.60	\$ 103.60
Horizon Comm. Church	\$ 65.36	\$ 55.32	\$ 168.40	\$ 171.16	\$ 306.09	\$ 346.16	\$ 222.22	\$ 246.98
McDonald's (C St.)	\$ 99.26	\$ 70.35	\$ 225.02	\$ 232.51	\$ 441.71	\$ 559.49	\$ 291.11	\$ 363.31
Walker Park	\$ 428.33	\$ 153.40	\$ 370.37	\$ 447.20	\$ 696.45	\$ 1,787.14	\$ 391.04	\$ 1,066.27
1067 C St (Round Table, etc.)	\$ 99.19	\$ 46.53	\$ 652.15	\$ 683.81	\$ 1,443.58	\$ 1,563.61	\$ 996.69	\$ 1,091.78
Best Western	\$ 255.24	\$ 190.84	\$ 201.68	\$ 240.32	\$ 360.38	\$ 507.58	\$ 209.12	\$ 325.57

Spring 2015: 1/15/15 to 3/15/15

Fall 2015: 9/15/15 to 11/15/15

PROPOSED RATES

PROPOSED MONTHLY WATER RATES			
<u>Residential Flat Rate</u>			
Customer Category	Current Flat Rate	Proposed 2016 Rates	
Single Family Dwelling Unit (4 Units or Less)	\$28.75	Flat rate customers will be transitioned to metered rates (see below)	
Multi-Family Dwelling Units < 1,000 square feet	\$21.52		
Mobile Homes < 1,000 square feet	\$21.52		
<u>Water Usage Charges</u>			
User	Measurement Unit	Current Rate	Proposed 2016 Rates
Residential	per 100 cu.ft.*	\$1.22	\$0.87
Non-Residential	per 100 cu.ft.*	\$1.22	\$0.87
Irrigation **	per 100 cu.ft.*	\$1.22	\$1.03
<u>Monthly Base Charges</u>			
Meter Size	Base Charge	Current Rate	Proposed 2016 Rates
1" or smaller Meter	per month	\$2.97	\$18.98
1.5" Meter	per month	\$5.54	\$31.58
2" Meter	per month	\$5.54	\$46.70
3" Meter	per month	\$8.27	\$94.58
4" Meter	per month	\$14.77	\$165.14
6" Meter	per month	\$42.16	\$333.98
8" Meter	per month	\$75.03	\$711.98

* 1 unit = 100 cu. ft. = 1 CCF = 748 gallons

** Applies only to irrigation systems that are isolated and separately metered.

Effective March 1, 2017, and annually thereafter through 2020, the approved water rates will be subject to an annual inflationary adjustment, based upon the percentage change in the CPI.