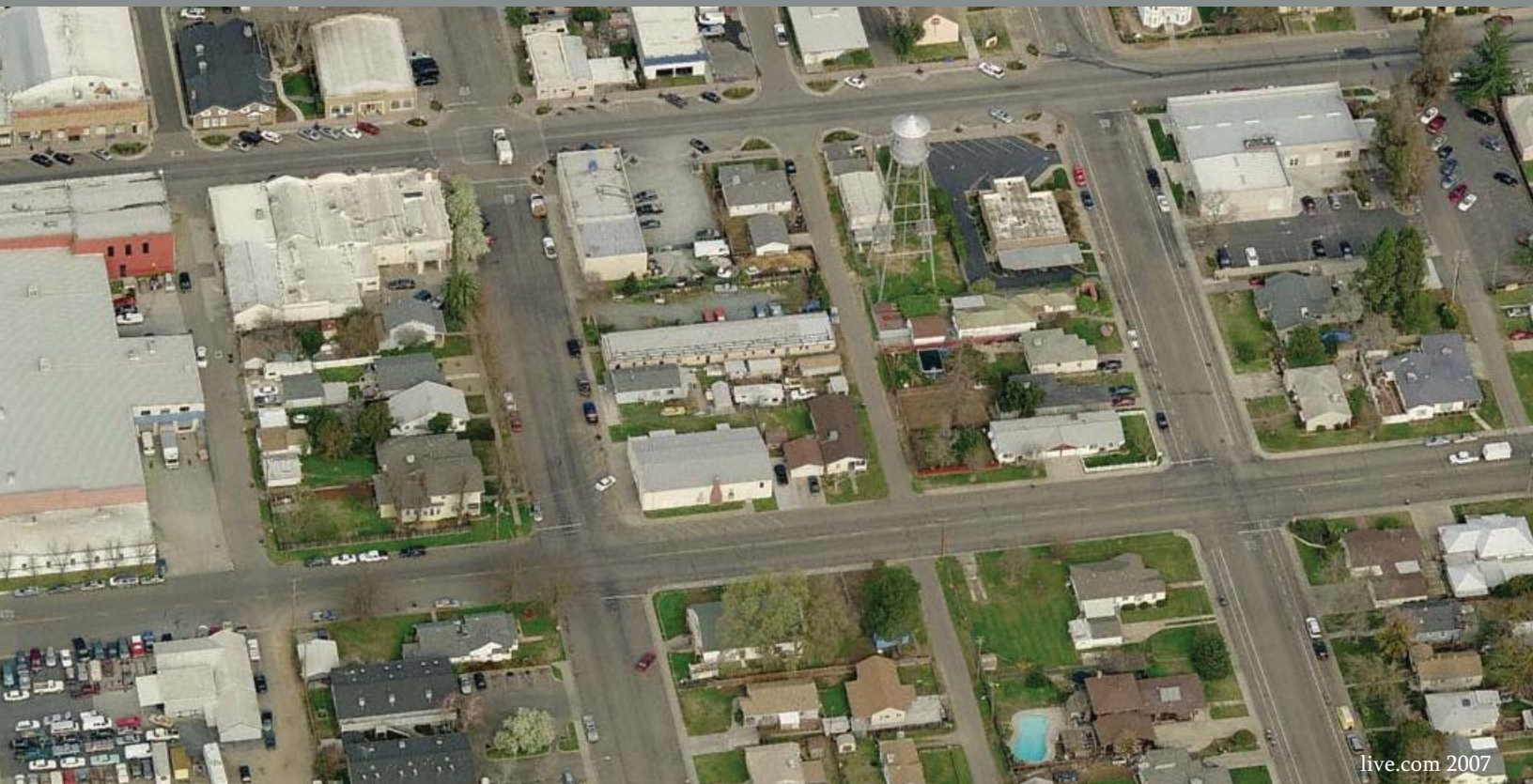


# 2030 Galt General Plan Policy Document

Final



live.com 2007

April 2009

Prepared by:

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Mintier Harnish  
Environmental Science Associates  
Applied Development Economics  
Omni-Means

Please visit the City's website for more information  
on the General Plan: **[www.ci.galt.ca.us](http://www.ci.galt.ca.us)**

# 2030 Galt General Plan Policy Document

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City of Galt

April 2009

*Prepared by:*

**mintierharnish**  
planning consultants

*In Association With:*





## City of Galt General Plan POLICY DOCUMENT

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# Part I General Plan Summary

Part I of the General Plan Policy Document provides an overview of the purpose of the General Plan and how the Plan is implemented, revised, and amended. This also includes a summary of Galt's regional setting, planning area, historic planning efforts, and development patterns.



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## Introduction

### Organization of the General Plan

This General Plan sets out a long-term vision for Galt's growth and outlines policies, standards, and programs to guide day-to-day decisions concerning Galt's development through the year 2030. Designed to meet State planning requirements, the General Plan consists of two documents: the Existing Conditions Report and the Policy Document. The Existing Conditions Report (found under separate cover) inventories and analyzes the existing conditions and trends in Galt, and provides the formal supporting documentation for general plan policies. The Existing Conditions Report addresses the following ten subject areas:

- Chapter 1: Introduction
- Chapter 2: Economic Conditions
- Chapter 3: Community Character
- Chapter 4: Land Use and Demographics
- Chapter 5: Circulation and Transportation
- Chapter 6: Public Facilities and Services
- Chapter 7: Housing
- Chapter 8: Natural Resources
- Chapter 9: Historic Resources
- Chapter 10: Public Health and Safety

This General Plan Policy Document is divided into two main parts. Part I is a summary of the General Plan, describing the nature and purpose of the plan, highlighting the guiding principles of the plan, and outlining the plan's main proposals. It does not constitute formal general plan policy, but is rather a guide to understanding and interpreting Part II of the Policy Document.

Part II contains explicit statements of goals, policies, standards, implementation programs, and quantified objectives that constitute the formal policy of the City of Galt for land use, development, and environmental quality. Part II is divided into ten elements as follows:

- Circulation
- Community Character
- Conservation and Open Space
- Economic Development
- Historic Resources
- Housing
- Land Use
- Noise
- Public Facilities and Services
- Safety and Seismic

Each element includes several goal statements relating to different sub-issues or different aspects of the topic addressed in the chapter. For each goal statement



there are several policies that amplify the goal statement. Implementation programs are listed in a table at the end of each element and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. The Land Use Element contains the Land Use and Circulation Diagram, describes the designations and roadway classifications appearing on the Diagram, and outlines the standards of population density and building intensity for these land use designations. The Housing Element also includes a statement of quantified housing objectives required by State law as part of the housing element.

The following definitions describe the nature of the statements of goals, policies, standards, implementation programs, and quantified objectives as they are used in this document:

- **Goal.** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy.** A specific statement in text or diagram guiding action and implying clear commitment.
- **Standard.** A specific, often quantified guideline, incorporated in a policy or implementation program, defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.
- **Implementation Program.** An action, procedure, program, or technique that carries out general plan policy.
- **Quantified Objective (Housing Element only).** The number of housing units that the City expects to be constructed or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the time frame of the Housing Element.

In addition to the General Plan Existing Conditions Report and General Plan Policy Document, an Environmental Impact Report (EIR) analyzing the impacts and implications of the General Plan was prepared following publication of the Draft Policy Document. The EIR, which is not formally part of the General Plan, was prepared to meet the requirements of the California Environmental Quality Act. This report is prepared under a separate cover.

## Purpose and Nature of the General Plan

Every city and county in California must adopt a general plan. A general plan is a legal document that serves as a community's constitution for land use and development. The plan must be comprehensive and long-term, outlining proposals for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning (Government Code Section 65300 et seq.). The plan must be comprehensive in covering all territory within the adopting jurisdiction and it must be comprehensive in addressing all physical aspects of the community's development. While State law does not define long-term, most general plans look 15 to 25 years into the future. Galt's General Plan uses a time frame of 2030.

State law specifically requires that the general plan address seven topics or elements<sup>1</sup>. These elements are land use, circulation, housing, conservation, open space, noise, and safety. The general plan may also address other topics the community feels are relevant to its development. In the case of Galt, those other topics addressed in this Plan are economic development, public facilities and services, community character, and historic resources. For each topic addressed, the plan must analyze the significance of the issue in the community, set forth policy in text and diagrams, and outline specific programs for implementing these policies. The format and structure of the general plan is left to local discretion, but regardless of the format or issues addressed, all substantive parts of the plan must be consistent with one another.

Preparing, adopting, and maintaining a general plan serves several important purposes:

- Provides citizens with information about their community and with opportunities to participate in setting goals and determining policies and standards for the community's development;
- Provides local decision makers and the community with a forum for resolving conflicts among competing interests and values;
- Expands the capacity of local government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the community;
- Fosters coordination of community development and environmental protection activities among local, regional, State, and Federal agencies;
- Defines the community's environmental, social, and economic goals;
- Records the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development; and
- Guides and coordinates the many actions and day-to-day decisions of local government that are necessary to develop and protect the community.

## Planning Area

The Planning Area refers to the geographic area that will be directly addressed by the general plan, and typically encompasses the city limits and potentially annexable land within its sphere of influence (OPR, 2003). The Planning Area for the Galt General Plan extends from Sacramento-San Joaquin county line in the south (e.g., Dry Creek), Laguna and Skunk Creeks in the north, Cherokee Road in the east, and Sargent/Midway Road in the west. This boundary is shown in Figure 1. The Planning Area covers approximately 7,670 acres, or twelve square miles. The area north of Twin Cities Road will require an expansion of the City's current sphere of influence.

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<sup>1</sup> *The General Plan does not contain fundamental, mandatory, and specific land use policies, standards, objectives of implementation standards similar in character to policies which form the basis of the holding in Families Unafraid to Uphold Rural Etc. County v. Bd. of Supervisors (1988) 62 Cal. App. 4th 1332.*

## Implementing the General Plan

Carrying out the general plan following its adoption requires a multitude of individual actions and ongoing programs involving virtually every City department and many other public agencies and private organizations. The legal authority for these actions and programs rests on two essential powers of local government: corporate and police powers. Using their corporate power, local governments collect money through bonds, fees, assessments, and taxes, and spend it to provide services and facilities such as police and fire protection, streets, water systems, sewage disposal facilities, drainage facilities, and parks. Using their police power, local governments regulate the use of property through zoning, subdivision, and building regulations in order to promote public health, safety, and welfare. The general plan provides the formal and legal framework for the exercise of these powers by local officials.

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early 1970s required that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this requirement through their interpretations of State law. Generally, zoning and subdivision approvals must be consistent with the general plan. The same is true for development agreements, redevelopment plans, specific plans, and many other plans and actions of cities and counties. Local public works projects must also be consistent with the general plan.

Decisions, as well as Projects approved by the City are not, however, required to be consistent with every Goal and Policy in this General Plan. The General Plan accommodates a wide range of competing interests—including those of developers, homeowners, current and prospective business owners, environmentalists, jobseekers, taxpayers, and providers and recipients of City-provided services—through a clear and comprehensive set of principles to guide development decisions. In doing so, the Plan sets forth many policies addressing a broad range of topics. The Planning Commission and City Council rely on the General Plan to determine whether a proposed project is in harmony or agreement with the policies contained in the Plan. No project or decision is expected to satisfy every General Plan policy nor does State law impose such a requirement.

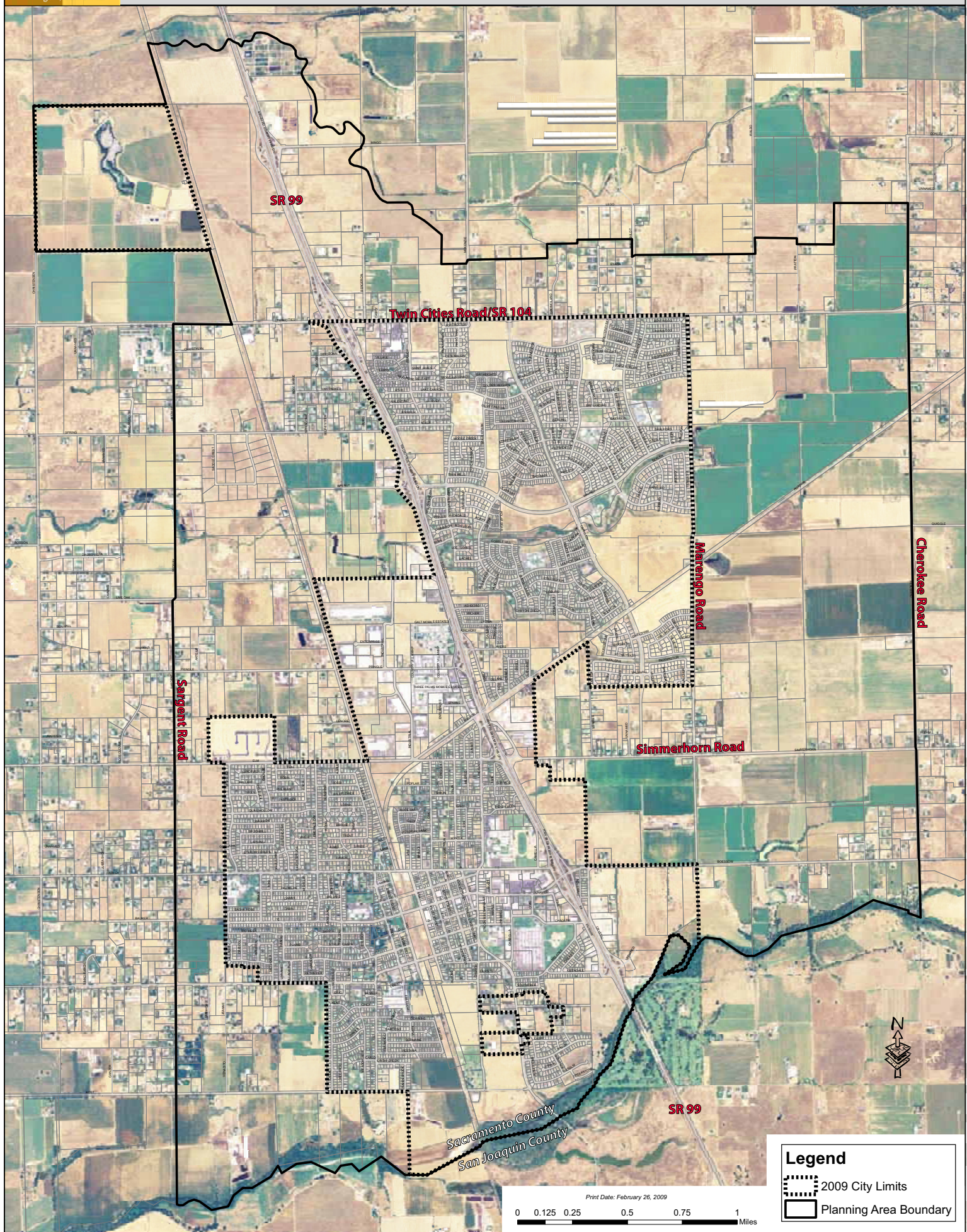
## Revising and Amending the General Plan

The general plan must be flexible to adjust to changing conditions and at the same time specific in guiding day-to-day land use and development decisions. Over the years, conditions and community needs change and new opportunities arise and the plan needs to keep up with these changes. Every year the City Council should review the plan's implementation programs to assess the City's progress in carrying out the plan. Every five to seven years, the plan should be thoroughly reviewed and updated if necessary.

From time to time, the City will entertain proposals for specific amendments to the plan. The City will initiate some of these proposals itself, but most will be initiated by property owners and developers. State law limits general plan amendments to four times per year, but each amendment can include multiple changes. Like the adoption of the general plan itself, general plan amendments are subject to environmental review, public notice, and hearing requirements and must not create inconsistencies with the rest of the plan.



**FIGURE 1: PLANNING AREA**



**Legend**

- 2009 City Limits
- Planning Area Boundary



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## Regional Setting

Galt is located on State Route 99 in southern Sacramento County between the cities of Elk Grove and Lodi. The city is located 26 miles south of the Sacramento metro area, 24 miles north of Stockton metro area, and approximately 100 miles east of the San Francisco Bay Area. The community is surrounded by agricultural lands on the north, south, and east, and the Cosumnes River Preserve on the northwest and west (approximately three miles). Galt is located at 38°15'39"N longitude and 121°18'11"W latitude (38.260842, -121.303122). The city's elevation at City Hall is 47 feet.

## Galt's Historical Development

Historical evidence suggests that the area around Galt has been inhabited by humans for at least 10,000 years. Plains Miwok lived primarily near the banks of major rivers, including the Cosumnes, Molekumne, and Sacramento. The Plains Miwok and other native inhabitants would relocate to the cooler foothills during the summer months to escape valley heat.

The Plains Miwok first came into contact with Europeans in the latter eighteenth century when Spanish explorers entered the area. Many Plains Miwok disappeared through the combined effects of population removal to the missions and disease epidemics. Militarism, in reaction to Spanish expeditions, land seizures, and enslavement grew in the 1820s and 1830s particularly among the Plains Miwok. In the following decades, the arrival of more trappers, gold miners, and settlers exposed the Miwok to more new diseases.

The original 1850 Spanish land grant, Rancho del los Moquelumnes, was purchased in 1861 by Dr. Obed Harvey, considered today as Galt's founder. His purchase included much of the Dry Creek township which was later established as the town of Galt in 1869 by the Western Pacific Railroad company. A prominent early settler, John McFarland, named the town after his former home in Ontario, Canada, which was named after a Scottish novelist, John Galt. The combination of favorable land for agriculture and the proximity to the railroad provided Galt with the economic support to continue to grow.

With the decline of gold mining in the Sierra Nevada foothills by the end of the eighteenth century, Galt, like many other Central Valley towns, saw the arrival of miners looking to start anew in agriculture. The city's proximity to several major rivers and the water resources of the Sacramento-San Joaquin River Delta made Galt ideal for the establishment of agriculture early in California's history.



A corollary of the vital agricultural and dairy industries was the inception of new industries in the area. With the large number of dairies in the area in need of distribution services, Fred Harvey, son of Dr. Obed Harvey, convinced the Utah Condensed Milk Company to establish a plant in Galt in 1917. In 1921, the company changed its name to the Sego Milk Products Company. After many years of prosperous service to the community, the Sego plant fell into

disrepair and suffered a fire in 1992. The plant was later demolished due to the damage caused by the fire. The heritage of the dairy industry and agriculture in Galt continues to be vital to Galt's appeal and economic welfare.

America's first transcontinental highway, the Lincoln Highway, ran through Galt until it was ultimately replaced by State Route 99. Lincoln Way in central Galt is a remnant of this historic route. Galt grew around the rail depot and State Route 99 throughout the first half of the twentieth century. Improvements to State Route 99 in recent years have made Galt more accessible, which has resulted in increased population and growth to the west and northeast.

Today, Galt is at a strategic location between the growing areas of Sacramento and Stockton. The city's proximity to I-5 and SR 99 provides Galt excellent access to the rest of the Central Valley and California. Despite fast growth in the region, the city continues to maintain its small-town character while balancing the needs for housing and acknowledging its important agricultural heritage.

### **Early Planning Efforts in Galt**

The City first adopted a General Plan in 1961, and last comprehensively updated the plan in 1990 (note: the Housing Element was last updated in 2003). The 1990 update planned physical and economic growth to the year 2005, and assumed buildout of the general plan area with a population of 23,500 people (subsequent annexations and residential densities higher than anticipated resulted in a revised estimate of approximately 30,000). The plan focused on preserving the community's small town atmosphere, quality of services, number of parks, and availability of housing. The plan also looked at ways to increase shopping and employment opportunities; upgrade the appearance of the city, particularly Downtown; reduce noise; and improve the overall condition of neighborhoods. The plan also considered the significant growth proposed for the northeast area of the city.

### **How this General Plan was Prepared**

The City of Galt initiated this most recent General Plan Update in June 2003 in response to regional and local growth pressures and increased population projections. The City retained the planning consulting firm Mintier Harnish in June 2003 to assist the City in its comprehensive update effort.

Between December 2003 and April 2009, the City held six community workshops, four Focus Group meetings, two joint Focus Group/Central Galt Interchange Group meetings, eleven joint City Council and Planning Commission workshops, 25 special City Council meetings, 11 Planning Commission meetings, and several other related public meetings (i.e., Sacramento County LAFCO, surrounding property owners, stakeholders, environmental groups, etc.). The City also sent out two community-wide surveys (October 2003 and October 2004) and prepared two newsletters. A listing of all General Plan Update workshops and meetings are shown in Tables 1 and 2.



**Table 1**  
**General Plan Update Community Workshops**

<b>Date</b>	<b>Topic</b>
07/21/04	Revised Alternative Workshop
04/07/04	Community Design Workshop
02/25/04	Economic Development Workshop
01/28/04	Alternative Futures Workshop
11/19/03	Objectives for the Future Workshop
09/03/03	Planning Issues Workshop

**Table 2**  
**General Plan Update Meetings**

<b>Date</b>	<b>Topic(s)</b>
<b><i>Joint City Council and Planning Commission Meetings</i></b>	
03/14/07	Discuss City Council Recommended Land Use Alternative
02/21/07	Discuss property owner requests and recommended land use map
01/15/07	Revise General Plan Update boundary, assumptions, and guiding principles
09/26/06	Discuss assumptions and guiding principles for General Plan Update
08/15/06	Discuss boundary for General Plan Update
01/30/06	Discuss Expanded Study Area Report and Alternatives Analysis
12/12/05	Discuss Expanded Study Area Report
02/22/05	Review community input survey results and results of overall public input
04/19/04	Review of draft land use alternatives
02/09/04	Review GPU workshops and economic/transportation issues
10/08/03	Review planning process, workshop results, and planning boundary
<b><i>City Council Meetings</i></b>	
04/07/09	Hold public hearing on the Galt 2030 General Plan and EIR
12/04/07	Review Planning Commission Recommended Land Use Diagram
02/21/06	Discuss Planning Commission's recommendations on growth boundary
04/19/05	Update on scope and wastewater treatment plant study
04/05/05	Revise General Plan Update work scope proposal
03/15/05	Discuss scope of work issues related to land use alternatives
12/16/04	Report on the wastewater treatment plant feasibility study
12/07/04	Schedule study session dates
09/07/04	Approval of revised survey questions
08/09/04	Approval of survey format

**Table 2**  
**General Plan Update Meetings**

<b>Date</b>	<b>Topic(s)</b>
08/02/04	Approval of revised survey questions
07/20/04	Approval of survey format and questions
06/15/04	Expand scope of work for analysis of Alternative 4
05/18/04	Discuss major policy issues related to the General Plan Update
04/06/04	Authorized GPU consultant access to sales tax records
<b><i>Planning Commission Meetings</i></b>	
08/14/08	Review Draft General Plan and Draft EIR and make Recommendation to City Council
11/08/07	Review Agency Comment Letters on the Land Use Element
11/01/07	Review Land Use Diagram and Agency Comment Letters
10/25/07	Review Workshop Draft Land Use Element and Comment Letters
10/18/07	Review Workshop Draft Historic Resources Element and Comment Letters
10/04/07	Discuss circulation issues and alternatives
09/27/07	Review Workshop Draft Circulation Diagram
09/13/07	Review Workshop Draft Circulation Element
09/06/07	Review Introduction and Conservation and Open Space Element
08/30/07	Review the Workshop Draft Public Facilities and Services, Safety and Seismic, and Noise Elements
08/23/07	Review Workshop Draft Community Character and Economic Development Elements
<b><i>Other Meetings and Workshops</i></b>	
05/1/06	Meeting with county property owners north of Twin Cities Road
03/01/06	Request LAFCO input on General Plan Boundary
02/12/06	Meeting with environmental stakeholders
9/26/05	Discuss Del Webb Project
07/15/04	Focus Group meeting
05/10/04	Focus Group/Interchange Group meeting
02/10/04	Focus Group/Interchange Group meeting
01/12/04	Focus Group meeting
10/13/03	Focus Group meeting
08/25/03	Focus Group meeting

## Galt General Plan Context

The following discussions briefly describe growth projections, physical constraints, and the issues that provide the context for preparation and adoption of this General Plan.

### Regional Growth Pressures

Galt's location, just 26 miles south of Sacramento and 24 miles north of Stockton, places it within one of the fastest growing regions in California. Galt is subject to major regional growth pressures. This General Plan projects Galt's population to increase from 18,425 in 2000 to 51,291 in 2030, while employment is projected to increase from 2,960 to 46,705 during the same time period. Galt has statutory obligations to try to meet its projected fair share of regional housing needs. This General Plan creates the capacity to accommodate projected growth through 2030, and also sets policies and standards to ensure orderly and high-quality development along with provision of needed public facilities and services.

### Physical Constraints

Galt has grown largely to the southwest and northeast over the past two decades. While the expansion of the city limits has increased substantially, buildout of the city limits has been slower than expected. There are currently (2007) 815 acres of available vacant land within the city limits (468 acres zoned residential and 347 acres zones nonresidential). This allows many opportunities for infill development in the near future. To accommodate projected growth over the long term, however, the city will need to annex additional land outside of the city limits. The following physical constraints affect Galt's future growth:

- **Agricultural-Residential Development.** Sacramento County has traditionally had a policy to allow unincorporated parcels, within Galt's Sphere of Influence, to subdivide into small Agricultural-Residential parcels. These subdivisions, commonly known as "residential-ranchettes" preclude urban expansion of the City because they are primarily large lots (2-5 acres) with no infrastructure. These properties are primarily located west and north of the city.
- **Rivers, Creeks, and Floodplains.** Galt is surrounded on three sides by rivers and creeks. These include Dry Creek on the south, Cosumnes River on the west, and Laguna Creek and Skunk Creek on the north. These water bodies provide natural barriers for expansion of the city, and are also periodically prone to 100- to 500-year flood events. In addition, portions of Deadman Gulch which runs through the northeastern part of the City is prone to 100-year flood events.
- **Wastewater Treatment Facilities and Capacities.** The City's present (2007) wastewater collection and treatment system can only accommodate growth within the city limits. The domestic wastewater treatment plant is located northwest of the city. The City started upgrading the plant in 2007 in accordance with National Pollutant Discharge Elimination System (NPDES) requirements. Various studies have been conducted concurrently with the General Plan Update that analyzed the possibility of increasing the capacity of the existing wastewater treatment plant. The City's domestic wastewater treatment plant represents a major City investment and the General Plan



provides options and recommendations for its eventual expansion within the time frame of this General Plan (2030).

## **Community Form and Character**

Galt has a strong historic heritage, which is reflected in the stock of historic buildings in the city's Downtown. Galt's agricultural setting is largely responsible for the community's distinct identity and plays an important economic role in Galt.

### **Role of Downtown**

Galt's Downtown is a symbol of the city's small-town atmosphere and historic heritage. Maintaining the Downtown as the center of government, specialty retail, and culture is important to preserving Galt's small-town atmosphere as the city grows. A centralized Downtown also helps knit the community together as a place where everyone in the community gathers.



Maintaining Downtown's accessibility in the larger city is important to making the community a gathering place. Providing for expansion of the district's grid street pattern to the east would reinforce Downtown's centralized location and accessibility.

### **Residential Neighborhoods**

To ensure that Galt maintains its small-town feeling and quality of life, the General Plan seeks to preserve existing neighborhoods, and to promote development of new neighborhoods that incorporate the best qualities of existing neighborhoods, while incorporating principles of smart growth and sustainable development. This includes: locating commercial and job centers near or within residential neighborhoods; locating schools and parks within residential neighborhoods; varying the density of residential neighborhoods; and linking residential neighborhoods with other parts of the city through bike/pedestrian trails and open space corridors.

### **Integration of Schools and Parks with Residential Neighborhoods**

The City and the two school districts want to create elementary school and neighborhood park nodes within or adjacent to residential neighborhoods. These nodes will be relatively evenly distributed in new neighborhoods.

### **Desire for Economic Development**

The City wants to maintain a healthy balance of jobs and housing to reduce the need for commuting outside of Galt and to attract commercial and industrial uses to improve Galt's economy. The General Plan promotes development of a diverse employment base through the light industrial and office professional land use designations. These designations allow for uses such as business parks, research and development facilities, biotechnology, and other light industry.

### **Public Facilities and Services**

The provision and maintenance of public facilities and services, including water, sewer, storm drainage, law enforcement, fire protection, parks and recreational

facilities, and other civic services are important to the quality of life of Galt residents. The General Plan addresses these services by setting service level standards that the City should strive to maintain, and by establishing the framework for financing the development and ongoing maintenance of these services.

### **Pedestrian and Bicycle Opportunities**

Promoting opportunities for pedestrian and bicycle travel is an important feature of the General Plan. Designing new development to encourage bicycling and walking reduces the use of automobiles, with associated advantages of reducing air pollution and traffic congestion, and allowing people without cars to travel easily throughout the community. These development patterns also bring people out of their homes, creating friendlier neighborhoods, an important feature of Galt's small-town feeling.

### **Guiding Principles of the General Plan**

The General Plan sets the framework for future growth and development within which Galt can expand while still maintaining the small-town feeling and quality of life that are so important to Galt residents. The major theme of the General Plan is to retain and build upon Galt's small-town and neighborhood qualities while achieving an economically-healthy and self-sufficient community.

The following five guiding principles provide the foundation for the Land Use and Circulation Diagram and the goals, policies, and implementation programs which constitute the formal substance of the plan.

1. Provide a mix of residential density choices while preserving the traditional character of Galt;
2. Preserve agriculture and open space land north of Laguna and Skunk Creeks;
3. Promote economic and job growth along Highway 99 and the Twin Cities Road corridor;
4. Preserve land around the wastewater treatment plant; and
5. Distribute school and public/quasi-public uses as evenly and equitably throughout the general plan area as practicable.

### **Summary of Major General Plan Proposals**

As indicated earlier, the formal policy content of the General Plan is contained in Part II of this Policy Document. Part II is divided into ten chapters, or elements, each of which deals with a broad topic and several sub-issues related to the main topic. The following is an element-by-element summary of the major proposals set forth in the Galt General Plan, including references to show how the goals, policies, implementation programs, and diagrams in each chapter relate to the major themes described above.

#### **Circulation Element**

The General Plan addresses several transportation issues that are critical to the continued development of Galt. The Land Use and Circulation Diagram (Figure LU-1) 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, 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

### **Community Character Element**

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

### **Conservation and Open Space Element**

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

### **Economic Development Element**

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

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

### **Historic Resources Element**

Galt has a rich historic heritage, and many significant historic buildings, events, and artifacts reflect its past. Downtown Galt in particular includes over twenty-five historically-significant buildings. 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 with 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

### **Housing Element**

*Note: The Housing Element is undergoing an update on a separate timeline than the remaining General Plan. This section will be amended once the City has adopted the 2008-2013 Housing Element.*

## Land Use Element

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 Diagram. 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: residential and nonresidential. The following is a description of each major designation that appears on the Land Use and Circulation Diagram.

### ***Residential Land Uses***

The six residential designations that appear on the Land Use and Circulation Diagram combine with a set of residential and neighborhood development policies to create a strong foundation for preservation and maintenance of Galt's existing residential neighborhoods, improvement of other residential areas, and establishment of new residential development that follows principles that will create vibrant and healthy neighborhoods.

Residential policies of the plan emphasize two main themes. First, preservation and enhancement of the city's existing neighborhoods is promoted through maintenance and rehabilitation efforts and through continued infill development that maintains the character of existing neighborhoods. Second, new residential development is to occur in distinct neighborhoods that incorporate a range of support services essential to day-to-day living, including parks, schools, and neighborhood shopping opportunities, and that encourage walking and bicycling use. Existing and new residential areas are designated with a mix of designations as follows:

- **Rural Residential (RR)** provides for single family detached homes and secondary residential units on 2 acre minimum lots without full urban services and with limited agricultural uses. This use is in the Planning Area but outside of the 2007 city limits. This use is typically located on the far western and northern parts of the Planning Area to provide transition between urban and rural uses.



- **Residential Estates (RE)** provides for single family detached executive housing opportunities, secondary residential units, and public and quasi-public uses on large lots with limited urban services.
- **Low-Density Residential (LDR)** provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. This use is typically located in areas which include full urban services, and away from industrial, intensive commercial, and large-scale infrastructure (i.e., power substations, wastewater treatment plant).
- **Medium-Density Residential (MDR)** provides for single family detached homes, secondary residential units, duplexes, public and quasi-public uses, and similar and compatible uses. Attached single- and multi-family homes are also allowed with a conditional use permit. This use is typically located adjacent to low-density residential areas and provides a transition between low-density and medium-high density residential.
- **Medium-High Density Residential (MHDR)** provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar, compatible uses. This use provides a transition from lower density residential areas and is often close to commercial/office professional areas, and arterial streets.
- **High-Density Residential (HDR)** provides for single-family attached homes, multi-family residential units, and similar and compatible uses. This use is typically located near medium-high density and/or near commercial/office professional uses or arterial streets and highways.
- **Mixed-Use (MU)** provides for residential uses combined with compatible uses such as retail, service, restaurants, banks, entertainment uses, professional and administrative offices, and public and quasi-public uses. This use is typically located in the downtown and other parts of the city that serve as community centers with residential, commercial, and employment uses in the immediate vicinity.

### ***Nonresidential***

The Land Use and Circulation Diagram also contains seven nonresidential land use designations as follows:

- **Commercial (C)** provides primarily for regional, neighborhood, and locally-oriented retail and service uses, restaurants, banks, entertainment uses, public and quasi-public uses, and similar and compatible uses. This use is typically located downtown and in areas of good visibility, such as arterials or major intersections.
- **Office Professional (OP)** provides for office parks, office buildings, and quasi-public uses. This use is typically located on arterial and collector streets, and in downtown if it is in scale with existing buildings.
- **Industrial (I)** provides for research and development, warehouses, and manufacturing, and quasi-public uses. This use is typically located away from residential uses and in the immediate vicinity of State Route 99 and/or the Union Pacific mainline railroad tracks.

- **Public/Quasi-Public (PQ)** provides for public facilities such as schools, fire stations, hospitals, sanitariums, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, public facilities, and similar and compatible uses. This use is typically located throughout the community.
- **Parks (P)** provides for active and passive recreational uses, habitat protection, and public/quasi-public uses. This use is located throughout the community.
- **Open Space (OS)** provides for passive outdoor recreational uses, habitat protection, watershed management, public and quasi-public uses, areas that contain public health and safety hazards such as floodways, and areas containing environmentally-sensitive features. This use is located throughout the community.

### Noise Element

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

### Public Facilities and Services Element

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

### **Safety and Seismic Element**

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, and 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

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## Circulation Element

### Introduction

Galt's circulation system is a major component of the city's urban design and economy. The city is both defined and constrained by its network of freeways, highways, roads, railroads, and bike and pedestrian paths, which serve to move its residents and goods in and out of the city. Pressure to establish various land uses at specific locations, flow of goods, and quality of neighborhoods can all be affected by the design of the roadway network. The city's economy is also directly affected by its circulation system, such as the availability and adequacy of freeway interchanges, access to rail and air travel, and capacity of roads to serve planned land uses.

The Circulation Element provides for the development of new roads, freeway overpasses, and the widening and improvement of existing roadways to serve new development. It also promotes alternative forms of transportation to reduce air pollution, reduce the need for costly roadway improvements, and facilitate the travel of those who cannot or do not wish to use automobiles for all their trips.

In addition to describing the Land Use and Circulation Diagram and roadway classification system, this element contains goals, policies, and implementation measures related to the following topics:

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

### Land Use and Circulation Diagram

Galt's planned roadway network is designed to meet year 2030 development levels based on the land uses shown on the Land Use and Circulation Diagram (Figure LU-1). The General Plan seeks to maintain satisfactory traffic conditions both within existing urban areas and future growth areas. The City's most important policy tool for upgrading and maintaining its roadways for effective and efficient traffic movement is the diagram and its associated standards.

The Land Use and Circulation Diagram (Figure LU-1) depicts the proposed circulation system to support development under the Land Use and Circulation Diagram. 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 related to the linkages they

provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

The following describes the major roadway improvements shown in the Land Use and Circulation Diagram that are required to serve existing and new developments. These projects are simply listed in alphabetical order, and do not indicate priority.

- **A Street Widening.** This project includes widening 1.5 miles of A Street from two lanes to four lanes (84-foot arterial) between State Route 99 and the current (2007) city limits at Greer Middle School.
- **Amador Avenue Extension.** This project includes extending 0.5 miles of Amador Avenue as a two lane collector between Carol Drive and Cedar Flat Avenue.
- **Amador Avenue-Simmerhorn Road Interchange.** This project includes the possibility of reconfiguring the interchange, with emphasis on widening and realigning the overpasses and removing some of the existing on- and off-ramps.
- **Boessow Road Widening.** This project includes widening 0.26 miles of Boessow Road east of State Route 99 from two lanes to four lanes (84-foot arterial) between Crystal Way and Marengo Road.
- **Carillion Boulevard Extension.** This project includes the extension of Carillion Boulevard to the present location of the Crystal Way/State Route 99 ramps in the south of Galt.
- **Marengo Road Extension to Central Galt Interchange.** This project includes the southerly extension of Carillion Boulevard to the Crystal Way/State Route 99 ramps would be in addition to the future Carillion Boulevard extension to the State Route 99 northbound ramps at the Central Galt Interchange.
- **Central Galt Interchange.** This project includes the realignment and expansion of the Central Galt Interchange (C Street and State Route 99). This includes improving the on- and off-ramps for better circulation and improved driver safety, creating a second overpass at A Street, creating better cross town access, and realigning intersections for better circulation and driver safety.
- **Elm Avenue/Amador Avenue Intersection Realignment.** This project includes reconstruction and realignment of the Elm Avenue/Amador Avenue and Industrial Drive/Union Pacific spur line intersections to eliminate hazards.
- **Industrial Drive Extension.** This project includes extending Industrial Drive to Walnut Avenue. This extension would allow for better north-south access in the west portion of the city, especially for truck traffic.
- **Live Oak Avenue Extension.** This project includes the construction of 0.5 miles of Live Oak Avenue as a two lane collector between West Stockton Boulevard and the Union Pacific mainline railroad tracks.
- **Simmerhorn Road Extension.** This project includes extending Simmerhorn Road to Amador Avenue, with a new at-grade crossing at the Union Pacific

spur line. It also includes realigning 500 feet of Carol Drive to create a four-way intersection.

- **State Route 99/Ayers Lane Ramp Widening.** This project includes widening the State Route 99 on- and off-ramps at Ayers Lane to improve the circulation and safety.
- **State Route 99/Crystal Way Ramp Widening.** This project includes widening the State Route 99 on- and off-ramps at Crystal Way to improve the circulation and safety.
- **State Route 99/Fairway Drive Ramp Widening.** This project includes widening the State Route 99 on- and off-ramps at Fairway Drive to improve circulation and safety.
- **State Route 99/Pringle Avenue Ramp Widening.** This project includes widening the State Route 99 on- and off-ramps at Pringle Road to improve circulation and safety.
- **State Route 99/Twin Cities Road (SR 104) Interchange.** This project includes the relocation and widening of the existing interchange from two to four lanes with dedicated bike lanes. To achieve minimum Federal interchange spacing from the proposed Walnut Avenue Interchange, the over-crossing will be located further north with on- and off-ramps designed to integrate with frontage road alignment and access requirements.
- **State Route 99/Walnut Avenue Interchange.** This project includes a State Route 99 overpass and new on- and off-ramps to help facilitate east-west regional accessibility and circulation through Galt.
- **State Route 99 Widening to Six/Eight Lanes.** This project includes Caltrans widening State Route 99 to six lanes and ultimately eight lanes. The right-of-way required for the ultimate expansion may result in the closure of some frontage road segments east of the freeway, which will place more burdens on Carillion Boulevard for local north-south arterial travel.
- **Union Pacific Mainline Railroad Crossing.** This project includes one grade-separated overcrossing of the Union Pacific mainline railroad tracks at either Elm Avenue, A Street, or C Street. This project will help to improve circulation, safety, and emergency response times by eliminating traffic/train conflicts.

## Roadway Classifications

Roadways serve two functions that tend to conflict from a design standpoint: provide mobility and provide property access. High and constant speeds are desirable for mobility, while low speeds are more desirable for property access. A functional classification system provides for specialization in meeting the access and mobility requirements of the development permitted under the General Plan. Local streets emphasize property access; arterials emphasize high mobility for through-traffic; and collectors attempt to achieve a balance between both functions.

The Land Use and Circulation Diagram (Figure LU-1) presents the official functional classification of existing and proposed streets, roadways, and highways in Galt. The hierarchy of the functional classifications in the city consists of major arterials, minor



arterials, collectors, and local roads and streets as described below. The Land Use and Circulation Diagram depicts the arterial and collector roadway system in Galt. All other roadways not identified on the diagram are classified as local streets.

- **Major Arterials** are roadways that emphasize mobility with limited access. These include freeways, highways, expressways, and those arterials that are specifically designed to provide a high level of mobility with limited access to adjoining properties.
- **Minor Arterials** are roadways that interconnect with and augment the major arterial system, while providing a somewhat lower level of travel mobility due to less stringent access limitations.
- **Collectors** provide a balanced function of land access and mobility between residential neighborhoods and commercial, office professional, and industrial areas.
- **Local Streets** have a primary function to provide direct access to abutting lands and connections to the higher order functional classifications.

Table C-1 lists the City's standards for the right-of-way required for major arterials, minor arterials, collectors, and local streets. Note that these standards apply only to City streets; State highways are not subject to local standards.

**Table C-1**  
**Street Right-of-Way and Section Width**

Street Classification	Description	# of Lanes	Median	Bikeways	ROW Width	Typical Curb-to-Curb Width
Major Arterial	Roadways that emphasize mobility with limited access. These include freeways, highways, expressways, and those arterials that are specifically designed to provide a high level of mobility with limited access to adjoining properties. These roadways also typically include wide sidewalks, landscaped corridors, and landscaped medians.	4-6	Yes	Yes	108' to 150'	96' to 118'
Minor Arterial	Roadways that interconnect with and augment the major arterial system, while providing a somewhat lower level of travel mobility due to less stringent access limitations. These roadways also typically include wide sidewalks, landscaped corridors, and landscaped medians.	2-4	Varies	Yes	94'	72'
Collector Street	Roadways that provide a balanced function of land access and mobility between residential neighborhoods and commercial, office professional, and industrial areas.	2		Yes	66' to 84'	48' to 62'
Local Street	Roadways that have a primary function to provide direct access to abutting lands and connections to the higher order functional classifications.	2			50' to 60'	32' to 42'
Cul-de-sac	A local street terminating in a turning area and generally not exceeding 600 feet in length.	2			50' to 60'	32' to 42'

**Notes:**

1. Additional street and right-of-way widening at intersections may be necessary to accommodate turning vehicles and transit stops or to create green streets.
2. Additional easements may be required for utilities, street appurtenances, and planting.
3. The City Council may approve design standards different from above in the PD (Planned Development) zoning district.
4. Right-of-way width shall be measured at the back of sidewalks for all streets with the exception of arterials. Additional right-of-way will be required for sidewalk, bike paths, and landscaping on major and minor arterials.
5. Widths shown assume on-street parking on all collector, local, and cul-de-sac streets. No parking is assumed on arterials.
6. The right-of-way and street section widths will vary within this range depending on the number and type of vehicular lanes and the number and type of pedestrian/bicycle facilities planned. Part of this width may be required to be a landscape/pedestrian easement rather than ROW (e.g., planter and detached/separated sidewalk areas along non-arterial streets). However, for general purposes, the term ROW has been used to illustrate the overall width of the proposed street improvement.
7. Additional right-of-way may be required to accommodate widened sidewalks (8-foot minimum) adjacent to schools and parks.
8. The right-of-way and curb-to-curb widths shown in the Cul-de-sac row do not include the turning radius at the end of the road.

## City Street System

The goal and policies in this section focus on the development of new north-south arterials on both sides of State Route 99, new collector and local streets, and widening/improvement of existing roadways. In addition, this section also looks at aesthetic improvements and funding requirements. To maintain the city's small-town qualities and ensure smooth-flowing conditions on City roadways, the General Plan establishes Level of Service (LOS) "E" on all streets within a quarter-mile of State Routes, along A Street and C Street between State Route 99 to the railroad tracks, and along Lincoln Way between Pringle Avenue to Meladee Lane. LOS "D" or better is established as the acceptable Level of Service on all other roadways and intersections.

### Goal C-1

To provide for the long-range planning and development of the City's street system to ensure the safe and efficient movement of people and goods.

#### **Policy C-1.1: Consistency with Land Use Element**

The City shall continue to ensure consistency of the Circulation Element with the Land Use Element.

#### **Policy C-1.2: Street Planning, Design, and Regulation**

The City shall plan, design, and regulate the development of the City's street system in accordance with the functional classification system described in this chapter and reflected in the Land Use and Circulation Diagram (Figure LU-1) or the City's Street Standards and Specifications.

#### **Policy C-1.3: Levels of Service**

The City should develop and manage its roadway system to maintain LOS "E" on all streets and intersections within a quarter-mile of State Route 99, along A Street and C Street between State Route 99 to the railroad tracks, and along Lincoln Way between Pringle Avenue to Meladee Lane. The City should develop a LOS "D" or better on all other streets and intersections.

#### **Policy C-1.4: Connectivity**

The City should assure that new development effectively links the east and west sides of the city across State Route 99 and the railroad tracks including non-motorized modes of travel. In addition, all new development shall enhance connectivity to existing facilities and provide good internal circulation for all modes of travel.

#### **Policy C-1.5: Street Maintenance**

The City should provide a high level of street and other facility maintenance combined with technical assistance for renovation and sidewalk amenities using available funds when possible.

#### **Policy C-1.6: Specific Gateway Enhancements**

The City should work to improve and maintain specific entry points within road right-of-way, including freeway interchanges, and the Lincoln Way area at Dry Creek. Improvements could include landscaping and signage.

#### **Policy C-1.7: Private Access to Arterial Streets**

The City shall limit private access along arterial streets wherever possible.

**Policy C-1.8: Roadway Enhancements**

The City should upgrade any substandard streets to meet current City standards whenever possible.

**Policy C-1.9: Traffic Impact Analysis and Funding**

The City shall require an analysis of the effects of traffic from proposed major development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project.

**Policy C-1.10: Traffic Fees**

The City shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.

**Policy C-1.11: Union Pacific Railroad Crossing**

The City shall develop a grade separated crossing (overpass/underpass) at the Union Pacific mainline railroad to serve the west side of the city.

**Policy C-1.12: Grid-Like Street System**

The City should encourage a grid-like street system in new growth areas in order to ease traffic flow, reduce traffic barriers, increase linkages between communities, increase driver route choice, promote walking and biking, and disperse traffic.

## Freeways and Highways

The goal and policies in this section look at reducing regional traffic congestion through the upgrade, expansion, and enhancement of the highway and freeway systems running through Galt. These routes provide needed regional connections which facilitate economic development, and this section looks at ways to expand the system to better serve Galt residents and visitors.

**Goal  
C-2**

To coordinate City-planned transportation and circulation improvements with county, State, and Federal transportation systems.

**Policy C-2.1: State Route 99 Widening**

The City shall coordinate efforts with Caltrans when they widen and upgrade State Route 99 to six and possible eight lanes throughout the Planning Area to ensure that the design provides features beneficial to Galt.

**Policy C-2.2: Access to Employment Centers**

The City shall work with Caltrans to maximize access for trucks and employees to retail and employment centers adjacent to State Route 99.

**Policy C-2.3: Central Galt Interchange**

The City shall improve the Central Galt Interchange at C Street by extending and expanding the interchange on-ramps and off-ramps to improve traffic conditions during peak hours, provide safe and convenient pedestrian and bicycle access, and improve vehicular circulation and driver safety.

**Policy C-2.4: Amador Avenue-Simmerhorn Road Interchange**

The City shall improve the Amador Avenue-Simmerhorn Road Interchange by widening and realigning the overpasses.

**Policy C-2.5: Walnut Avenue Interchange**

The City shall develop a freeway overpass and upgrade the existing ramps at Walnut Avenue to facilitate regional accessibility and east-west circulation across State Route 99.

**Policy C-2.6: Carillion Boulevard Extension**

The City shall extend or require extension of Carillion Boulevard south to the present (2007) location of Crystal Way/State Route 99 on- and off-ramps.

**Policy C-2.7: Industrial Drive Extension**

The City shall extend Industrial Drive north to Walnut Avenue in order to provide additional north-south circulation on the west side of State Route 99.

**Policy C-2.8: Interchange Improvement and Safety**

The City shall create new highway interchanges that are safe and convenient for all forms of mobility (e.g., pedestrians, bicyclists, wheelchairs, etc.).

## Residential Streets

The goal and policies in this section seek to protect the quality and safety of existing and future residential neighborhoods from high-volume and high-speed traffic. This includes encouraging walking and bicycling in existing and new neighborhoods through maintenance of streets and sidewalks and by promoting the design of new neighborhoods that provide for direct pedestrian/bike routes to open space corridors, schools, and similar activities.

**Goal  
C-3**

To protect existing and future residential areas from high-volume and high-speed traffic and its effects and promote walking on sidewalks in residential areas.

**Policy C-3.1: Through Traffic**

The City should minimize high volume and high speed through traffic in residential areas through project design.

**Policy C-3.2: New Developments**

The City should consider the effects of new development on local streets in residential areas and require new development to mitigate significant impacts on residential neighborhoods.

**Policy C-3.3: Street and Sidewalk Maintenance**

The City should address street and sidewalk maintenance in new and existing neighborhoods to encourage their safe use. The City shall consider future needs for street and sidewalk maintenance in approving new development.

**Policy C-3.4: ADA Compliant Sidewalks**

The City shall require ADA compliance for existing and proposed street sidewalks.

## Automobile Parking

The goal and policies in this section provide for adequate and appropriately-located parking facilities in existing and new developments. Parking requirements are implemented primarily through the City's Zoning Ordinance.

**Goal  
C-4**

To provide a sufficient amount of convenient, available, accessible, safe, and attractive parking to serve existing and new development throughout the city as needed.

**Policy C-4.1: Adequate Parking**

The City shall ensure that adequate on- and off-street parking is provided in existing and new development. The adequacy and appropriateness of parking requirements in the Zoning Ordinance shall be periodically reevaluated.

**Policy C-4.2: Parking Standards – General**

The City shall revise the Zoning Ordinance's parking standards to establish parking allowances that help encourage alternative modes of transportation and discourage wasteful over abundance of parking.

**Policy C-4.3: Pedestrian Safety**

The City shall require that parking lots and development projects are designed for separate, safe, attractive, and convenient pedestrian and handicapped access.

**Policy C-4.4: Visual Impacts**

The City shall require new parking lots to be designed to minimize visual impacts on public roadways and neighboring areas.

**Policy C-4.5: Shared Parking**

The City shall allow shared parking where different adjacent uses generate peak parking demand at different times.

**Policy C-4.6: Informal Park and Ride**

The City should allow areas for informal park and ride for express buses.

**Policy C-4.7: Over-Sized Parking Lots**

The City should continue to discourage parking lots that are in excess of the standards set forth in the City Code unless planned to accommodate alternative modes of travel including informal park & ride for express buses.

**Transit Facilities and Services**

The goal and policies of this section provide for an accessible, safe, and efficient transit system that provides alternatives to automobile use. Policies in this section also support the enhancement of the existing transit systems, especially in connection with new development.

**Goal  
C-5**

To promote a safe and efficient transit system that will help reduce congestion, improve the environment, and provide viable non-automotive means of transportation in and through Galt.

**Policy C-5.1: Bus Transit**

The City shall work with transit service providers to provide bus transit services that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.

**Policy C-5.2: Bus Turnouts, Stops, and Shelter**

The City shall work with transit service providers to provide bus turnouts, stops, and shelters throughout the city.

**Policy C-5.3: ADA Compliance**

The City shall consider the transit needs of senior, disabled, minority, low-income, and transit-dependent persons in making decisions regarding transit services and in compliance with the Americans with Disabilities Act.

**Policy C-5.4: Family Transit Needs**

The City shall consider families' needs in transportation planning efforts and shall promote safe and convenient methods of transportation between school, home, retail shopping, and child care.

**Policy C-5.5: Rail Transit**

The City should encourage the creation of rail transit to link Galt with the Elk Grove/Sacramento and Lodi/Stockton metropolitan areas.

**Policy C-5.6: Park-n-Ride Facilities**

The City shall investigate opportunities for new Park-n-Ride facilities to be located in proximity to transit hubs and major transit corridors. Opportunities may include, but are not limited to, proximity to the City Hall bus stop, new highway interchanges, and major regional commercial centers.

**Policy C-5.7: Transit Plan**

The City should expand its existing transit planning efforts as the city grows and ridership demand increases. Adoption of a Transit Plan should be considered.

**Non-Motorized Transportation**

The goal and policies in this section seek to establish a non-motorized transportation system. Non-motorized transportation includes pedestrian and bicycle travel. This system will make it easier for Galt residents and workers to bike or walk which not only reduces automobile trips, with benefits for air quality, but it also promotes greater community interaction, one of the small-town qualities the General Plan seeks to preserve and enhance. Non-motorized transportation helps to reduce the demand for street and road widening and maintenance and the demand for parking areas and related land required for development.

**Goal  
C-6**

To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation for both transportation and recreation.

**Policy C-6.1: Bike and Pedestrian System**

The City shall establish a safe interconnected bicycle and pedestrian system throughout Galt.

**Policy C-6.2: Regional Bikeway Connections**

The City should ensure that local bikeways are interconnected with regional bikeways, and identified through appropriate signage, in a manner that promotes their local and regional use.

**Policy C-6.3: Integrated Bike System**

The City shall continue to encourage a continuous, comprehensive, and safe system of recreational, commuter, and convenience bicycle routes that link neighborhoods

and activity centers in the city and also provide linkages to the recreational trail system along Dry Creek and Deadman Gulch. The City shall also provide appropriate signage, in accordance with the California Manual of Uniform Traffic Control, for easy rider way-finding through the system of City bikeways.

**Policy C-6.4: Bikeway Linkages to Attractions Outside of Galt**

The City should plan and pursue funding for bikeway linkages to attractions outside the city such as the Cosumnes River Preserve and the California Traction Line (if converted to a trail).

**Policy C-6.5: Bicycle Parking**

The City shall require the development of adequate, convenient, and secure bicycle parking at employment centers, recreational facilities, transit terminals, commercial businesses, and in other locations where people congregate.

**Policy C-6.6: Bike Lanes**

The City shall consider the needs of bicyclists when new roadways are constructed and existing roadways are upgraded. All collector streets and minor arterials with right-of-ways of 60 feet shall have striped and signed Class II bike lanes unless determined infeasible.

**Policy C-6.7: Pedestrian Trail Systems**

The City shall require developers to finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development, as appropriate, following the standards in the Caltrans Highway Design Manual Chapter 1000.

**Policy C-6.8: Pedestrian Ways – Citywide**

The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide enough for pedestrian convenience and conform to ADA standards.

**Policy C-6.9: Pedestrian Ways – New Development**

The City shall encourage developers of new neighborhoods to provide separated sidewalks that promote pedestrian convenience and conform to ADA standards with appropriate landscaping of roadway strips.

**Policy C-6.10: Crosswalks and Pedestrian Safety Measures**

The City shall require crosswalks and other pedestrian safety measures be designed and installed according to City of Galt Ordinances and regulations.

**Policy C-6.11: Bike and Pedestrian Railroad Crossings**

The City shall create Class II bike lanes at all grade-separated (overpass/underpass) railroad crossings. The City should also work with the railroad to install pedestrian and bicycle crossings with appropriate safety devices at all crossings.

## **Airports**

The goal and policies in this section encourage convenient and efficient flight operations while minimizing any negative effects on Galt. The Planning Area is situated six miles east of Franklin Field and one and a half miles south of Mustang Airport. This close proximity provides benefits to the city in terms of employment and economic development. The airport also creates noise and safety concerns, requiring careful planning in connection with flight operations and changes in airport activity.



**Goal  
C-7**

To coordinate with SACOG to ensure compatibility between urban development in Galt and aircraft operations at Franklin Field and Mustang Airport.

**Policy C.7-1: Airport Improvements**

The City shall coordinate planning efforts with Franklin Field and Mustang Airport in order to provide Galt area business and industries with a convenient location for corporate planes.

**Policy C.7-2: Inter-Agency Coordination**

The City shall coordinate planning efforts with Sacramento Area Council of Governments (SACOG) to ensure compatible land uses within airport overflight zones.

## **Complete Streets**

The goal and policies in this section focus on developing “complete streets” throughout the city. Complete streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and bus riders of all ages and abilities.

**Goal  
C-8**

To promote the creation of complete streets throughout the community which provide safe access to pedestrians, bicyclists, motorists, and bus riders of all ages and abilities.

**Policy C-8.1: Attractive Streets**

The City shall provide attractive streets designed to serve a broad spectrum of travel modes (e.g., bikes, pedestrians, transit, and people with disabilities) as well as automobiles.

**Policy C-8.2: Bikeways along Major Streets**

The City should provide Class II bike lanes along all collector and minor arterial streets. Class I bike paths should be considered along major arterials and along certain minor arterials.

**Policy C-8.3: Street, Pedestrian, and Bicycle Facilities**

The City shall create a network of street, pedestrian, and bicycle facilities that provides for multiple safe routes between various origins and destinations.

**Policy C-8.4: Pedestrian and Bike Convenience at Intersections**

The City should design and build new intersections and redesign existing intersections (as opportunities arise) to maximize pedestrian and bike convenience and safety relative to automobile needs.

**Policy C-8.5: Intersection Speed Reduction**

The City should design intersections to reduce car speeds through the use of bulb-outs, reduced corner radii, and/or on-street parking.

**Policy C-8.6: Bikeway and Pedestrian Trail Funding Mechanisms**

The City should develop mechanisms to increase the funding for the creation and maintenance of bikeways and pedestrian trails.

**Policy C-8.7: Bike Safety Outreach Program**

The City should create an outreach program to promote bike safety and the use of bikes as a viable and attractive alternative to cars.

**Policy C-8.8: Transit Access in New Developments**

The City shall, where appropriate, require new developments that are located adjacent to arterial streets or existing/planned transit routes to include bus loading zones, shelters, lighting, and other amenities which make transit attractive and safe.



## Community Character Element

### Introduction

The purpose of the community character element is to establish qualitative urban design goals and policies. The policies are intended to 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.

This element contains goals, policies, and implementation measures related to the following topics:

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

### Overall Community Design

The goal and policies in this section cover a wide variety of topics related to general city design. These policies provide for the overall theme of Galt as an urban city in the midst of a rural and open space landscape, with emphasis on contrast between the city and outlying areas.

#### Goal CC-1

To improve the overall visual quality of Galt's urban environment.

#### **Policy CC-1.1: City Image**

The City should promote high quality design and building materials for all new development.

#### **Policy CC-1.2: Neighborhood Integrity**

The City should protect and enhance the character and integrity of existing residential neighborhoods and protect these neighborhoods from incompatible uses.

#### **Policy CC-1.3: Existing Neighborhood Design**

The City shall encourage the conservation, maintenance, and improvement of existing neighborhoods through enforcement of building codes, programs for the rehabilitation of housing, and replacement of substandard and deteriorated infrastructure.

**Policy CC-1.4: New Neighborhood Design**

The City should require new neighborhoods to have a unique sense of place (i.e., entry designs, architecture, design features) that sets them apart from existing neighborhoods.

**Policy CC-1.5: Rail Corridors**

The City should work with Union Pacific Railroad and private property owners to improve maintenance, code enforcement, screening, and landscaping of view sheds along rail corridors in Galt.

**Policy CC-1.6: Open Space Features**

The City should promote community design that incorporates the open space features of Galt's rivers, creek, wetlands, trail corridors, and parks into the travel experience. This includes visual access to open space features and private and public investment that visually frames and complements natural landscapes and parks.

**Policy CC-1.7: Viewsheds**

The City should work to protect views from frequently used gathering places, major streets, and pedestrian paths to provide a sense of place and orientation.

**Policy CC-1.8: Building Elevations**

The City shall require that all exterior elevations have structural architectural treatments to alleviate long void surfaces. This can be accomplished through varying setbacks, breaking buildings into segments, pitched roof elements, columns, fenestration (doors and windows), substantial building relief/reveals to provide shadow and interest, patios, and similar treatments.

**Policy CC-1.9: Signage**

The City should require that all signs on existing buildings be made of durable, high-quality materials such as stone, tile, cast concrete, or similar materials. No bare metals, wood, or any other non-durable material shall be allowed.

**Policy CC-1.10: Art in Public Places**

The City shall encourage new development projects to install public art and other design features such as fountains and monuments that beautify the community.

**Policy CC-1.11: Outdoor Lighting**

The City shall ensure that future development includes provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

**Policy CC-1.12 Reflective Materials**

The City shall consider a range of building materials to ensure that future building design reduces the potential impacts of daytime glare.

## **Gateways and Community Corridors**

The goal and policies in this section seek to establish well-designated and inviting gateways and corridors in the city. Galt's gateways and community corridors are critical to the identity of the city. The city's major corridors – Twin Cities Road/State Route 104, State Route 99, Lincoln Way, Carillion Boulevard, C Street, A Street – carry heavy traffic volumes and are major elements in the city's development pattern.

**Goal  
CC-2**

To maintain and enhance the visual quality of Galt's major corridors, gateways, and entrances.

**Policy CC-2.1: Gateway Entrances**

The City shall promote efforts to improve the visual quality of gateway entrances to Galt, including State Route 99, Twin Cities Road, A Street/Boessow Road, and Lincoln Way. Development in these areas should include a combination of streetscape, building orientation and placement, signage, enhanced landscaping, and site amenities to create memorable community entries. Items that detract from the gateway image, such as attention-getting devices, outside storage, and off-premise commercial signs should not be allowed.

**Policy CC-2.2: New Development in Corridors**

The City should require that new development within major corridors comply with the following minimum building requirements:

- a. All outdoor storage of goods, materials, equipment, and loading docks areas shall be screened from major roadways, to the extent possible.
- b. Developments with multiple buildings should have a unifying design theme and sign program.
- c. Increased frontage and parking lot landscaping in corridor developments shall be required.

**Policy CC-2.3: Building Setbacks and Landscape Areas**

The City shall encourage increased building setbacks and substantially wider landscape areas consistent with existing neighborhoods along major corridors outside of the Historic Business District.

**Policy CC-2.4: Architectural Enhancements in Major Corridors**

The City should encourage increased architectural enhancements for all buildings and uses within major corridors, including the following:

- a. Building elevations should be well-articulated and stress an original design.
- b. Buildings should be composed of stucco, brick, or masonry elevations. Tilt-up concrete panels will only be permitted if they have a bold relief with textured surfaces and fenestration to break up monotony. Integral color of panels is strongly encouraged.
- c. Metal buildings will be allowed only with significantly enhanced architectural treatment (such as use of trim bands, wing walls, parapets, and reveals).

**Policy CC-2.5: Landscape Maintenance**

The City shall actively monitor and enforce the maintenance of landscaping on private property within major corridors.

**Policy CC-2.6: Positive Travel Experience**

The City shall ensure, to the extent possible, that all public and private investments in Galt's gateways and major corridors contribute positively to the overall travel experience by automobile, rail, pedestrian, and bicycle.

**Policy CC-2.7: State Route 99 and State Route 104 Beautification**

The City shall work with Caltrans and private property owners to improve the visual quality of State Routes 99 and 104 through right-of-way maintenance, adjacent property maintenance, code enforcement, reducing the number of billboards, encouraging new investment on visible sites, requiring landscaping, and requiring screening of industrial uses.

**Downtown**

The goal and policies in this section provide the framework for the protection of Galt's Downtown and its historical assets. Policies in this section stress the importance of Galt's Downtown to sustaining the identity and sense of place within the existing community. New development should be compatible with the existing scale and design of downtown, and preserve historical features.

**Goal  
CC-3**

To protect historic and authentic qualities of Galt's Downtown.

**Policy CC-3.1: Restore Downtown**

The City shall continue to require that new infrastructure investment respect the image and character of the Downtown. Landscapes, roadways, sidewalks, and other public features in downtown shall be repaired where necessary as funding allows.

**Policy CC-3.2: Historical and Cultural Resources**

The City shall ensure, to the extent possible, that new public and private investment protects and enhances Galt's historical and cultural resources.

**Policy CC-3.3: Incorporating Historical Features in New Development**

The City shall continue to enforce the design guidelines of the Downtown Revitalization and Historic Preservation Specific Plan. This includes, but is not limited to, requiring new development in Downtown to incorporate historic and natural features in site and development planning, and respecting existing historic structures, block and lot patterns, and landscapes. Infill development should be of compatible scale and character.

**Trees**

The goal and policies in this section seek to preserve and enhance Galt's trees. These trees not only provide shade, they also help define the character of neighborhoods.

**Goal  
CC-4**

To maintain and enhance the quality of Galt's trees.

**Policy CC-4.1: Tree Canopy**

The City shall endeavor to protect the tree canopy created by mature trees and heritage trees in existing developed areas and undeveloped areas. At a minimum, the City should require trees in residential areas to be planted five to seven feet from street right-of-ways to provide streetscape enhancements.



**Policy CC-4.2: Trees in New Development**

The City shall require that all new development protect existing trees, to the extent feasible, and incorporate the planting of additional trees and other vegetation, to provide shade, buffering, and visual character. Oak trees are specifically protected by the Galt Municipal Code, but other trees on land that is subject to a development application may be required to be protected through the development phase. New trees shall be carefully selected based on appropriate site conditions (Galt's microclimate, soil type, water usage, surrounding infrastructure and improvements, and distance from buildings). In order to help the Sacramento region attain air quality conformance, the largest tree species possible for the given application, with the lowest biogenic emission rates, should be selected. High biogenic emitting tree species should be avoided or planted only as a second choice when low emitters will be unsatisfactory. Developers can obtain information on biogenic emissions of tree species from the City of Galt Planning Department, the SMAQMD, and the Sacramento Tree Foundation.

**Policy CC-4.3: Tree and Landscape Maintenance Requirements for Large Development Projects**

The City should require, as a condition of approval for large development projects, the establishment of funding mechanisms for the ongoing maintenance of street trees and landscape strips in public ways. The City should explore the potential for putting all new development in a master landscape and lighting district for maintenance of street trees and landscape strips in public ways.



## Conservation and Open Space Element

### Introduction

Galt's environmental resources (water, air, vegetation, wildlife, and open space) contribute to the city's economy and are important elements in the quality of life of Galt's residents. The preservation of these natural resources is frequently in conflict with urban development. The General Plan seeks to balance the need for growth with the need for the conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies.

Modern ecological research shows the value of natural land corridors and large preservation areas instead of small, isolated preserves, in perpetuating complete ecosystems and wildlife habitats. These contiguous linkages between natural community types help protect biologically important transition zones for species higher in the food chain (e.g., mammals, raptors, etc.) When their natural habitat is reduced to isolated patches, and no linkages are available between preserves, the long term viability of the species is severely threatened.

This element contains goals, policies, and implementation measures related to 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

### Water Resources

The availability, quantity, and quality of water are vital to natural processes and human activities. Water is essential to the development of housing, commerce, industry, and agriculture, to recreation, and to the maintenance of high quality fish and wildlife habitats. Cosumnes River, Laguna Creek, Skunk Creek, Dry Creek, Hen Creek, and Deadman Gulch are all located within the Planning Area. A groundwater aquifer underlies Galt and serves as the City's municipal water supply. Most of these resources are regional in nature and require a cooperative effort to ensure protection of water quality in these bodies.

The goal and policies in this section seek to protect these water resources and maintain the highest quality for human and natural use. Goals and policies related to the City's water supply and delivery system are discussed in the Public Facilities and Services Element.

**Goal  
COS-1**

To protect and enhance the qualities of the area's rivers, creeks, sloughs, and groundwater.

**Policy COS-1.1: Flood Control**

The City shall require adequate natural floodway design to assure flood control in areas where stream channels have been modified and to foster stream enhancement, improved water quality, recreational opportunities, and groundwater recharge.

**Policy COS-1.2: Flood Protection Ordinance**

The City shall continue to implement the City's flood protection ordinance.

**Policy COS-1.3: Inter-Agency Coordination**

The City shall cooperate with FEMA, California Department of Water Resources, and other appropriate local, State, and Federal agencies to address local and regional flood issues.

**Policy COS-1.4: Storm Flow Impacts**

The City will continue to ensure, through the development review process, that future developments do not increase peak storm flows and do not cause flooding of downstream facilities and properties.

**Policy COS-1.5: Water Quality Control Board Regulations Compliance**

The City shall continue to comply with the Regional Water Quality Control Board's regulations concerning the operation of the City's wastewater treatment plant.

**Policy COS-1.6: Underground Storage Tank Law Compliance**

The City shall provide continued compliance with the Underground Storage Tank Law and all other laws relating to water quality.

**Policy COS-1.7: Stormwater Quality Protection**

The City shall, through the development review process, ensure compliance with Federal and State stormwater quality standards and regulations.

**Policy COS-1.8: Septic System Discouragement**

The City shall protect groundwater resources by protesting urban development with septic systems in the unincorporated County on parcels less than 2 acres on the west side of the Planning Area and less than 5 acres on the north and east side of the Planning Area.

**Policy COS-1.9: Streambed Alteration Watershed Regulations Compliance**

The City shall require proposed developments to comply with streambed alteration and watershed protection regulations as administered by the California Department of Fish and Game.

**Policy COS-1.10: Ecological Features Retention**

The City shall retain to the extent feasible the ecological features of the creeks, sloughs, and rivers in their natural state.

**Policy COS-1.11: Riparian Corridor Protection**

The City shall endeavor to protect, preserve, and improve riparian corridors.

**Policy COS-1.12: Best Management Practices**

The City shall require all new development and redevelopment to implement Best Management Practices (BMPs) to reduce pollutants to the maximum extent practicable. Additionally, the City shall require, as part of its Storm Water NPDES Permit and ordinances, to implement the Grading Plan, Erosion Control Plan, and Pollution Prevention Plan (SWPPP) during construction activities of any improvement plans, new development and redevelopment projects for reducing pollutants to the maximum extent practicable.

**Policy COS-1.13: No Net Loss of Wetlands**

The City shall review development proposals in accordance with applicable local, State, and Federal statutes protecting jurisdictional wetlands (Section 404 of the Clean Water Act) and require that new developments have no net loss of existing wetland habitats.

**Policy COS-1.14: Floodplain Dedication**

The City should require property owners and developers to dedicate land within 100 year floodplains to the City, or other City-designated entity for biological mitigation credit or similar purpose, when a development project is approved. In addition to the land requirement, the City should require public access adjacent to these areas, but outside the 100 year flood plain, via bicycle and pedestrian trails and related amenities with appropriate signage.

**Policy COS-1.15: Trails and Open Space Access**

The City shall provide public access to all City-owned and maintained trails and open space areas in city limits. The City should also provide educational signage in these areas.

**Policy COS-1.16: Incorporating Parks and Open Space with School Curricular Activities**

The City should encourage schools to maximize curricular activities based on their location near parks and open space areas.

**Policy COS-1.17: Floodplain Visual Accessibility**

The City shall require visual accessibility to floodplains via direct, single frontage roadways, along the length of any particular stream and associated floodplain section being developed (on both sides).

**Fish and Wildlife Habitat**

Fish and wildlife resources in the Galt area occur in both natural and altered habitats. Habitats altered either by agricultural cultivation or urban development make up most of the Planning Area. Although altered by human activities, these areas may still be valuable for wildlife (e.g., Deadman Gulch, Hen Creek). Natural habitats in and around Galt include Cosumnes River, Dry, Laguna, and Skunk Creeks.

Policies in this section encourage the protection of important habitats and commit the City to address the effects of urban development on these habitats.

**Goal  
COS-2**

To protect, restore, and enhance habitats that support fish and wildlife species.

**Policy COS-2.1: Sensitive Species Protection**

The City should require minimization of impacts to protect mature trees, vernal pools, and any threatened endangered or other sensitive species when approving new development.

**Policy COS-2.2: Wetland and Riparian Communities Management**

The City shall support the protection, restoration, expansion, and management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitat.

**Policy COS-2.3: Biologically Sensitive Area Development**

The City should require new development in areas that are known to have particular value for biological resources to maximize preservation of sensitive vegetation and wildlife habitat.

**Policy COS-2.4: Federal, State, and Local Statutes Compliance**

The City shall review development proposals in accordance with applicable Federal, State, and local statutes protecting special-status species and jurisdictional wetlands.

**Policy COS-2.5: Mitigation Measures Imposition**

The City shall, in its role as lead agency, take into consideration mitigation standards and policies of resource and regulatory agencies with jurisdiction over biological resources (e.g., USFWS, CDFG, etc.).

**Policy COS-2.6: Biological Surveys**

On sites that have the potential to contain critical or sensitive habitats or special species, the City shall require the project applicant to have the site surveyed by a qualified biologist. A report on the findings of this survey shall be submitted to the City as part of the application process.

**Policy COS-2.7: Regional Habitat Conservation Efforts Coordination**

The City shall continue to coordinate efforts with Sacramento County to develop the South Sacramento Habitat Conservation Plan.

**Policy COS-2.8: Habitat Conservation Easement Coordination**

The City will initiate contact with private conservation trusts and work to identify trust lands within the SOI and to the extent feasible will inventory known trust lands to address potential conflicts with development in the City's planning area.

**Policy COS-2.9: Minimize Lighting Impacts**

The City should ensure that lighting associated with new development or facilities (including street lighting, recreational facilities, and parking) shall be designed to prevent artificial lighting from illuminating adjacent natural areas at a level greater than one foot candle above ambient conditions.

## Vegetation

Like fish and wildlife habitat, the diverse stands of vegetation in Galt include both native and non-native species. Policies in this section support the preservation of important plant species and promote the use of native species, where possible, in new development and landscaping.

**Goal  
COS-3**

To preserve and protect the valuable vegetation resources of the Galt area.

**Policy COS-3.1: Riparian Protection**

The City should require the protection of existing riparian vegetation along stream courses in the city.

**Policy COS-3.2: Mature Tree and Woodland Preservation**

The City shall encourage retention of mature trees and woodlands to the maximum extent possible.

**Agriculture, Open Space, and Natural Resource Preservation**

Part of the enjoyment of Galt is its open space resources, both human-made and natural. Some of Galt's open space resources include parks, Dry Creek, mature trees in the neighborhoods and along roadways, and the agricultural lands surrounding Galt.

**Goal  
COS-4**

To preserve and enhance open space lands to maintain the natural resources of the Galt area.

**Policy COS-4.1: Prime Agricultural Land Preservation**

The City shall work to preserve prime agricultural lands surrounding the Planning Area from future development by creating a clear and sensitive urban transition to minimize land use conflicts and protect long-term agriculture.

**Policy COS-4.2: Natural Floodway Protection**

Where stream modifications are needed to prevent flooding, the City shall require a natural floodway incorporating as much of the existing vegetation as possible. When feasible, the City should require additional wetlands along drainage features, in retention basins, and parks, and that development and roads are setback from stream courses a sufficient distance to prevent damage to these areas.

**Policy COS-4.3: Natural Land Forms**

The City shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the extent feasible.

**Policy COS-4.4: Open Space Protection**

The City shall, where appropriate, permanently protect as open space areas of natural resource value, including wetlands preserves, riparian corridors, woodlands, and floodplains.

**Policy COS-4.5: Development Design and Construction**

The City shall require that new development be designed and constructed to preserve significant stands of vegetation and any areas of special ecological significance as open space to the extent feasible.

**Policy COS-4.6: Natural Open Space in Parks**

The City shall consider the inclusion of natural open space areas in regional, community, and neighborhood parks where appropriate.

**Policy COS-4.7: Mining Activities**

The City shall prohibit mining activities in the City limits and strongly oppose mining activity proposals within the Planning Area.

**Policy COS-4.8: Open Space and Natural Area Connectivity**

The City shall maintain open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and to provide more sustainable ecosystems.

**Policy COS-4.9: Open Space Preservation**

The City shall work to preserve open space that provides both habitat for wildlife and increases the quality of life for people. This can include maintaining areas for trails, bike and pedestrian paths, and open space buffers used as separators between neighborhoods to provide an identity and a sense of place.

**Air Quality—General**

Galt is located within the Sacramento Valley Air Basin, in which the air quality does not meet some State and Federal health standards, particularly for ozone and small particulates (PM10). While emission control requirements on motor vehicles and industrial operations have substantially reduced air pollution from these sources, increased development and the associated increase in emissions from automobiles threatens to offset these gains. The Sacramento Metropolitan Air Quality Management District (SMAQMD) monitors and regulates air quality in the Planning Area and regulates air pollution emissions of commercial and industrial operations.

This section includes policies generally addressing ways to improve regional air quality. The next section specifically addresses the transportation-related policies pertaining to air quality. The last section of this element addresses global warming and greenhouse gas emissions.

**Goal  
COS-5**

To protect and improve air quality in the Galt area with the goal of attaining State and Federal health-based air quality standards.

**Policy COS-5.1: Vehicle Emission Reduction Programs**

The City should support land use, transportation management, infrastructure, and environmental planning programs that reduce vehicle emissions and improve air quality.

**Policy COS-5.2: Walkable Design**

The City shall require subdivision and site plan designs to maximize pedestrian and bicycle circulation and promote street designs that strongly encourage biking and walking.

**Policy COS-5.3: Infill Development Priority**

The City should promote growth within existing urban areas (infill) as a priority over urban expansion and adopt incentives for implementing infill development projects near job centers and transportation nodes within the Planning Area.

**Policy COS-5.4: Mixed-Use Development**

The City should support appropriately located mixed-use developments inclusive of homes, schools, civic uses, retail and commercial services, and daycare facilities within walking distance of each other.



**Policy COS-5.5: Midday Trip Reduction**

The City should support the location of ancillary employee services (including, but not limited to, child care, restaurants, banking facilities, convenience markets) at major employment centers for the purpose of reducing midday vehicle trips.

**Policy COS-5.6: SMAQMD Coordination**

The City shall coordinate with the Sacramento Metropolitan Air Quality Management District (SMAQMD) on the review of proposed development projects. The City shall use the SMAQMD Guide to Air Quality Assessment for determining and mitigating project air quality impacts and related thresholds of significance for use in environmental documents.

**Policy COS-5.7: Air Quality Information Links**

The City shall provide air quality information through the City's website, including links to SMAQMD and CARB public information.

**Policy COS-5.8: Child Safety Programs**

The City shall support infrastructure and programs that encourage children to safely walk or ride a bicycle to school.

**Policy COS-5.9: Air Quality Mitigation Measures**

The City shall enforce construction and operation related air quality mitigation measures adopted through the CEQA process.

**Policy COS-5.10: New Development Operational Emission Reductions**

The City shall require all new development projects which have the potential to result in significant operational air quality impacts (exceeding SMAQMD adopted thresholds), to incorporate design or operational features that result in a reduction in emissions equal to 15 percent from the level that would be produced by an unmitigated project, based upon feasible mitigation under CEQA.

**Policy COS-5.11: Construction Mitigation Measures**

The City shall require developers to implement dust suppression measures as well as the applicable standard construction mitigation measures associated with exhaust NOx and PM-10 reduction in accordance with the current SMAQMD CEQA Guide to Air Quality Assessment.

**Policy COS-5.12: Construction Mitigation Fees**

The City shall require developers to comply with the current SMAQMD construction mitigation fee offset program.

**Policy COS-5.13: Air Pollution Control Technology**

The City shall follow the rules and regulations as adopted by the SMAQMD to maintain healthful air quality and high visibility standards. These measures shall be applied to new development approvals and permit modifications as appropriate.

## **Air Quality–Transportation**

The relationship between development patterns and the transportation system has important air quality implications. This General Plan encourages land use patterns and alternative forms of transportation that reduce the length and number of automobile trips. Policies in this section address specific actions to address the air quality implications of automobile transportation associated with future growth. The last section of this element addresses global warming and greenhouse gas emissions.

**Goal  
COS-6**

To integrate air quality planning with the land use and transportation planning process.

**Policy COS-6.1: Traffic Signal Synchronization**

The City should use synchronized traffic signals on roadways susceptible to emissions improvement through approach control.

**Policy COS-6.2: Pedestrian and Bicycle Facilities**

The City shall encourage the use of alternative modes of transportation by encouraging public transit, neighborhood electric vehicles, bicycle, and pedestrian modes in City transportation planning and by requiring new development to provide safe and separate pedestrian circulation and adequate bikeway circulation and facilities.

**Policy COS-6.3: Employer Programs**

The City should encourage employers to provide bicycle facilities, alternative work schedules, ridesharing, telecommuting, work-at-home programs, employee education (including information on alternatives to single-occupancy travel), preferential parking for carpools/vanpools, and alternative transportation mode subsidies.

**Policy COS-6.4: City Fleet Vehicles**

The City shall replace City fleet vehicles with lowest emission technology vehicles, wherever possible.

**Policy COS-6.5: Public Transit Bus Fleet**

The City shall encourage lowest emission technology buses in the public transit fleet.

**Policy COS-6.6: Traffic Calming Measures**

The City shall recommend the use of traffic calming measures where appropriate within a subdivision plan (e.g., traffic circles, curb extensions, and median islands).

**Policy COS-6.7: Transportation Management Association**

The City should consider and encourage the establishment of Transportation Management Associations (either City operated or through the Transit Provider or another entity) when new specific plans are proposed or if there is a proposed commercial, industrial, or residential development that is large enough to warrant it (over 200 full time employees or 500 homes) and for which it would be feasible.

**Policy COS-6.8: Off-Peak Deliveries**

The City should encourage business owners to schedule deliveries at off-peak traffic hours.

## **Global Warming and Energy Conservation**

The relationship between development patterns and its associated effects on greenhouse gas emissions has important regional implications. This General Plan encourages energy conservation that leads to lowering Galt's carbon footprint relative to new development. Policies in this section address energy conservation measures to be associated with existing and future growth.

**Goal  
COS-7**

To encourage energy conservation in new and existing developments in order to reduce greenhouse gas emissions and its effect on global warming.

**Policy COS-7.1: Greenhouse Gas Emission Reduction**

The City shall reduce greenhouse gas emissions from City operations as well as from private development in compliance with the California Global Warming Act of 2006 and any applicable State regulations. To accomplish this, the City will coordinate with the SMAQMD and the California Air Resources Board in developing a Greenhouse Gas Emissions Reduction Plan (Plan) that identifies greenhouse gas emissions within the City as well as ways to reduce those emissions. The plan will parallel the requirements adopted by the California Air Resources Board specific to this issue. Specifically, the City will work with the SMAQMD to include the following key items in the Plan:

- Inventory all known, or reasonably discoverable, sources (both public and private) of greenhouse gases in the City;
- Inventory estimated 1990 greenhouse gas emissions based on available data, the current level, those projected for the 2020 milestone year (consistent with AB32), and that projected for the year 2030;
- Set a target for the reduction of emissions attributable to the City's discretionary land use decisions and its own internal government operations, and;
- Identify specific actions that will be undertaken by the City to meet the emission reduction targets set by the City.

**Policy COS-7.2: Statewide Global Warming Solutions Support**

The City should monitor and support the efforts of the California Air Resources Board, under AB 32, to formulate mitigation strategies, if any, that may be implemented by local government. If and when any such strategies become available, the City should consider whether to implement them in some form, such as, for example, by imposing new mitigation measures on new development. If the City Council, after seeking public input on the subject, chooses to implement any such measures it considers to be feasible and desirable, the City's commitment may take the form of a new ordinance, resolution, or other type of policy document.

**Policy COS-7.3: Motor Vehicle Trip Reduction**

The City shall encourage strategic land use patterns for businesses that reduce the number and length of motor vehicle trips and/or encourage alternative modes of travel.

**Policy COS-7.4: Energy Efficient Development**

In addition to the energy regulations of Title 24, the City shall encourage the energy efficiency of new development. Possible energy efficient design techniques include provisions for solar access, building siting to maximize natural heating and cooling, and landscaping to aid passive cooling and protection from winter winds.

**Policy COS-7.5: Building Design and Components**

The City shall encourage the implementation of cost-effective and innovative emission-reduction technologies in building components and design.

**Policy COS-7.6: Sustainable Design**

The City shall promote the implementation of sustainable design strategies for “cool communities” such as reflective roofing, light colored pavement, and urban shade trees.

**Policy COS-7.7: Energy Efficient Design Techniques in Specific Plans**

The City should require specific plans to incorporate energy efficient design techniques.

**Policy COS-7.8: Energy Efficient Manufactured Homes**

The City shall require minimum energy efficiency standards in manufactured homes.

**Policy COS-7.9: City Facilities**

The City shall incorporate, when feasible, energy-conserving design and construction techniques in all city facilities.

**Policy COS-7.10: Renewable Energy Incentive Programs**

The City shall encourage voluntary participation in incentive programs to increase the use of renewable energy.

**Policy COS-7.11: Solar Photovoltaic System Incentive Programs**

The City shall promote voluntary participation in incentive programs to increase the use of solar photovoltaic systems in new and existing residential, commercial, institutional, and public buildings.

**Policy COS-7.12: Residential Rehabilitations and Improvements**

The City shall encourage the rehabilitation and improvement of existing single-family homes and multi-family homes to meet or exceed minimum energy efficiency standards.

**Policy COS-7.13: Renewable Technology Industries Recruitment**

The City should assist Partnership for Prosperity efforts to recruit businesses to Galt that research, develop, manufacture, utilize, and promote energy efficiency and advanced renewable technologies.

**Policy COS-7.14: Energy Planner Coordination**

The City should include energy planners and energy efficiency specialists from SMUD and other energy providers in the initial pre-application discussions with developers to identify the potential for solar orientation and energy efficient systems, building practices, and materials.

**Policy COS-7.15: New Tree Selection and Location**

The City shall coordinate with utility providers to offer programs for all new developments to incorporate the planting of trees and other vegetation, to provide shade, buffering, and visual character. Tree selection shall be consistent with the requirements of Policy CC-4.2.

**Policy COS-7.16: EPA Energy Star Certified Appliances**

The City shall encourage the use of “EPA Energy Star” certified appliances (e.g., water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units) for new private development, where feasible. The City shall encourage the use of “EPA Energy Star” certified appliances for all public facilities, where feasible, in the course of ongoing maintenance/replacement.

**Policy COS-7.17: Developer and Builder Energy Provider Coordination**

The City shall encourage developers and builders of single-family and multi-family homes to contact utility providers for information about energy efficiency and renewable energy incentive programs for exceeding the State's Title 24 energy efficiency standards.

**Policy COS-7.18: Energy Workshops**

The City should collaborate with utility providers to conduct community workshops and provide written and web-based information on weatherization, energy efficiency, solar programs, and available utility and tax incentives.

**Policy COS-7.19: Expedited Review for Installing Photovoltaic Systems**

The City should reduce/remove the building review fee, use a standardized submittal procedure, and provide a one-day application review process for installing photovoltaic systems.

**Policy COS-7.20: Incentives**

The City should explore offering incentives (e.g., expedited processing and fee reductions/waivers) to property owners and developers who exceed State Title 24 energy efficiency standards.

**Policy COS- 7.21: Residential Solar Generating Power Facilities.**

The City should consider establishing procedures requiring all or a portion of all new residential development to include solar generating power facilities. The City should also consider establishing a funding program (e.g., assessment financing) to further the success of the solar generating power program.

**Policy COS-7.22: LEED Certification**

The City shall strive to attain LEED certification on all new municipal buildings with an ultimate goal of reaching LEED gold or platinum certification if feasible.

**Policy COS-7.23: Waste Diversion Plan**

The City should require developers of commercial, industrial, and multi-family projects to prepare a waste diversion plan to recycle at least 50 percent of the materials generated for discard by their project during the construction phase in consultation with representatives of California Waste Recovery Systems. The waste diversion and recycling plan shall use best management practices in order to achieve the recycling target. The plan shall be subject to City Planning Department review and approval.

**Policy COS-7.24: City Education Programs**

The City shall implement programs to train and educate City employees on energy conservation measures, subject to available funding.

**Policy COS-7.25: Energy Efficient City Facilities**

The City shall replace existing traffic lights, street lights, and other electrical uses with energy efficient bulbs and appliances in the course of ongoing maintenance/replacement.

**Policy COS-7.26: Energy Savings Performance Contract**

The City should consider executing an Energy Savings Performance Contract with a private entity to retrofit public buildings, funded by the City, in exchange for a share of the energy savings over a period of time.

**Policy COS-7.27: Financing Sustainable Energy Practices**

The City should evaluate opportunities for supporting new programs and promoting sustainable energy practices through financing mechanisms, such as pooled project funding, low-interest loans and state funds earmarked for energy efficiency and renewable energy. Additionally, the City should work with energy providers and State and Federal agencies to secure tax exemptions and tax rebates for residential energy performance improvements.



## Economic Development Element

### Introduction

The City of Galt faces numerous challenges as it grows alongside two burgeoning economic regions - the Sacramento metro area and the northern San Joaquin Valley. Even though these areas have created significant concentrations of new jobs, Galt continues to have a significant jobs/housing imbalance with 0.46 jobs for every one house. At its core, 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 challenge for Galt is to identify its role within the regional economy, and position the community to benefit from economic opportunities as they arise.

The ability of the City to meet its economic development objectives depends on regional market forces outside of the City's control. However, the City does have control over how to position itself as a place to do business. 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 make the community attractive for business location and expansion. By targeting business attraction, improving the labor force, and optimizing the business climate, a community positions itself to attract and retain businesses that serve markets beyond its own borders and bring higher paying jobs into the community.

Economic development is also about serving local needs. In recent years, Galt's neighboring communities have increasingly created competition for serving these needs. While population growth in and around Galt increases the level of disposable household income and creates new demand for new local-serving businesses, capturing this spending requires planning for commercial areas that meet the needs of businesses who will serve the local population. Otherwise, this spending will continue to leave Galt and benefit businesses located outside the community.

In addition to accommodating growth and attracting new businesses, successful economic development also requires a consensus about the needs of growing businesses, community's values, and the type of community in which people want to live. The City, by making the community attractive as a place to live for creative and skilled residents, will, in turn, create opportunities for economic growth. These initiatives are essential activities that can ensure sustainable and diversified economic growth opportunities.

The planning process should ensure that Galt is in a position to benefit from the economic opportunities available to the community. While many economic forces are outside the realm of local control, the City's focus on economic development as a defined local strategy provides the opportunity for the community to choose to emphasize or deemphasize particular economic forces in order to better represent the community's character and collective vision.



This element contains goals, policies, and implementation measures related to the following topics:

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

## Retail Attraction and Development

The goals and policies in this section are intended to address market opportunities presented by local household spending and reduce the amount of spending that currently leaves the community. These goals and policies also address regionally oriented retail opportunities that might be presented by residents of surrounding communities, purchases made by other businesses, and travelers passing through Galt along State Route 99. Retail spending is a primary source of sales tax revenue for the City of Galt, and optimizing this revenue source helps the City pay for local services.

### Goal ED-1

Address existing retail market opportunities with local-serving commercial uses, and plan for future opportunities with regional commercial uses.

#### Policy ED-1.1: Local-Serving Commercial

The City should pursue locally-oriented commercial uses and prioritize those uses that are underserved in Galt. The City should also expand upon the existing base of local-serving retail and service establishments as population increases create additional market demand.

#### Policy ED-1.2: Regional Commercial

The City should consider regional retail development opportunities that can serve the growing population in Galt, as well as residents in the surrounding communities. These opportunities also include highway commercial uses that serve travelers along State Route 99, and retail uses that significantly benefit from a freeway frontage road location, such as automotive uses.

#### Policy ED-1.3: Retail Commercial Marketing

The City should take a targeted approach towards retail commercial marketing that develops a consistent marketing message and focuses this message towards those retail sectors with the greatest unmet market potential:

- General merchandise stores
- Home furnishings/appliances
- Specialty retail
- Automotive

#### Policy ED-1.4: Site Development

The City should identify and track changes to appropriate sites for new retail commercial businesses through the following:

- Identify new retail commercial development sites.
- Periodically monitor vacant spaces within existing retail centers and shopping districts.

- Identify infill and reuse sites for new retail commercial development.

## Downtown Development

The goals and policies in this section are intended to promote the future viability and vitality of Downtown Galt. Downtown Galt is approximately bounded on the north by A Street, south by D Street and the extension of H Street, east by Civic Drive, and west by Second Street. Downtown faces numerous competitive challenges, and a process needs to be established that will help existing businesses remain competitive, and allow the Downtown area to redefine its economic role in the face of significant transition in the local serving market.

### Goal ED-2

Ensure that Downtown Galt remains a vital and viable place to visit and conduct business.

#### Policy ED-2.1: Funding Sources

The City should pursue funding sources that can be used for purposes of physical improvements to individual Downtown businesses.

#### Policy ED-2.2: Business Attraction

The City should assist the Chamber of Commerce and similar agencies to identify and pursue appropriate business uses that complement existing establishments, and add to the foot traffic and activity in Downtown Galt.

## Industrial and Office Attraction and Development

The goals and policies in this section address market opportunities for attracting "basic industries" to Galt. These types of industries serve regional and global markets, increase prevailing wage levels in a community, and attract wealth and ancillary business potential into a given market area. These industries also help to address existing imbalances between jobs and housing.

### Goal ED-3

Promote the development of an industrial and office base that ties into regional opportunities, diversifies the existing business base in Galt, and promotes a jobs-housing balance of 1:1.

#### Policy ED-3.1: Business Site Development

The City should monitor and track changes to appropriate sites for new businesses and expansion of existing businesses in the following areas:

- Identify new development sites appropriate to particular industrial and office uses
- Identify infill and reuse sites for new development, including potential opportunity sites for mixed use development.

#### Policy ED-3.2: Industrial and Office Marketing

The City should take a targeted approach towards marketing that develops a consistent and appropriate marketing message for Galt as a destination for industrial and office uses.

**Policy ED-3.3: Base Industries**

The City should explore business development opportunities with base industries in manufacturing and wholesale trade activities. These industries, as identified in the Existing Conditions report, include the following economic sectors:

- Metal products
- Furniture
- Structural Clay
- Electrical equipment
- Navigation equipment
- Medical instruments
- Confectionery products
- Textile products

**Policy ED-3.4: Service Industries**

The City should explore business development opportunities with service providing industries. These industries, as identified in the Existing Conditions report, include the following economic sectors:

- Banks/credit unions
- Security and commodity brokers
- Insurance
- Health services
- Business services
- Recreation and Fitness
- Educational services

**Policy ED-3.5: Mixed-Use Developments**

The City should encourage mixed-use developments that incorporate residential uses with office and commercial uses, especially in the Downtown and Notch neighborhoods and at the intersection of Twin Cities Road and State Route 99.  
(M&A)

**Policy ED-3.6: Quality Business Attraction**

The City should encourage businesses to locate in the community that offer good working environments for employees, livable wages and benefits, and are in good standing with the Better Business Bureau.

**Business Retention and Expansion**

The goals and policies in this section address the need to focus attention on the business retention and expansion needs of existing businesses in Galt. Businesses that have outgrown their existing spaces or are deciding whether or not to relocate to a different location are the target audience for business retention and expansion activities. Existing businesses provide Galt's job base, and constitute the most effective starting point from which to diversify the economic base. Keeping these jobs in Galt is an important goal because the majority of job creation is done by expansion of existing businesses.

**Goal  
ED-4**

Strengthen existing industry concentrations in Galt and retain jobs in viable economic sectors.

**Policy ED-4.1: Business Retention and Expansion (BRE) Priority**

The City should prioritize local business retention by focusing BRE resources on retaining and expanding those businesses that already serve as significant sources for jobs and/or tax revenue for the City.

**Policy ED-4.2: Expansion Opportunities**

Business retention activities should include exploring opportunities for local business expansion. These opportunities include the following:

- Businesses looking to expand within their existing space
- Businesses seeking to relocate to a different location
- Businesses that want to add an additional location

**Policy ED-4.3: Regional Participation**

The City should collaborate with regional economic development organizations such as the Sacramento Area Commerce and Trade Organization (SACTO).

## Workforce Development

The goals and policies in this section address the need for increasing the job skills and occupational opportunities for the local labor force. Workforce development looks at Businesses that have outgrown their existing spaces or are deciding whether or not to relocate to a different location. These are the target audience for business retention and expansion activities. Existing businesses provide Galt's job base, and constitute the most effective starting point from which to diversify the economic base. Keeping these jobs in Galt is an important goal because the majority of job creation is done by expansion of existing businesses.

**Goal  
ED-5**

Strengthen and develop the local labor force in Galt.

**Policy ED-5.1: Job Training and Continuing Education Resources**

The City should frequently assess the need for new job training and continuing education resources as the population in Galt and the surrounding unincorporated areas grows, and the business base grows and diversifies. The City should support efforts to locate these resources in closer proximity to Galt residents, and look into potential collaborations with agencies in Sacramento and San Joaquin counties.

**Policy ED-5.2: Regional Participation**

The City shall coordinate with regional agencies such as the Sacramento Employment & Training Agency (SETA) to maximize job retraining and provide other assistance resources for local workers affected by major facility closures.



## Historic Resources Element

### Introduction

Galt's rich heritage is reflected in many significant historic buildings, events, and artifacts. Downtown Galt in particular includes many historically-significant buildings. This element provides a comprehensive program to help foster historic preservation efforts in Galt through economic incentives, community education, and coordination within the City and with historic preservation groups.

This element 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

### Historic Preservation

The protection, enhancement, perpetuation, and use of structures of historic, architectural, and engineering significance have a cultural and aesthetic benefit to the community. The goal and policies in this section are intended to establish a framework for the preservation of Galt's historic resources. They seek to preserve the heritage of the city and to promote a sense of place that enhances the economic, cultural, and aesthetic standing of the city.

#### Goal HRE-1

To preserve and maintain sites and structures that serve as significant, visible connections to Galt's social, cultural, economic, and architectural history.

#### Policy HRE-1.1: Historic Preservation

The City should designate natural or human-made features as cultural resources or historic preservation districts if they meet one or more of the following criteria:

- It exemplifies or reflects special elements of the city's cultural, architectural, aesthetic, social, economic, political, artistic, and/or engineering heritage;
- It is identified with persons, businesses, or events significant to local, State, or National history;
- It embodies distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

- It is representative of the notable work of a builder, designer, engineer, or architect;
- Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community, or the city; and/or
- It is a geographically definable area possessing a concentration or continuity of sites, buildings, structures, or objects as unified by past events or aesthetically by plan or physical development.

**Policy HRE-1.2: Preservation of Architectural Styles**

The City shall encourage the preservation of varied architectural styles that reflect Galt's cultural, social, economic, political, and architectural past. For structures listed on the City's cultural resources list or on the NRHP or CRHR, preservation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building.

**Policy HRE-1.3: Downtown Design Coordination**

The City shall provide for design coordination and control in the Downtown area.

**Policy HRE-1.4: Renovations**

The City shall continue to assist in financing and accomplishing renovation efforts in the Downtown area, including façade enhancements, as funding allows. For designated historic structures, renovation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building.

**Policy HRE-1.5: Historic Resources Inventory**

The City shall continue to update the Historic Resources Inventory to include all historically and architecturally significant buildings, sites, landscapes, signs, and features within the city limits.

**Policy HRE-1.6: Property Owner Consultation**

The City shall consult with property owners early in the process of designating properties or buildings as historically and/or architecturally significant.

**Policy HRE-1.7: Environmental Review of Historic Resources**

The City shall require that environmental review consistent with the California Environmental Quality Act (CEQA) be conducted on demolition permit applications for buildings designated as, or potentially eligible for designation as, historic structures and shall continue to implement the requirement for a Certificate of Appropriateness as set forth in Appendix A of the Downtown Revitalization and Historic Preservation Specific Plan.

**Policy HRE-1.8: Railroad Property**

The City shall continue to make efforts with Union Pacific to improve railroad-owned property in downtown with parking, landscaping, seating, and park areas.

**Policy HRE-1.9: Downtown Revitalization and Historic Preservation Specific Plan Area**

The City shall continue to implement the Downtown Revitalization and Historic Preservation Specific Plan, including the design guidelines to ensure that new construction, renovations, and additions are compatible with existing adjacent

structures. For designated historic structures, renovation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building.

**Policy HRE-1.10: Adaptive Reuse**

The City shall encourage the preservation, maintenance, and adaptive reuse of existing historic buildings in the Redevelopment Area and other commercial areas of the city in order to prevent demolition and disrepair.

**Policy HRE-1.11: Historic Preservation Plan**

The City should develop a Historic Preservation Plan to assist and implement preservation measures in Galt. Features of the plan may include the following:

- The purpose of the preservation plan;
- A statement of historic and/or archeological preservation goals in the community;
- A definition of the historic and/or archeological character of the community;
- A summary of past and current efforts to preserve the community's character;
- A survey of historic and archeological resources in the community with details on the features that make the resources significant;
- An explanation of the legal basis for protection of historic and archaeological resources in the community;
- A statement of clear, concise, punitive action that can be expected when historic or archeological resources are abused;
- A statement of incentives that are or will be made available to assist in the preservation of the community's historic and archeological resources; and
- A statement of the relationship between historic preservation and the community's educational system and program.

**Economic Incentives for Historic Preservation**

The goal and policies in this section promote economic assistance for historic preservation. The most effective way of preserving a historic structure is by making it economically viable. This can be accomplished through incentives, assistance, grants, and by promoting Galt's historic resources as unique attractions for shoppers and tourists.

**Goal  
HRE-2**

To combine historic preservation and economic development so as to encourage owners of historic properties to upgrade and preserve their properties in a manner that will conserve the integrity of such properties in the best possible condition.



### **Policy HRE-2.1: Economic Incentives**

The City should continue to develop incentives (i.e., reducing or waiving building permit fees) for owners of historically-significant buildings to improve their properties, including properties that are unable to benefit from other government programs for historic preservation and for historic preservation projects that provide low-income housing or essential city services.

### **Policy HRE-2.2: Federal and State Grants**

The City shall support 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.

## **Historic Preservation Education and Awareness**

The goals and policies in this section seek to develop innovative community education programs to promote historic preservation. Awareness and appreciation of Galt's historic resources will foster a greater enjoyment of the city and greater support for historic preservation efforts.

### **Goal HRE-3**

To promote community awareness and appreciation of Galt's history and architecture.

### **Policy HRE-3.1: Awareness Ceremonies**

The City should formally recognize private and public quality rehabilitation and restoration work through awareness ceremonies.

### **Policy HRE-3.2: Coordination with other Agencies and Organizations**

The City should coordinate historic preservation efforts with other agencies and organizations, including the Galt Historical Society, Chamber of Commerce, and other historical organizations.

## **Archeological Resources**

The goal and policies in this section are intended to establish a framework for the preservation of Galt's archeological resources. They seek to identify, preserve, and promote the archeological heritage of the city.

### **Goal HRE-4**

To encourage the identification, protection, and enhancement of Galt's archaeological resources for their cultural values.

### **Policy HRE-4.1: Archaeological Resource Surveys**

For future development projects on previously un-surveyed lands, the City shall require a project applicant to have a qualified archeologist conduct the following activities: (1) conduct a record search at the North Central Information Center located at California State University, Sacramento and other appropriate historical repositories, (2) conduct field surveys where appropriate, and (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archeological Resource Management Reports). These requirements shall be completed prior to the approval of the specific project.

**Policy HRE-4.2: Native American Resources**

The City shall consult with Native American representatives regarding cultural resources to identify locations of importance to Native Americans, including archeological sites and traditional cultural properties. Consistent with State requirements, consultation shall occur at the onset of an amendment to the City's General Plan or a specific plan.

**Policy HRE-4.3: Discovery of Archaeological Resources**

In the event that archaeological/paleontological resources are discovered during site excavation, the City shall require that grading and construction work on the project site be suspended until the significance of the features can be determined by a qualified archaeologist/paleontologist. The City will require that a qualified archeologist/paleontologist make recommendations for measures necessary to protect a site or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials.

**Policy HRE-4.4: Discovery of Human Remains**

Consistent with CEQA Guidelines (Section 15064.5), if human remains of Native American origin are discovered during development project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097). If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- a. The Sacramento County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and
- b. if the remains are of Native American origin,
  1. The descendants of the deceased Native Americans have made a timely recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
  2. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.



## Land Use Element

### Introduction

This element outlines proposed patterns of land use, policies, and standards for future development. This element is divided into two major sections. The first section includes the Land Use and Circulation Diagram and the related land use classification system and standards. The second section contains goals, policies, and implementation programs related to existing and future land use and development.

In addition to describing the Land Use and Circulation Diagram, General Plan Area, and land use designations and standards, this element contains 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

### Land Use and Circulation Diagram

The most familiar part of any general plan is the Land Use and Circulation Diagram showing the types and locations of existing and future development the plan envisions. To appreciate and use the various designations shown on the diagram, the reader must first understand the purpose of each designation and the uses and standards associated with the designation. The following sections describe the standards and outline the allowable uses for each of the designations shown on the City of Galt's General Plan Land Use and Circulation Diagram.

### General Plan Area

The General Plan Area includes all land designated for or to be considered for future development as part of Galt under this General Plan. This boundary includes 13,400 acres, which is enough land for the projected residential and non-residential growth of the city to the year 2030. The General Plan Area follows the Laguna Creek floodplain/1,500 feet north of Twin Cities Road on the north, Dry Creek on the south, Cherokee Lane on the east, and Sargent Road/Union Pacific railroad tracks on the west. This boundary is approximately 4,380 acres larger than the City's current (2007) sphere of influence (9,017 acres). Figure I-1 shows the boundary of the General Plan Area and the sphere of influence.

## Land Use Designations and Standards

The Land Use and Circulation Diagram (Figure LU-1) shows 13 residential and non-residential land use designations. These 13 land use designations are described, with photo examples, in Table LU-1. State law mandates that general plans include standards of population density and building intensity for all of the territory covered by the plan. To satisfy this requirement, the General Plan includes such standards for each of the land use designations appearing on the Land Use and Circulation Diagram. These standards are stated differently for residential and non-residential development.

### Residential Uses

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. Standards of building intensity for residential uses are stated as the allowable range of dwelling units per gross acre.

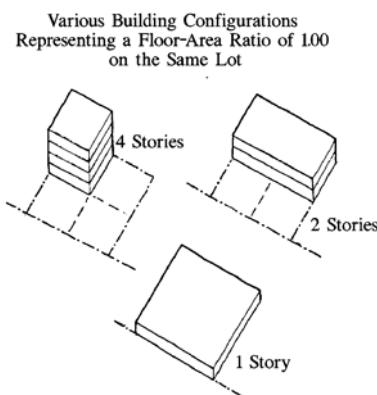
The assumed average number of persons per dwelling unit for each residential designation has been extrapolated from population and housing unit estimates prepared by the Sacramento Area Council of Governments (SACOG) and the State of California Department of Finance. These are summarized in Table LU-2.

### Non-Residential Uses

Standards of building intensity for non-residential uses in the General Plan are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot.

For example, on a lot with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.50 would allow 5,000 square feet of floor area, and a FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates conceptually how buildings of one, two, and four stories could be developed on a given lot with a FAR of 1.00.








Standards of population density for non-residential uses can be derived by multiplying one acre (43,560 square feet) by the applicable FAR and then dividing by the assumed average square footage of building area per employee. The assumed average square footage of nonresidential building floor area per employee is based on historic averages and market studies. These are summarized in Table LU-2.



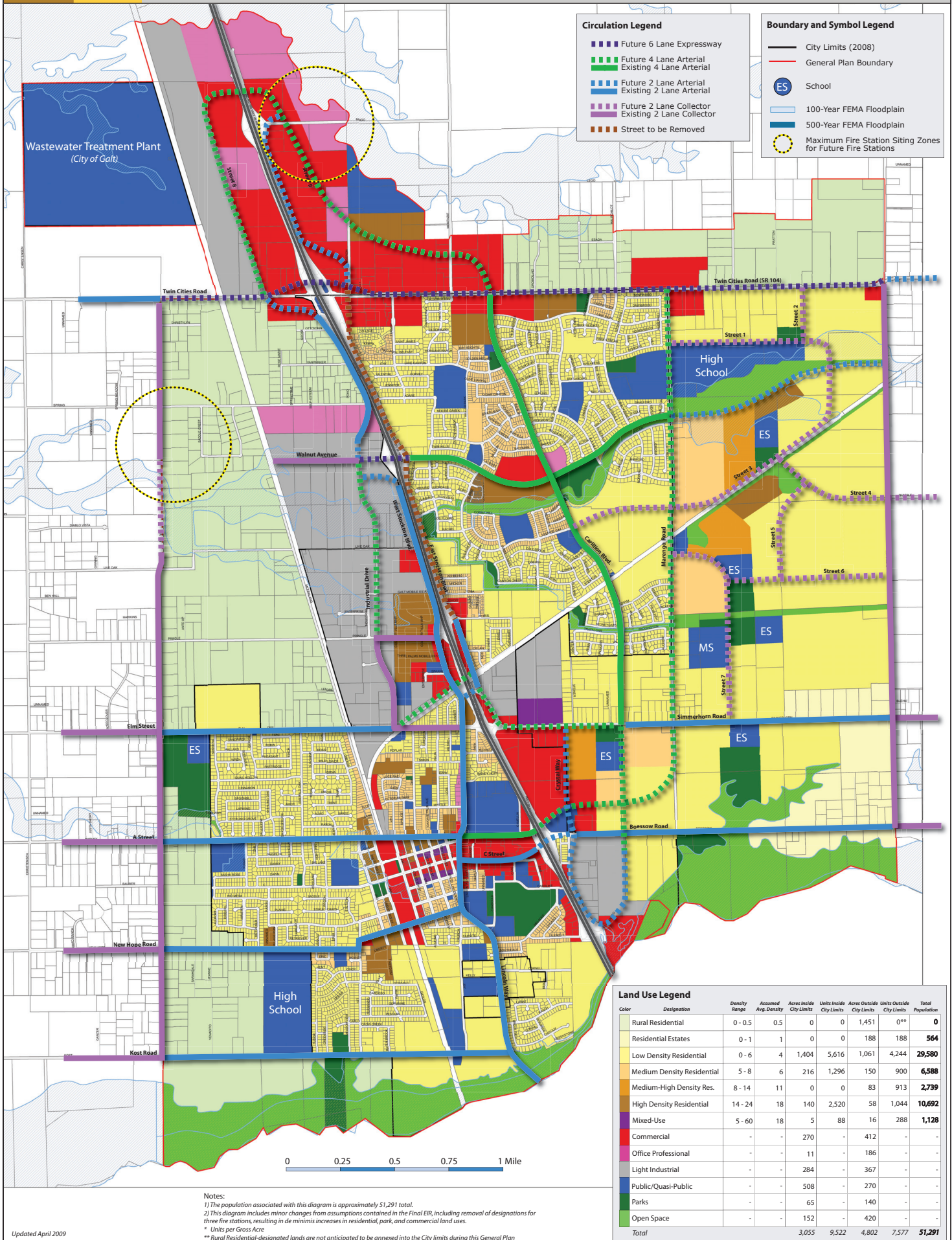
**Table LU-1**  
**Land Uses Categories**

	<p><b>Rural Residential (RR)</b></p> <p>Provides for single family detached homes and secondary residential units on 2 acre minimum lots without full urban services and with limited agricultural uses. This use is in the Planning Area but outside of the 2007 city limits. This use is typically located on the far western and northern parts of the Planning Area to provide transition between urban and rural uses.</p>
	<p><b>Residential Estates (RE)</b></p> <p>Provides for single family detached executive housing opportunities, secondary residential units, and public and quasi-public uses on large lots with limited urban services.</p>
	<p><b>Low-Density Residential (LDR)</b></p> <p>Provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. This use is typically located in areas which include full urban services, and away from industrial, intensive commercial, and large-scale infrastructure (i.e., power substations, wastewater treatment plant).</p>
	<p><b>Medium-Density Residential (MDR)</b></p> <p>Provides for single family detached homes, secondary residential units, duplexes, public and quasi-public uses, and similar and compatible uses. Attached single- and multi-family homes are also allowed with a conditional use permit. This use is typically located adjacent to low-density residential areas and provides a transition between low-density and medium-high density residential.</p>
	<p><b>Medium-High Density Residential (MHDR)</b></p> <p>Provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar, compatible uses. This use provides a transition from lower density residential areas and is often close to commercial/office professional areas, and arterial streets.</p>
	<p><b>High-Density Residential (HDR)</b></p> <p>Provides for single-family attached homes, multi-family residential units, and similar and compatible uses. This use is typically located near medium-high density and/or near commercial/office professional uses or arterial streets and highways.</p>



	<p><b>Mixed-Use (MU)</b></p> <p>Provides for residential uses combined with compatible uses such as retail, service, restaurants, banks, entertainment uses, professional and administrative offices, and public and quasi-public uses. This use is typically located in the downtown and other parts of the city that serve as community centers with residential, commercial, and employment uses in the immediate vicinity.</p>
	<p><b>Commercial (C)</b></p> <p>Provides primarily for regional, neighborhood, and locally-oriented retail and service uses, restaurants, banks, entertainment uses, public and quasi-public uses, and similar and compatible uses. This use is typically located downtown and in areas of good visibility, such as arterials or major intersections.</p>
	<p><b>Office Professional (OP)</b></p> <p>Provides for office parks, office buildings, and quasi-public uses. This use is typically located on arterial and collector streets, and in downtown if it is in scale with existing buildings.</p>
	<p><b>Industrial (I)</b></p> <p>Provides for research and development, warehouses, and manufacturing, and quasi-public uses. This use is typically located away from residential uses and in the immediate vicinity of State Route 99 and/or the Union Pacific mainline railroad tracks.</p>
	<p><b>Public/Quasi-Public (PQ)</b></p> <p>Provides for public facilities such as schools, fire stations, hospitals, sanitariums, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, public facilities, and similar and compatible uses. This use is typically located throughout the community.</p>
	<p><b>Parks (P)</b></p> <p>Provides for active and passive recreational uses, habitat protection, and public/quasi-public uses. This use is located throughout the community.</p>
	<p><b>Open Space (OS)</b></p> <p>Provides for passive outdoor recreational uses, habitat protection, watershed management, public and quasi-public uses, areas that contain public health and safety hazards such as floodways, and areas containing environmentally-sensitive features. This use is located throughout the community.</p>

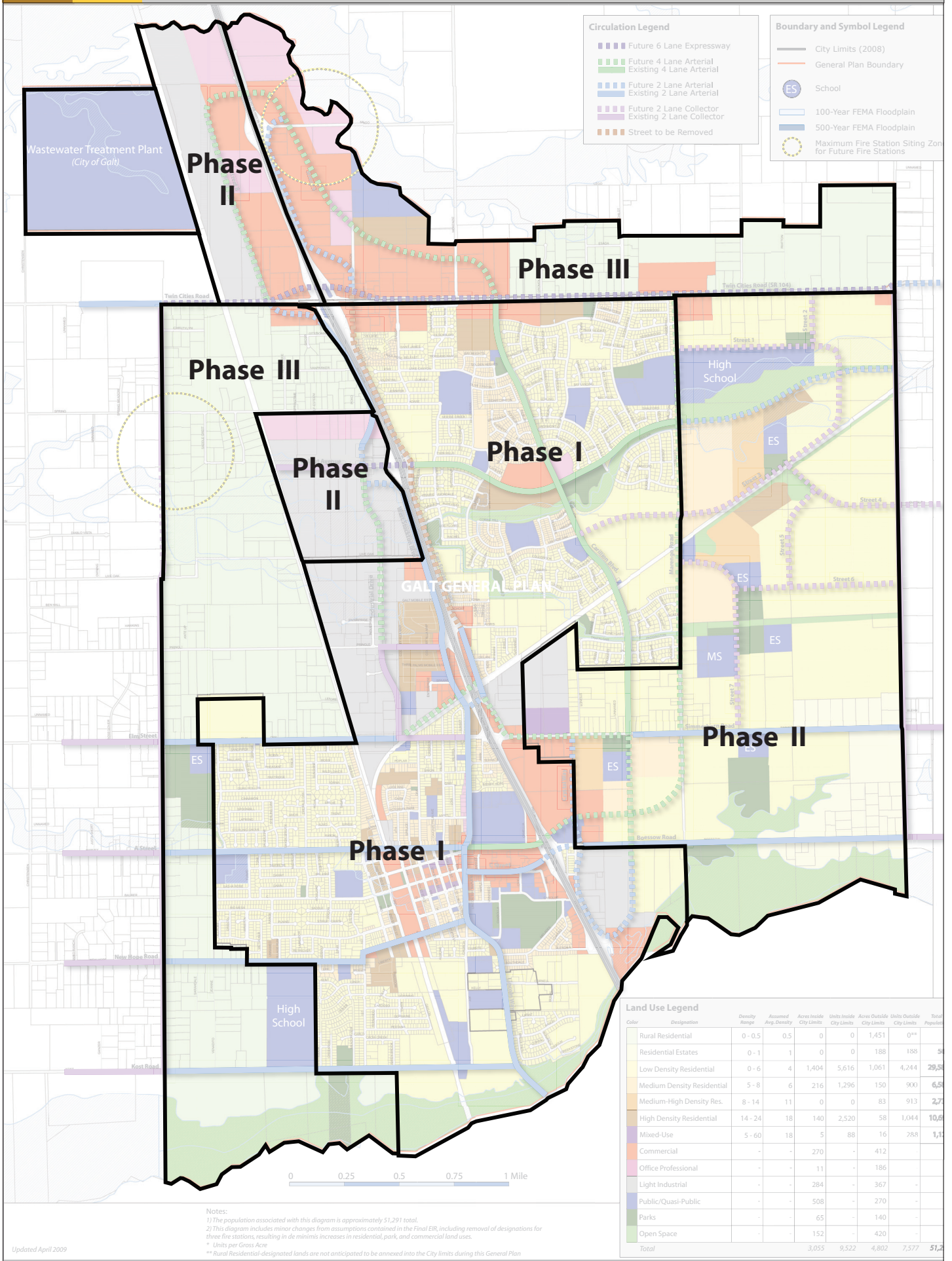
# FIGURE LU-1: LAND USE AND CIRCULATION DIAGRAM





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### FIGURE LU-2: PHASE I, II, AND III DIAGRAM



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**Table LU-2  
Development Intensity Standards**

Land Use Designation	Minimum Lot Size	Permitted Dwelling Units Per Gross Acre		Maximum Non-residential Floor Area Ratio (FAR)	Persons Per Household <sup>2</sup>	Assumed Average Employee Density <sup>3</sup>	Primary Implementing Zoning Designation
		Min	Max <sup>1</sup>				
Residential							
Rural Residential (RR)	2 acres	None	0.5	-	0.00 <sup>4</sup>	-	RR
Residential Estates (RE)	1 acre	None	1.0	-	2.75	-	RE
Low-Density Residential (LDR)	6,500 sf	None	6.0	-	3.00	-	R1A, R1B, R1C
Medium-Density Residential (MDR)	5,500 sf	5.0	8.0	-	3.00	-	MR
Medium-High Density Residential (MHDR)	2,000 sf <sup>5</sup>	8.0	14.0	-	3.00	-	MHR
High-Density Residential (HDR)	None	14.0	24.0	-	3.25	-	HR
Mixed-Use (MU)	None	5	60.0	3.0	3.25	-	MU
Nonresidential							
Commercial (C)	None	-	-	3.0	-	550	C, HC, NC
Office Professional (OP)	None	-	-	2.0	-	283	OP
Industrial (I)	None	-	-	1.0	-	439	M, LM
Public/Quasi-Public (PQ)	None	-	-	1.0	-	-	PQ
Parks (P)	None	-	-	0.10	-	-	P, PQ
Open Space (OS)	None	-	-	0.10	-	-	OS, PQ

1. Maximum dwelling units per acre excludes secondary residential units.

2. Assumed average household size for the purposes of estimating population holding capacity. The figures cited under each residential designation do not represent City policy; they simply provide the basis for correlating the permitted number of dwelling units per acre with the potential residents of those units.

3. Equals the amount of square feet per one employee.

4. There is no population estimate associated with Rural Residential because these uses are not anticipated to have full urban services provided by the City and these lands are not anticipated to be annexed to the City during this General Plan.

5. For condominium-type development, the minimum lot size is determined by dividing the gross acreage by the number of housing units.

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## Overall City Growth and Expansion

The goal and policies in this section set standards for future development in Galt, focusing on high-quality, orderly growth to achieve desired residential, commercial, and employment development. Development should occur consistent with the City's ability to assimilate growth and maintain the small-town feeling and quality of life in Galt.

### Goal LU-1

To expand the city as necessary in an orderly pattern consistent with economic, social, and environmental needs.

### Policy LU-1.1: Phased Development

The City shall establish three prioritized development phases, as shown in Figure LU-2, to guide future growth of the city within the Planning Area as follows:

- a. **Phase I:** Includes only the areas within the existing 2007 city limits, which can be adequately served by public facilities, including the City's wastewater treatment plant, as shown in the Land Use and Circulation Diagram (Figure LU-1).
- b. **Phase II:** Includes areas outside of the existing 2007 city limits but close to available public services and infrastructure. This includes land in the "notch" (the area generally along Simmerhorn and Boessow Roads between Highway 99 and Marengo Road), the eastern part of the Planning Area, the area north of Twin Cities Road between the Union Pacific mainline and State Route 99, and the proposed expansion of the existing industrial park between Live Oak Avenue and Spring Street. The main purpose of this policy is to limit public facilities provision outside of these areas in order to encourage a compact urban form, limit the cost of providing public facilities, and provide for urban land uses to meet the needs of the projected 2030 population. Developers of land within Phase II will be required to obtain approval of a Specific Plan prior to annexation in accordance with the following procedures:
  - 1) Property owners/applicants in Phase II that are interested in annexation and development shall first submit a "Specific Plan Proposal" to the Community Development Department, with appropriate fees. The Specific Plan Proposal shall consist of:
    - Executive Summary of the Proposal describing the main components of the plan, the guiding principles for design and development, and a summary of the market study and fiscal analysis findings noted below;
    - Logical boundaries that ensure orderly, efficient and cost-effective extension and maintenance of necessary infrastructure;
    - Proposed Land Use and Circulation Diagram for all of the property to be included;
    - Demonstrated incorporation of innovative and "smart growth principles" such as jobs/housing balance, alternative and non-polluting modes of travel, emissions reductions, habitat

and open space preservation, energy conservation measures, sustainability principles, and an adequate mix of economic and residential opportunities;

- Proposed Circulation Plan for the primary arterial and collector streets and demonstrated pedestrian/bicycle circulation;
- Study showing the market feasibility of development in the area, including expected absorption rate; and
- Description of proposed financing mechanisms for provision of needed public facilities and services.

2) Planning staff will review the Proposal and work with the property owner(s)/Applicant to address any outstanding issues. Once the Proposal is accepted, the City will initiate preparation of a Specific Plan, to be paid for by the applicant(s). Issues to be evaluated in a Specific Plan application shall include, but not be limited to, all statutory requirements as well as the following:

- Availability of land for development within the Planning Area;
- Demonstrated feasibility of development in the proposed area based on the market study;
- Implications for overall community form and relationship to the existing community and Downtown Galt;
- Consistency with the General Plan or substantial justification for amendments thereto;
- Incorporation of innovative and “smart growth principles” such as jobs/housing balance, alternative and non-polluting modes of travel, emissions reductions, habitat and open space preservation, energy conservation measures, sustainability principles, and an adequate mix of economic and residential opportunities;
- Availability of, compatibility with, and effect on existing City infrastructure, including water, sewer, stormdrain, and wastewater treatment plant capacity;
- Availability of, and effect on public services, including parks and open space, police, and fire (including LAFCO Municipal Services Review);
- Sufficient and reasonable financing mechanisms to provide for needed public facilities and services;
- Improved circulation patterns and provision of attractive, street infrastructure for all modes of travel including bicycles, pedestrians, wheelchairs, electric vehicles, and transit; and

- Sufficient detail to facilitate complete environmental review and analysis of General Plan consistency.
- c. **Phase III:** Includes areas beyond Phase II that will require major upgrades to the City's public facilities and services. These lands are relatively far from public services and infrastructure. Phase III lands, excluding land for needed public facilities and services (parks, schools, etc.), will also be required to provide a Specific Plan Proposal for development consideration in accordance with the procedures noted for Phase II lands. The City shall, when deemed necessary, consider the appropriateness of development in the Phase III area based on the following considerations to be included in the Specific Plan Proposal:
- 1) All requirements listed under Phase II development above (Policy LU-1.1(b)(2)); and
  - 2) Availability of land within the Phase I and Phase II development areas or demonstration of a unique development opportunity of substantial benefit to the City that would justify a reprioritization of phasing.
- d. **Exceptions to the Specific Plan Requirement:**
- 1) The City may, at its discretion, waive the Specific Plan preparation requirement for small projects within any Phase that demonstrate a unique development opportunity if the City determines that a Specific Plan would be impractical or unnecessary for the Project.
  - 2) Annexation of land for needed public facilities and services is exempt from the requirement to prepare a Specific Plan.

**Policy LU-1.2: Proposed Development Consistency**

The City shall review development proposals in detail for consistency with General Plan policies.

**Policy LU-1.3: Annexation Areas**

When considering annexations and specific plans, the City shall ensure that the boundaries of proposed annexation areas are reasonable and logical and that "islands or peninsulas" of land are not created.

**Policy LU-1.4: Northern Floodplain Urban Limit**

The City shall not permit development within the Laguna Creek or Skunk Creek 100-year FEMA floodplains.

**Policy LU-1.5: Sphere of Influence (SOI) Boundaries**

The City shall submit a formal application for an adjustment to the current (2007) sphere of influence boundary. This application may also include the detachment of land on the west side of the current (2007) Sphere of Influence between approximately Christensen Road and Sergeant Road/Midway Road.

**Policy LU-1.6: Orderly Growth**

The City shall ensure that development occurs in an orderly sequence based on the logical and practical extension of public facilities and services.



**Policy LU-1.7: Fiscal Balance**

The City shall designate land for development consistent with the needs of the community and consistent with its efforts to maintain a positive fiscal balance for the City.

**Policy LU-1.8: Infrastructure**

The City shall manage growth to keep pace with planned facilities and service improvements.

**Policy LU-1.9: Growth in Hazard-Prone Areas**

The City shall limit urban growth in areas with hazardous conditions such as flooding and unstable soils.

**Policy LU-1.10: South Sacramento County Habitat Conservation Plan**

The City shall coordinate habitat preservation efforts with Sacramento County to maintain critical species habitat preservation zoning on open space north of the Planning Area and within the proposed South Sacramento County Habitat Conservation Plan. The City shall continue to mitigate impacts on special habitats and endangered species in consultation with applicable Federal and State agencies prior to adoption of the South Sacramento County Habitat Conservation Plan.

**Policy LU-1.11: County Island**

The City should consider annexation of the County “island” located on Lincoln Way south of downtown.

**Policy LU-1.12: Fair Share Capital Costs on New Development**

The City shall require new development to pay its fair share of capital costs for necessary infrastructure improvements.

**Policy LU-1.13: Zoning Consistency**

The City shall ensure that the Zoning Ordinance and Zoning Map are consistent with the General Plan.

**Policy LU-1.14: Land Use Decision Equity**

The City shall ensure that all land use decisions are made in an equitable fashion in order to protect residents, visitors, and workers – regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location – from the health effects of water and air pollution.

**Policy LU-1.15: Caltrans Handbook Reference**

When reviewing proposed projects within a one mile radius of an airport (Mustang Airport, if approved for public use), the City shall refer to the Caltrans Airport Land Use Planning Handbook (2002) in order to identify any potential safety compatibility concerns between the airport and the proposed land use.

## **New Development**

The goal and policies in this section seek to require all future physical development projects anywhere in the City to incorporate high quality architectural, site, and material design. This includes the encouragement of so-called “smart growth” principles and sustainable land use practices. Because Galt is a more suburban community without major transit opportunities or high urban densities that are key to many of the smart growth principles, the City will focus primarily on encouraging a variety of housing types, creating mixed use developments, protecting farmland and open space, and developing more efficient and multi-modal transportation options.

The City will also strongly encourage the use of environmentally sustainable land use practices including, but not limited to, energy and environmental conservation, use of renewable energy sources, building orientation to maximize solar and wind power opportunities, minimizing permeable surfaces to reduce/treat stormwater, and maximizing walking and biking connections within neighborhoods and to outside activity areas.

### Goal LU-2

To improve community design throughout the city by requiring high quality site and architectural design that helps build community, encourages social interaction, and supports non-automotive transportation.

#### **Policy LU-2.1: Design for Safety**

The City shall require good design as a means to promote public safety.

#### **Policy LU-2.2: Innovative Design for Planned Unit Development and Specific Plans**

The City shall require planned unit developments and specific plans to contain innovative planning approaches which maximize the efficient use of parcels and public infrastructure. The City shall encourage integrating mixed use development into planned units developments and specific plans. Plans shall incorporate best available practices for energy conservation, housing choice, multi-modal travel, transit-oriented development, and sustainable environmental features for storm water quality, renewable energy opportunities, and landscaping practices.

#### **Policy LU-2.3: Smart Growth Principles and Sustainable Land Use Practices**

Smart growth principles and sustainable land use practices (Low Impact Development) shall be incorporated into development project proposals, to the extent possible, including, but not limited to, mixed use developments, energy and environmental conservation, use of renewable energy sources, building orientation to maximize solar and wind power opportunities, minimizing permeable surfaces to reduce/treat stormwater, and maximizing walking and biking connections within neighborhoods and to outside activity areas. Projects that impede or obstruct pedestrian or bicycle access in the community shall be prohibited. The City should also encourage coordination with the Sacramento Area Council of Governments and the Blueprint principles on new planned unit developments and specific plans.

#### **Policy LU-2.4: Site Design**

The City shall require the use of durable and aesthetically pleasing building materials and encourage pedestrian-oriented design with attractive open space to enhance living and working areas.

### **Downtown**

The goal and policies in this section seek to preserve and enhance the downtown district (as defined by the boundary of the Downtown Revitalization and Historic Preservation Specific Plan) by promoting increased retail, office, government, mixed-use, and entertainment uses. Historic preservation and rehabilitation are also key components, but are covered separately in the Historic Resources Element.

### Goal LU-3

To develop and maintain an economically, socially, and physically attractive downtown.

**Policy LU-3.1: Downtown Revitalization and Historic Preservation Specific Plan Design Guidelines**

The City shall continue to use the Downtown Revitalization and Historic Preservation Specific Plan Design Guidelines to preserve and enhance the special character of the area.

**Policy LU-3.2: Downtown Revitalization**

The City shall work with downtown property/business owners and the Chamber of Commerce to continue downtown revitalization efforts via private property improvements.

**Policy LU-3.3: Downtown Appearance**

The City should work jointly with downtown property and business owners to create and support programs that improve the appearance of downtown. These can include clean-ups, active Building Code and other City Code enforcement, façade improvement programs, and other beautification programs.

**Policy LU-3.4: Downtown Safety**

The City shall promote the overall safety in downtown through architecture and crime prevention design principles, greater police visibility, increased lighting, and a pedestrian friendly street design.

**Policy LU-3.5: Community Development Block Grants**

The City shall use Community Development Block Grants (CDBG) to improve and revitalize infill areas that benefit lower/moderate income neighborhoods.

**Policy LU-3.6: Social Interaction in Downtown**

The City shall encourage programs that increase social interest and interaction at public gathering places in Downtown, including, but not limited to: public art, walking tours, festivals, annual events, etc.

## **Residential Growth**

Galt's future is dependent upon its ability to provide residential development opportunities that facilitate stable, attractive, and cohesive neighborhoods through a variety of housing choices and support services. The city's existing neighborhoods reflect a mix of housing types, sizes, and architectural styles. To provide for projected population growth and associated economic development, the General Plan designates additional residential land to accommodate projected residential demand through 2030 in a broad mix of housing types and densities in distinctive neighborhoods.

The goals and policies in this section address the overall quality and style of residential development. Infill, reuse, and intensification within developed areas is encouraged, as long as it respects the character of the surrounding neighborhoods and does not result in significant negative effects. Additional goals, policies, and implementation programs related to housing can be found in the Housing Element.

**Goal  
LU-4**

To provide a variety and mixture of residential types.

**Policy LU-4.1: Rural Residential Development**

The City shall designate areas within the Planning Area for rural residential uses without City facilities and services. The intent is to keep these land uses generally consistent with the existing land pattern and the County land use designations.

**Policy LU-4.2: Residential Estate Development**

The City shall designate limited areas of the city for residential estate uses with limited public facilities and services.

**Policy LU-4.3: Low Density Residential Development**

The City shall designate areas of the city for low density residential uses that include detached single family housing at suburban densities where full urban services can be economically provided.

**Policy LU-4.4: Medium Density Residential Development**

The City shall designate limited areas of the city for medium density residential uses that primarily include single family homes and duplexes. The intent of this designation is to identify locations for desirable medium density neighborhoods and protect them from incompatible uses.

**Policy LU-4.5: Medium-High Density Development**

The City shall designate limited areas of the city for medium-high density residential uses that primarily include single family detached and attached dwellings such as and condominiums and townhomes. The City shall encourage allowing mixed use in medium-high density residential designate areas in order to provide neighborhood serving retail uses. The intent of the designation is to identify locations for desirable, medium-high density residential neighborhoods and to protect them from incompatible uses.

**Policy LU-4.6: High Density Residential Development**

The City shall designate limited areas of the city for high density residential uses, primarily including multiple-family dwellings such as apartments. The City shall consider allowing mixed use in high density residential designated areas in order to provide neighborhood serving retail development. The intent of the designation is to identify locations for desirable, high-density, and affordable residential neighborhoods and to protect them from incompatible uses.

**Policy LU-4.7: Public Spaces in High Density Developments**

High density residential developments shall include sufficient open space to balance the developed areas of the site and are strongly encouraged to provide ancillary uses and services that would be appropriate to the development type. Ancillary uses could include, but not be limited to, playgrounds, community centers, daycare, job training, and similar services on-site.

**Policy LU-4.8: Mobile Home Parks**

The City should permit mobile home parks in high density housing areas having compatible land uses and in close proximity to circulation, transit, commercial areas, and adequate public services and facilities.

**Policy LU-4.9: Residential Uses in Mixed Use Development**

The City shall designate limited areas of the city for mixed use development that provides for higher density residential uses combined with compatible uses such as commercial, retail, and office. The designation will be typically located downtown and in other parts of the city that serve as community nodes with residential, commercial, and employment uses in the immediate vicinity.

**Goal  
LU-5**

To conserve and enhance the best qualities of existing residential neighborhoods as the city grows.

**Policy LU-5.1: Character of Existing Residential Neighborhoods**

The City shall ensure that decisions concerning land use and development are not detrimental to the positive character and identity of Galt's existing residential neighborhoods.

**Policy LU-5.2: Infill and Reuse of Existing Neighborhoods**

The City shall encourage infill and reuse in existing neighborhoods that maintain the character and quality of the surrounding neighborhood and do not negatively affect surrounding land uses.

**Policy LU-5.3: Infrastructure Improvements**

The City should provide for infrastructure improvements in older neighborhoods as necessary to maintain good service and quality appearance.

**Policy LU-5.4: Nuisance Abatement and Safety Enforcement**

The City shall actively enforce City nuisance and safety ordinances for property and buildings that present health and safety risks. The City should actively enforce City nuisance ordinances for buildings and properties that become public eye sores or degrade the overall aesthetic quality of the neighborhood.

**Policy LU-5.5: Housing Rehabilitation**

The City shall focus and prioritize rehabilitation marketing and funding efforts toward older housing stock in existing neighborhoods.

**Commercial, Mixed-Use, and Public/Quasi-Public Development**

The purpose of this section is to provide the policy framework necessary to encourage increased commercial and economic development within the city and in new growth areas and provides areas for public/quasi-public uses. The policies in this section describe ways to maintain and revitalize existing uses as well as promote new commercial opportunities. The policies are closely aligned with policies in the Economic Development Element to support a comprehensive effort to increase commercial development and sales tax revenue. Policies on mixed-use development are included to provide flexibility and meet the needs of new and innovative commercial developments.

**Goal  
LU-6**

To designate adequate land for development of local and regional commercial uses that will meet the present and future needs of Galt residents and visitors and enhance Galt's economic vitality and provide areas for necessary public/quasi-public uses.

**Policy LU-6.1: Regional Commercial Areas**

The City shall designate areas of the city best suited for regional commercial uses. The intent is to create convenient and desirable conditions for regional retail customers and employees, to increase economic benefits, and to ensure separation of incompatible uses.

**Policy LU-6.2: Mixed Use Development or Local Commercial Uses**

The City shall designate areas of the city for mixed-use or for relatively small neighborhood and community commercial areas. Mixed use would allow for a range of residential uses as well as small-scale office, retail, and service uses combined in the same development. Local Commercial areas would allow for convenient, small scale shopping opportunities for nearby residential neighborhoods.

**Policy LU-6.3: Public/Quasi-Public Designation**

The City shall designate areas of the city for public and quasi/public uses. The intent of this designation is to provide areas for uses such as schools, fire stations, hospitals, sanitariums, libraries, museums, government offices and courts, places of worship, meeting halls, cemeteries and mausoleums, public facilities, and similar and compatible uses.

**Policy LU-6.4: Integrating Mixed Use Development**

The City shall include provisions to allow Mixed Use development within the implementing zoning districts for the Commercial and High Density Residential land uses either directly in the zoning districts or as part of an updated Planned Unit Development overlay zone that would permit mixed use development when combined with an existing zoning district.

**Office Professional Development**

The goal and policy in this section seeks to increase office professional development in Galt. This includes designating more employment generating land uses to encourage economic development and employment opportunities for Galt residents.

**Goal  
LU-7**

To designate adequate land for development of local and regional office uses that will meet the present and future needs of Galt residents and visitors and enhance Galt's economic vitality.

**Policy LU-7.1: Office Professional Development**

The City shall designate areas of the city best suited for office professional uses. The intent of this designation is to create convenient and desirable workplaces close to commercial and service amenities. This use can also provide a good transition between regional commercial and residential uses.

**Industrial Development**

The city has limited industrial and employment-based land uses, but a good regional location and excellent highway and freight rail access opportunities. Expansion of employment opportunities and industrial uses is essential to the economic health of the city. The goal and policies in this section, in conjunction with the Economic Development Element, provide a policy framework to encourage employment-based land uses and economic development within the city and new growth areas.

**Goal  
LU-8**

To encourage, facilitate, and assist the location of new light industrial uses, and the expansion of existing industries.

**Policy LU-8.1: Industrial Designation**

The City shall designate areas of the City best suited for industrial uses. The intent of this designation is to promote opportunities for manufacturing, distribution, and warehousing. These areas will create economic benefits, employment, and ensure separation of incompatible uses by clearly delineating concentrated areas of industrial use.

**Policy LU-8.2: Industrial Park**

The City shall require light industrial uses to locate within the existing Galt Industrial Park until suitable sites are no longer available.

**Policy LU-8.3: Encouraging New Industries**

The City should actively seek new industries that have minimal adverse environmental effects, create local jobs, and broaden the City's revenue base. The focus should be on those industries noted in the Economic Development Element of the General Plan.

**Policy LU-8.4: Railroad Spur Lines**

The City shall coordinate efforts with the Union Pacific Rail Company to permit spur lines to new and existing industrial uses as needed.

**Policy LU-8.5: Refuse Transfer Station**

The City shall coordinate efforts with the refuse service provider to locate a new refuse transfer station along the railroad tracks, north of Twin Cities Road.

**Agriculture, Open Space, and Parks**

The goal and policies in this section set a policy framework for addressing agricultural and open space greenbelt north of the Planning Area. The City seeks to preserve, to the extent feasible, existing agricultural activities in this area. To this end, the City seeks to coordinate efforts with the Nature Conservancy, Elk Grove, and Sacramento County to create an open space buffer between the city and Elk Grove. This section also sets a policy framework for parkland in the city.

**Goal  
LU-9**

To maintain and preserve agricultural and open space uses within and surrounding the Planning Area and promote the expansion of parkland.

**Policy LU-9.1: Greenbelt**

The City should participate in regional efforts to establish a permanent agriculture, open space, and wildlife habitat greenbelt between the northern boundary of the Planning Area and the City of Elk Grove.

**Policy LU-9.2: Agricultural-Residential Uses**

The City shall strongly encourage Sacramento County to deny the subdivision of agricultural land near Galt for agricultural-residential uses at a minimum lot size of less than two acres west of the 2007 city limits and less than five acres east/north of the 2007 city limits.

**Policy LU-9.3: Open Space Designation**

The City shall designate areas of the city for open space. The intent of this designation is to provide areas for passive outdoor recreational uses, habitat protection, watershed management, public and quasi-public uses, areas that contain

public health and safety hazards such as floodways, and areas containing environmentally-sensitive features.

**Policy LU-9.4: Park Designation**

The City shall designate areas of the city for parks. The intent of this designation is to provide areas in the city for active and passive recreational uses, habitat protection, and public/quasi-public uses.

## Environmental Justice

The City of Galt seeks to adopt public policies and make land use decisions that are open to public review and are equitable to the whole community. The goal and policies in this section ensure that Galt will make land use and environmental decisions that are equitable to every resident, regardless of race, culture, and income.

**Goal  
LU-10**

To ensure the fair treatment of all residents, regardless of race, culture, and income with respect to land use and environmental decisions.

**Policy LU-10.1: Environmental Justice**

The City shall ensure the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of land use and environmental laws, regulations, and policies. The City shall ensure that no part of the community suffers disproportionately from adverse human health or environmental effects, and all people live in clean, healthy, and sustainable communities.

**Policy LU-10.2: Equal Public Participation**

The City shall ensure that all community residents have an opportunity for public participation in the decision-making process.

**Policy LU-10.3: Equitable Distribution of New Public Facilities and Services**

The City shall plan for the equitable distribution of new public facilities and services that increase and enhance the community's quality of life.

**Policy LU-10.4: Location of Industrial Facilities**

The City shall provide for the location of industrial facilities and uses that pose a significant hazard to human health and safety in a manner that seeks to avoid proximity to schools or residential dwellings.

## General Plan Maintenance

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local government affecting the physical environment be consistent with the general plan, and sets out guidelines for the plan's monitoring, updating, and amendment.

The goal and policies in this section ensure that the City of Galt maintains a high level of attention to the General Plan by providing for regular review and updating of the Policy Document and Existing Conditions Report and ensuring that City regulations and ordinances are consistent with the General Plan.



**Goal  
LU-11**

To provide for the ongoing administration and implementation of the General Plan.

**Policy LU-11.1: General Plan Amendments**

The City shall amend the General Plan no more than four times per year as per State law. Each amendment, however, may include multiple changes (note: optional elements and certain amendments related to affordable housing are exempt from this restriction).

**Policy LU-11.2: Maintaining Planning Consistency**

The City shall review and revise other City planning documents and ordinances to ensure consistency with the General Plan.

**Policy LU-11.3: Providing Planning Information**

The City shall provide required public notice on planning projects and decisions and shall maximize public access to said information via the City's website, library, newsletter, and other avenues.

# City of Galt



## Housing Element 2002 – 2007

Adopted by the Galt City Council June 5, 2003

Housing Element and Initial Study/Negative Declaration – Resolution 2003-73

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Prepared for the City of Galt by



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# 1. INTRODUCTION

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The Housing Element of the General Plan is a comprehensive statement by the City of Galt of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The purpose of the Housing Element is to establish specific goals, policies and objectives relative to the provision of housing, and to adopt an action plan toward this end. The Element also identifies and analyzes housing needs, and resources and constraints to meeting these needs.

The City's 2002 – 2007 Housing Element is based on seven goals that provide direction and guidance for meeting the City's housing needs over the next five years:

1. Provide adequate very low-, low-, moderate-, and above moderate-income housing.
2. Preserve and improve housing stock in existing residential neighborhoods.
3. Meet special housing needs in the City.
4. Promote residential energy conservation.
5. Promote equal housing opportunities.
6. Minimize the impacts of governmental constraints.
7. Update the Housing Element according to state law.

State law requires the Housing Element to be consistent with other General Plan elements. The Housing Element must also provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. California state law (Government Code Sections 65580 through 65589) mandates the contents of the housing element. By law, the Housing Element must contain:

- an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- a statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement and development of housing; and
- a program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and to further the goals and objectives of the Housing Element.

The housing element must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

## 2. EVALUATION OF THE 1991 HOUSING ELEMENT

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An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Galt. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of several of the City's achievements under the 1991 Housing Element. A full analysis and evaluation of the City's 1991 Housing Element Policies and Implementation Programs is included in Appendix B.

- The City of Galt accommodated approximately 86 percent of the City's 1990-1996 Sacramento Area Council of Government's (SACOG) regional allocation, including 4 percent of the very low-income allocation, over 100 percent of the low-income and moderate-income allocations, and 34 percent of the above moderate-income allocation. The lack of financing and developer interest made it impossible to construct 100 percent of the City's very low-income SACOG allocation even though the City had sufficient sites zoned for residential use at adequate densities to accommodate housing for this income group.
- The City has approved seven low- and moderate-income housing developments since 1990, with approximately 60 percent of the housing units affordable to low- and very low-income renters and homeowners. In addition, the majority of new single-family homes constructed in Galt have been sold at prices affordable to moderate-income families.
- The Housing Rehabilitation Loan Program has funded 102 housing rehabilitation projects since 1997 (67 percent to very low-income homeowners, 30 percent to low-income homeowners, and 3 percent to investors who rent to low- or very low-income tenants).
- The City has supported construction of housing for the elderly with three approved developments: New Hope Senior Apartments (affordability restrictions), Emerald Village Senior Community (owner-occupied, no restrictions), and Comfrey Senior Apartments (affordability restrictions).
- The City approved a day care center that will be developed as part of the Grizzly Hollow Unit III Multi-family Planned Unit Development.
- Of the three multi-family housing projects with ten or more units constructed between 1991 and 2000, between 20 and 59 percent of the units in each development contained three-bedrooms or more to meet large family needs. This exceeds the City's goal for 10 percent.

## Basis for the City's Policies and Programs

The 2002 – 2007 Housing Element reflects an evaluation of changes in community conditions in Galt since 1990, and recommended modifications to programs contained in the Element as a result of that evaluation. Information on community conditions and characteristics were collected and analyzed as part of the Housing Needs Assessment Report (Appendix A), which contains an analysis of population and housing characteristics, identifies special housing needs for certain population groups, evaluates housing conditions, analyzes employment trends, and provides other important information to guide the goals, policies, and program actions of this Element. The findings listed below resulted from the information collected as part of the Housing Needs Assessment Report. These findings provide a direct relationship between community conditions in Galt and the recommended Goals and Policies in the 2002 – 2007 Housing Element.

### Population Trends

- Galt's population will continue to expand over the next 20 years according to SACOG, but not at the rate of the last decade. Between 1990 and 2000, Galt's population increased by 119 percent, or 12 percent per year. SACOG projects that the City's population will increase between 20 and 35 percent, or 2 to 3.5 percent a year over the next 20 years.

*The need for additional housing in Galt is the result of past and projected population growth and the demographic characteristics. Policy 1 commits the City to accommodating housing for all income levels (very low-, low-, moderate-, and above moderate-) to meet the City's regional housing allocation. The City will designate sufficient land through zoning and other actions to accommodate its allocation under the 2000-2007 SACOG Regional Housing Needs Plan (RHNP). Between 1990 and 2000 the percentage of "Non-Hispanic Whites" (Census term) decreased by 13 percent, while the percentage of "Hispanics or Latinos" (Census term) increased by 8 percent.*

*The increase in persons of Hispanic origin in Galt may be related to the City's location within an agricultural region and its relatively affordable housing. Additional affordable housing is needed in Galt to meet the needs of very low-income households such as farmworker households. Policies 13 and 20 address the development of additional affordable housing for these households.*

- Family households in Galt represented 82 percent of all households in 2000, compared to 66 percent countywide. Of these family households, the majority had children. Roughly 1/3 of Galt's total population is under the age of 18.

*Policy 19 of this Element facilitates the provision of family daycare for families in need of financial assistance to meet their childcare needs.*

### Income

- The median family income in Galt is roughly 95 percent of the countywide median income. However, Galt's median non-family income was nearly 50 percent lower than countywide average.

*Non-family households are composed primarily of persons living alone, such as single adult workers and elderly women. Policy 16 of this Element addresses the development of single-room occupancy and studio type living arrangements for single persons.*

## **Employment Trends**

- Employment data from the Census and the California Employment Development Department (EDD) suggest that the majority of Galt residents are employed in occupations related to retail, services, transportation, and agricultural industries. Over the next five years, new employment is forecasted to be concentrated in retail and service industries, light manufacturing, distribution, and public agencies. Many of these jobs will pay wages or salaries in the low- to moderate-income level for single-wage earner households.

*The employment growth projected by EDD will attract additional low- and moderate-income workers to Galt, resulting in a need for additional affordable housing. The policies recommended to implement Goals 1 and 3 address various aspects of this future affordable housing need.*

## **Special Needs**

- Persons age 65 and over represented 8 percent of Galt's total population in 2000. This population group experienced a 47 percent increase in numbers from the previous decade. The housing needs among older adults in Galt include: 1) financial support for low-income seniors who do not own their homes, 2) financial assistance for home maintenance and repairs among low-income senior homeowners, 3) assisted care living facilities for those who have self-care and mobility limitations, and 4) financial assistance for home modifications for those with minor self-care or mobility concerns.

*Policies 14 and 15 of this Element address the housing needs of older adults. Policy 14 commits the City to providing elderly residents with financial assistance for modifications to their homes for accessibility purposes, while Policy 15 assists in increasing the supply of housing that meets the needs of older adults. The program actions include continued implementation of the City's second unit ordinance, support for the construction of additional rental housing for older adults, and the development of a range of assisted care housing for older adults who have limited self-care abilities.*

- Female-headed households in Galt represent 12 percent of all households. Seven percent of all households are female-headed households with minor children. Poverty rates among female-headed households are significantly higher than the general population, and female-headed households with minor children in Galt have the highest poverty rate of any population group (30 percent). Because many female-headed householders have such extremely low incomes, they will continue to require significant financial assistance or subsidized rental housing. Single mothers with minor children face additional challenges in finding affordable family housing of suitable size.

*Because female-headed households with children in Galt have the highest poverty rates, there is a demonstrated need for family housing primarily affordable to very low-income households. Policy 9 of this Element ensures that the City will continue*

*to monitor “at risk” subsidized housing that is affordable to very low-income groups, while Policy 20 encourages the development of housing that meets the needs of lower income larger families. Additionally, as mentioned above, Policy 19 of this Element facilitates the provision of family daycare for families (single-mothers included) in need of financial assistance to meet their childcare needs.*

- Large families in Galt represent approximately 16 percent of all households. One-third of these large families are renters, a substantial percentage of whom live in overcrowded conditions and pay more than 30 percent of their incomes for housing. Overcrowding occurred more often in rental housing (20 percent) than owner-occupied housing (8 percent), suggesting that there is a significant number of large families who could not afford to purchase a home or find affordable rental housing of sufficient size.

*Large family housing needs are addressed with Policy 20 of this Element. As mentioned above, Policy 20 encourages the development of housing that meets the needs of lower income larger families by permitting bedroom additions through the Redevelopment Agency’s housing rehabilitation program, assisting developers interested in accessing funding to develop such units, and including a minimum requirement of larger bedrooms in multi-family projects of 10 or more.*

- Persons employed in agriculture are a relatively small portion of the total population in Galt but are likely to have very low incomes. Farmworker families find it difficult to obtain affordable housing and face a higher probability of being impacted by substandard housing conditions and overcrowding.

*Policies 12 and 13 address farmworker needs by committing the City to accommodating additional housing for very low-income households and permitting migrant farmworker housing in the Galt planning area (Sphere of Influence).*

- Homelessness in the City of Galt, although difficult to measure directly, is affected by the City’s location along the Highway 99 corridor. The primary social service organization that provides emergency housing and services to the homeless in the Galt area (Galt Concilio) served 554 homeless clients in a one-year period (285 males and 269 females). Many, if not most, of these homeless individuals were stranded travelers, although an exact count is not available.

*Policies in this Element that address the homeless and homelessness issues include: Policies 12, 17, and 18. Policy 12 addresses the continued support of, and collaboration with, the Galt Concilio by providing temporary shelter vouchers to the extent feasible in the case of temporary displacement. Policies 17 and 18 permit transitional housing and emergency shelters in appropriate locations in the City.*

## **Housing Characteristics**

- Galt’s housing stock is relatively new. Over two-thirds (70 percent) of the housing units were constructed in the past 20 years. According to the U.S. Census Bureau, approximately 3,000 new units were added to the City’s housing stock during the 1990s, nearly doubling the number of housing units in the City. Because the housing stock in Galt is relatively new, the rehabilitation and replacement need is lower, between 4 and 10 percent.



*Even though the housing stock in Galt is relatively new, there are a significant number of homes in need of immediate rehabilitation. Other older homes continue to deteriorate due to deferred maintenance. Policy 10 provides for assistance in the rehabilitation of single- and multi-family units through grants and low-interest loans to lower-income owner occupants and property owners who rent to lower-income tenants. Policy 11 continues the City's Code Enforcement Program to identify and address housing condition problems before they become even more serious. Policy 24 encourages the rehabilitation of older units under the Historic Building Code to lower renovation costs. As well, Policy 21 allows energy conservation improvements to homes under the City's Housing Rehabilitation program.*

### **Housing Costs and Affordability**

- The majority of rental units in the City of Galt are one- or two-bedroom units. Three-bedroom rental units are not readily available in Galt, and this may be a key factor to the high percentage of overcrowding in rental housing occupied by lower-income households.

*Policy 20 in this Element encourages the development of housing to meet the needs of lower income large families to reduce overcrowding in the City.*

- Thirty-three percent of rental housing units in Galt were affordable to very low-income households. However, approximately 70 percent of very-low income households in Galt spend over 30 percent of their income on housing, while 30 percent of low-income households spend over 30 percent of their income on housing.

*Despite Galt's lower housing costs, a high percentage of renters pay more than 30 percent of their income for housing. Policies 5, 7 and 9 seek to address the shortage of affordable rental housing through the preservation of existing subsidized rental housing that is affordable to very-low income persons, the construction of additional affordable housing, and first-time homebuyer assistance.*

- Even with Galt's lower housing prices, few very low or low- income households can afford to own a home in the City without financial assistance. Generally, only households with incomes above the countywide median can afford to purchase a new home in Galt.

*The Sacramento Housing and Redevelopment Agency (SHRA) offers first-time homebuyer assistance to residents of Galt through their first-time homebuyer and mortgage credit certificate programs. The City is also a participating member in the Pacific Housing and Finance Agency (PHFA) homebuyer program. This program is available to low- and moderate-income individuals and families in Galt who would like to lease-purchase a home.*

### **Opportunities and Constraints**

- SACOG has determined that Galt has a housing construction need of 2,162 units for the planning period 2000-2007. Of this total, 23 percent should be affordable to very low-income households, 16 percent to low-income households, 18 percent moderate-income households, and 43 percent above moderate-income households. Very low- and low-income housing needs represent 838 housing units of the City's total housing allocation.

*Policy 1 of this Element addresses the need for continued implementation of land use designations and zoning that permits opportunities to meet the City's target objectives under the SACOG RHNP. Policy 4 ensures a review of consistency and progress toward meeting the housing affordability targets for each income level, as described above.*

- The City's R2, R3, R3-PD, and R1A/R3-PD zones could accommodate up to 659 new dwelling units at densities potentially affordable to low- or very low-income households. Two developments with rent restrictions affordable to low- and very low-income persons, one under construction and one completed, will add 135 affordable housing units. Even with the construction of these affordable units, a gap remains in the City's ability to accommodate 100 percent of its very low-income housing need based on the availability of multifamily-zoned land. Opportunities exist to rezone land for multi-family use to accommodate its SACOG-assigned regional allocation.

*Policy 1, Action 1b identifies a minimum of 5 acres of vacant land to be rezoned to the Multi-family (R-3) land use designation to accommodate the City's regional share of low- and very low-income housing.*

- Galt's zoning regulations and development permit processes do not create unreasonable restrictions to the City's ability to accommodate affordable housing, as illustrated by affordable housing constructed over the past several years and projects under construction. The City permits a range of residential densities that, with lower land and development costs than many other Sacramento County communities, should be sufficient to accommodate all income groups.

*Policy 3 of this Element ensures that the City will not disapprove low- and moderate-income housing developments or condition project approvals in a manner that would make the project infeasible for development. Policies 5, 6, and 7 offer incentives for the construction of affordable housing including, but not limited to, density bonuses, planned development zoning, infill development of non-conforming small frontage lots, and allowing flexible lot sizes.*

### 3. GOALS, POLICIES, AND PROGRAM ACTIONS

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#### Goal 1.

**Provide for adequate very low-, low-, moderate-, and above moderate-income housing.**

**Policy 1. Continue to implement land use designations and zoning that permits opportunities to meet the City's target objectives under the SACOG Regional Housing Needs Plan.**

- Actions:
- 1a. Ensure that sufficient land is zoned to meet the 2000-2007 SACOG Regional Housing Needs Plan allocation of: 23 percent very low- (489), 16 percent low- (349), 18 percent moderate- (398), and 43 percent (926) above moderate-income housing units.
  - 1b. Identify a minimum of 5 acres of vacant land to be rezoned to the Multi-family (R3) land use designation to accommodate the City's regional share for low- and very low-income housing.
  - 1c. The minimum housing density in High Density Residential designated areas shall not be below eight units per gross acre.
  - 1d. The preferred minimum housing density required by the City in High Density Residential designated areas shall be at least 14 units/acre, unless the applicant can demonstrate all of the following:
    - i. A lower density will not adversely affect the City's ability to accommodate its remaining share of the regional housing needs assigned by SACOG for very-low and low-income households based on the remaining acreage of High Density Residential land at the time of application.
    - ii. If an adverse impact will occur as described in 1d (i), that any such impact will be mitigated according to Policy 2 of the Housing Element.
    - iii. That a lower density is necessary due to constraints such as site characteristics or the availability of public facilities, services, or utilities to the site that affect the feasibility of development at a minimum density of 14 units/acre and that cannot be mitigated by the applicant. The burden of proof shall be on the applicant to document the constraint(s) and the applicant's inability to mitigate the constraint(s).

Responsible Agency: Planning Department, Planning Commission, and City Council.

Potential Funding Sources: General Fund.

Proposed Timing: 1a. and 1c. Annual review and updating of vacant land inventory.  
1b. December 2003.

**Policy 2. 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 units.**

Action: To guarantee no net loss of higher density residential land, the City will:

- rezone an equivalent parcel of land somewhere else in the City, or
- require the developer to purchase a site equivalent for a rezone, or
- have the developer construct affordable units on the subject site or another site in a number equivalent to the loss of units based on the preferred minimum density (14 units/acre) set forth in Policy 1d.

Responsible Agency: Planning Department, Planning Commission, and City Council.

Potential Funding Sources: General Fund and Application Fees.

Proposed Timing: 2002-2007.

**Policy 3. Allow for the development of affordable housing.**

Action: 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 California Government Code Sections 65913.2 and 65589.5.

Responsible Agency: Planning Department, Planning Commission, and City Council.

Potential Funding Sources: Low and Moderate Income Housing Fund (LMIHF) and Community Development Block Grant (CDBG) funds.

Proposed Timing: 2002-2007.

**Policy 4. Review progress toward meeting housing affordability targets and implementation of each housing policy.**

Actions: 4a. 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.  
4b. Prepare chart describing progress on each housing policy.  
4c. Review all housing proposals for consistency with housing targets. Include request for breakdown of housing in relation to affordability

levels proposed on appropriate development applications and building permits including individually developed single-family homes.

Responsible Agency:	Planning Department and Building Department.
Potential Funding Sources:	General Fund.
Proposed Timing:	4a. and 4b. Yearly during General Plan progress report; approximately October 1. 4c. 2002-2007

**Policy 5. City will offer density bonuses and other incentives in the construction of affordable housing.**

Actions: 5a. The City will amend its Zoning Code to add a chapter implementing Section 65915 of the California Government Code. When a developer of housing agrees to construct at least: 1) 20 percent of the total units of a housing development for persons and families of lower income, as defined in Section 50079.5 of the Health and Safety Code; 2) 10 percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code; or 3) 50 percent of the total dwelling units of a housing development for senior citizens, the City will either: 1) grant a density bonus of 25 percent; or 2) provide other incentives of equivalent financial value, or both (if the City deems it necessary to achieve the project's affordability objectives).

Given that project density does not appear to be the most significant constraint to affordability in Galt (most affordable housing has been constructed at or below the base zoning density without density bonuses at the option of the project sponsors), Galt will focus instead on other development standards and financial incentives (financial assistance or assistance in accessing state or federal funding) that could have greater impacts on affordability.

5b. In addition to density bonuses, other incentives could include the following:

- reduced site planning standards,
- parking requirements, or
- the use of a Planned Development zoning overlay to allow clustering of development and thereby reduce development costs.

Responsible Agency:	Planning Department, Planning Commission, and City Council.
Potential Funding Sources:	General Fund and Application Fees
Proposed Timing:	5a. Amend Zoning Code – December 2003. 5b. Density bonuses and/or other financial incentives to be offered at the

time qualifying developments are proposed, 2002–2007.

**Policy 6.**

**Encourage infill development.**

Action: Allow for development of existing non-conforming small frontage lots. The City will encourage and facilitate the development of infill lots through:

- density bonus,
- expediting permitting procedures,
- providing property owners, developers, and other interested parties with technical assistance and information about the opportunities in developing infill lots, and
- implementing General Plan Land Use Element policies that promote and give priority to the development of infill lots before any land annexation decisions can be made.

Responsible Agency: Planning Department.

Potential Funding Sources: Permit fees.

Proposed Timing: 2002–2007.

**Policy 7.**

**Encourage developers to utilize innovative approaches to providing affordable housing in the City.**

Action: Use a proactive approach with housing developers when requested to provide information concerning the Zoning Ordinance's features (i.e. lot sizes, density bonuses, Planned Development zoning, etc.) aimed at promoting affordable housing in Galt. If necessary, the City will help affordable housing developers in accessing state or federal funding by providing needed information for funding applications or by serving as the applicant (for programs that require a governmental agency as the funding recipient).

Responsible Agency: Planning Department.

Potential Funding Sources: General Fund (for planning actions).

For rental housing funding assistance: Redevelopment tax increment housing set-aside funds, CDBG, HOME, housing tax credits (state and/or federal), California Multifamily Housing Program, federal Section 221 (various programs) for rental housing, federal Section 231 (rental housing for moderate-income seniors), and federal Section 202 and 811 (rental housing for very low-income seniors and persons with disabilities), and California Housing Finance Agency (CHFA) (below market interest-rate financing for rental projects with at least 20 percent very low-income units).

For single-family funding assistance: CHFA Self-Help Program Building Assistance Program (for mutual self-help projects), CHFA Affordable Housing Partnership Program (for communities with first-time homebuyer programs), CHFA Homebuyer's Downpayment Assistance Program, HUD Self-Help Ownership Opportunity Program.

To obtain further information about the above financing and funding sources, reference the California Department of Housing and Community Development's (HCD) website at <[www.hcd.ca.gov](http://www.hcd.ca.gov)> and link to "HCD loans and grants" under the "resources" menu.

Proposed Timing: 2002-2007. Specific funding sources to be evaluated on a case-by-case basis depending on the needs of a particular project.

**Policy 8. Continue to encourage planned unit developments or specific plans containing innovative planning approaches.**

Actions: 8a. Add a Planned Development (PD) overlay to all new residential annexations to encourage diversity in architecture and greater flexibility in development. The PD overlay also requires the assessment of the residential architectural review committee (Zoning Code Section 18.24.025).

8b. Cooperate with, and advise developers, in the use of PD zoning to reduce housing costs by utilizing various innovative development techniques including, but not limited to, clustering of units and density bonuses.

8c. Encourage the use of planned unit development and specific plans by:

- advising developers of their options during project pre-submittal meetings, and
- providing Chapter 18.24 of the Galt Zoning Code for developers, which describes the provisions of planned unit developments and specific plans.

Responsible Agency: City Council, Planning Commission, and Planning Department.

Potential Funding Sources: Application Fees.

Proposed Timing: 8a. December 2003.  
8b. and 8c. 2002-2007.

**Policy 9. The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (California Government Code Section 65583).**

Action: Continue to annually monitor "at risk" subsidized rental housing at Sunset Garden Apartments for its Section 8 status, and prepare a plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions for assisting the current property owner in preserving these very low-income affordable units or assisting in the



	acquisition of Sunset Gardens by a nonprofit entity dedicated to permanently preserving the affordability of these rental units.
Responsible Agency:	Planning Department and City Council.
Potential Funding Sources:	Redevelopment Agency set-aside funds (for monitoring). Financial assistance for preservation: California Multifamily Housing Program, HUD's Office of Multifamily Housing Assistance Restructuring (assists in identifying and coordinating programs from various federal agencies for preservation of at-risk rental housing).
Proposed Timing:	Annual contact with HUD and property owners to determine status of rental housing projects at-risk. Prepare action plan by December 2003.

## **Goal 2.**

### **Preserve and improve housing stock in existing residential neighborhoods.**

<b>Policy 10.</b>	<b>Assist in the rehabilitation of both owner and renter-occupied housing.</b>
Actions:	10a. Schedule a new housing conditions survey. 10b. Continue providing grants and low-interest loans to very low- and low-income owner occupants. 10c. Provide low-interest loans to rental property owners who rent to tenants that are very low- or low-income. 10d. When necessary to ensure the objectives of this program, combine the acquisition of a substandard housing unit, rehabilitation or replacement of the unit, and re-sale of the unit (disposition) to an eligible lower income household.
Responsible Agency:	Galt Redevelopment Agency and Sacramento Housing and Redevelopment Agency (SHRA).
Potential Funding Sources:	Redevelopment Agency set-aside funds, HOME Program, SHRA loans, and CDBG Planning Grant.
Proposed Timing:	10a. December 2003. 10b. Annually 2002-2007. 10c. Annually 2002-2007. 10d. As applicable 2002-2007.
<b>Policy 11.</b>	<b>Continue to implement a residential code enforcement program.</b>
Actions:	11a. Continue to implement a code enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.

	11b. Continue to implement an annual clean-up day where residents can dispose of unwanted materials at no charge.
Responsible Agency:	Building Department and Code Compliance Officer. City Council 11b.
Potential Funding Sources:	General Fund and Redevelopment Agency. Solid waste surcharge for clean-up day (11b.)
Proposed Timing:	Clean-up day – annually. Code enforcement to be conducted on an ongoing basis (2002-2007) based on complaints received.

## **Policy 12.**

### **Continue to support and work with the Concilio in its efforts and programs.**

Actions:	12a. Working with the Concilio, provide temporary shelter vouchers to the extent of available funding in case of temporary displacement as a result of code violations and unsafe living conditions.  12b. Arrange an annual meeting between the City and the Galt Concilio to discuss current housing issues in Galt.  12c. Request that the Concilio provide translation services, if needed, for Spanish speaking residents interested in City housing programs.
Responsible Agency:	Planning Department, Building Department, Code Compliance Officer, and Galt Concilio.
Potential Funding Sources:	12a. County Department of Human Assistance. 12b. and 12c. General Fund.
Proposed Timing:	12a. Vouchers to be distributed as needed and as funding is available, 2002-2007.  12b. Annually, 2002-2007.  12c. As needed, 2002-2007.

## **Goal 3.**

### **Meet special housing needs in Galt.**

## **Policy 13.**

### **Permit migrant farmworker housing in Galt.**

Actions:	13a. Amend the Zoning Code to add a separate use category and definition for migrant farmworker housing and designate zones where migrant farmworker housing will be permitted. The City will select zoning district(s) in which there are existing vacant or underutilized sites that could accommodate migrant farmworker housing.  13b. To accommodate the needs of permanent residents of Galt who are employed in agriculture, the City will continue to permit the development of affordable multi-family units, including large family units, in the R2 and R3 districts (see also Policy 3 and Policy 20).
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13c. Although there is no agricultural activity within the current City limits that requires significant migrant farmworker labor, such activity may occur in the City's planning area between 2002 and 2007. If housing for migrant farmworkers is constructed in the planning area, and if that land is annexed into Galt, the City will allow the continued operation of the migrant farmworker housing as a permitted use or arrange for relocation of the facility to a mutually acceptable location.

13d. Continue to support and work with the Concilio on housing needs related to migrant farmworkers by assisting the Concilio in identifying potential sites for migrant farmworker housing and ensuring that zoning and General Plan designations are appropriate for those sites.

Responsible Agency: Planning Department, Galt Concilio, and City Council.

Potential Funding Sources: Joe Serna, Jr. Farmworkers Housing Grant Program (FWHG) and/or Office of Migrant Services Program (OMS). Both programs offered through HCD's website [www.hcd.ca.gov](http://www.hcd.ca.gov).

Proposed Timing: 13a. Amend Zoning Code – December 2003.  
13b, 13c. and 13d. 2002-2007.

**Policy 14. Assist in maintaining existing senior housing to meet the needs of older residents.**

Action: Under Policy 10, provide elderly residents financial assistance to modify homes for handicapped accessibility.

Responsible Agency: Redevelopment Agency and SHRA.

Potential Funding Sources: Redevelopment Agency set-aside funds, CDBG funds, and HOME Program.

Proposed Timing: 2002-2007.

**Policy 15. Assist in increasing the supply of housing that meets the needs of older adults.**

Actions:

15a. Continue to allow second residential units under the City's ordinance.

15b. Support the construction of additional rental housing for older adults through:

- density bonuses;
- applying for or assisting developers in applying for state and federal funding; and
- identifying suitable sites for such development.

15c. Allow the development of a range of assisted care housing for older adults who have limited self-care abilities by:

- ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities;
- helping to access funding and funding sources; and
- identifying appropriate sites for development.

Responsible Agency: Planning Department and Redevelopment Agency.

Potential Funding Sources: 15a. Application and Permit Fees.  
15b. and 15c. Redevelopment Agency set-aside funds, HOME Program, state and federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.

Proposed Timing: 15a. 2002–2007.  
15b. Dependent on current projects.  
15c. Dependent on specific proposal.

**Policy 16. Provide for single-room occupancy and studio type living arrangements.**

Action: 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.

Responsible Agency: Planning Department and City Council.

Potential Funding Sources: Redevelopment Agency set-aside funds, General Fund, CDBG funds, and Application Fees.

Proposed Timing: 2002-2007.

**Policy 17. Permit emergency shelters in appropriate locations in the City.**

Actions: 17a. 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.

17b. Assist Concilio in the assessment and identification of an appropriate location for an emergency shelter and accessing of funding for new facilities if needed.

17c. City will continue to utilize the Littleton Civic Center building when emergencies arise that put people out of their home in acute need situations such as fires, earthquakes, other disasters, code compliance evictions, etc. where a number of people are affected temporarily.

Responsible Agency: 17a. and 17b. Planning Department.

	17c. City Council.
Potential Funding Sources:	17a. Application Fees and Redevelopment Agency. 17b. General Fund and Redevelopment Agency. 17c. General Fund, FEMA, Federal Emergency Shelter Grant Program, and CDBG funds.
Proposed Timing:	17a. 2002–2007. 17b. December 2004 to complete assessment of need for local facility. 17c. As needed, 2002-2007.

**Policy 18.**

**Permit transitional housing and large group homes in appropriate locations in the City.**

Actions:	18a. Amend the Zoning Code to add a 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 underutilized 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.  18b. Amend the Zoning Code to add a specific use category for Large Group Homes (7 or more residents), and designate the zones in which Large Group Homes will be permitted.
Responsible Agency:	City Council, Planning Commission, and Planning Department.
Potential Funding Sources:	General Fund.
Proposed Timing:	18a. Amend Zoning Code – December 2003. 18b. Amend Zoning Code – December 2003.

**Policy 19.**

**Facilitate the provision of family daycare for families in need of financial assistance to meet childcare needs.**

Action:	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). The Planned Development overlay option includes the permitted use of family daycares when combined with a residential zoning district. Daycare centers are also permitted by right in all commercial zoning districts, which are generally in close proximity to multi-family districts.
Responsible Agency:	Planning Department.
Potential Funding Sources:	Permit fees and General Fund.

Proposed Timing: 2002-2007.

**Policy 20. Encourage the development of housing to meet the needs of very low-, low-, and moderate-income large families.**

Actions: 20a. Permit bedroom additions through the Redevelopment Agency's housing rehabilitation program to alleviate overcrowding.

20b. Assist developers interested in accessing funding to develop lower income housing that would permit some three- and four-bedroom units.

20c. 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.

Responsible Agency: Planning Department and Redevelopment Agency.

Potential Funding Sources: General Funds, Redevelopment Agency set-aside funds, SHRA loans and grants and CDBG funds.

Proposed Timing: 2002-2007.

## **Goal 4.**

### **Promote residential energy conservation.**

**Policy 21. Continue to increase energy efficiency of existing housing.**

Actions: 21a. Allow energy conservation improvements as an eligible activity of the City's Housing Rehabilitation Program.

21b. Provide consumer information on ways to increase energy conservation in the home with the distribution of mailings to residents and/or providing fliers in public places, such as City Hall and the Galt Library. Pacific Gas and Electric Company (PG&E) and the Sacramento Municipal Utility District (SMUD) both have programs and tips on how to help homeowners increase energy efficiency and conserve energy in the home. See PG&E's website <[www.pge.com](http://www.pge.com)> to obtain a Residential Energy Guide that shows step-by-step how to use energy wisely, along with energy-saving tips and a home energy saving checklist. See SMUD's website <[www.smud.org](http://www.smud.org)> for information on how to control energy costs, tips for home energy conservation, and information on green-related SMUD programs—PV Pioneers (solar energy) and Sacramento Shade (free shade trees).

Responsible Agency: Planning Department and Redevelopment Agency.

Potential Funding Sources: General Fund, Redevelopment Agency set-aside funds, HOME Program, and CDBG funds.

Proposed Timing: 2002-2007.

**Policy 22.**

**Ensure energy conservation practices in new housing.**

Actions:

22a. The City will implement the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations).

22b. Continue to implement development guidelines for energy conservation, such as:

- a requirement for tree planting in new subdivisions;
- reviewing proposed development for solar access, both passive and active; and
- opportunities to use energy conservation construction techniques.

Responsible Agency:

Planning Department and Building Department.

Potential Funding  
Sources:

Application and Permit Fees.

Proposed Timing:

2002–2007.

**Goal 5.**

**Promote equal housing opportunities.**

**Policy 23.**

**Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.**

Actions:

23a. The City housing program manager shall actively promote equal housing opportunities through distribution of posters at local banks, realtors, and at City Hall, and shall refer complaints to the District Office of Fair Employment and Housing.

23b. Progress in the area of equal housing opportunities, to the extent possible; will be included in the annual General Plan Report.

Responsible Agency:

Planning Department and Code Enforcement Division.

Potential Funding  
Sources:

General Fund and Redevelopment Agency set-aside funds.

Proposed Timing:

23a. 2002-2007.

23b. As warranted, approximately in August to be included in the October General Plan report.



## **Goal 6.**

### **Minimize the impacts of governmental constraints.**

<b>Policy 24.</b>	<b>Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.</b>
Actions:	<p>24a. Make information available on the State Historic Building Code through dissemination of information to all owners of historic residential structures who inquire about home repairs.</p> <p>24b. The City will use the Historic Building Code when possible to ensure the financial feasibility of a rehabilitation or conversion project.</p>
Responsible Agency:	Building Department.
Potential Funding Sources:	General Fund and Redevelopment Agency.
Proposed Timing:	2002-2007.
<b>Policy 25.</b>	<b>Continue to upgrade sewer and water delivery system and update impact fees as necessary.</b>
Actions:	<p>25a. In annual General Plan report, analyze and recommend upgrades to sewer and water delivery system for upcoming budget year.</p> <p>25b. Provide City Council with an annual report on impact fees and recommended increases to account for inflation.</p>
Responsible Agency:	Public Works Department and City Council.
Potential Funding Sources:	General Fund and Permit Fees.
Proposed Timing:	<p>25a. Annual, approximately in August to include in October General Plan Report, 2000-2007.</p> <p>25b. Annually, 2000-2007.</p>
<b>Policy 26.</b>	<b>Ensure that the City's Zoning Code and permitting procedures allow reasonable accommodations for persons with disabilities.</b>
Action:	<p>Establish written procedures to make certain that reasonable accommodations are made for persons with disabilities. The procedures will promote a variety of ways in which a disabled individual can submit a request for special accommodation from the requirements of City zoning or building codes due to a disability. The procedures will include, but not be limited to:</p> <ul style="list-style-type: none"><li>• accommodations for flexibility of the zoning and/or building codes,</li></ul>

- ensuring accessibility in the process of obtaining a permit, and
- description of the process that will be used to consider and address requests.

Responsible Agency: City Council, Planning Commission, and Planning Department.  
Potential Funding Sources: General Fund.  
Proposed Timing: December 2003.

## **Goal 7.**

### **Update the Housing Element according to state law.**

#### **Policy 27. Revise the Housing Element every five years or as needed and include public participation in each revision.**

Actions 27a. The City will annually monitor the progress in implementing the Housing Element and report the findings during the annual General Plan report to the City Council.

27b. Update the Housing Element following the adoption of a new Regional Housing Needs Plan from SACOG.

27c. Ensure an appropriate level of public outreach consistent with California Government Code Section 65583(c)(6)(B).

Responsible Agency: Planning Department.  
Potential Funding Sources: General Fund, Redevelopment Agency set-aside, and CDBG funds.

Proposed Timing: 27a. Annually, approximately in August to be included in the October General Plan report.

27b. Every five years following the adoption of SACOG's Regional Housing Needs Plan.

27c. As part of any future Housing Element update.

## 4. CITY AND COUNTY HOUSING PROGRAMS

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### **Galt Housing Programs**

The City of Galt has two housing programs that are available to qualified residents. The first program is the Housing Rehabilitation Loan/Grant Program for low/moderate-income homeowners or investors who rent to low-income tenants. The second program is the Property Acquisition and Disposition Program that involves the purchase of dilapidated housing, the rehabilitation of that housing, and the future re-sale to qualified buyers. Both programs are funded by the Galt Redevelopment Agency's 20 percent set-aside funds.

Galt is also a participating member in the Pacific Housing and Finance Agency (PHFA) homebuyer program. This program is available to low- and moderate-income individuals and families in the City of Galt who agree to lease-purchase a home. Participants are required to complete an approved pre-lease homebuyer education program and then lease the home for a period of thirty-nine months. During the lease period, the home is owned by PHFA. Upon the end of the lease, the home is sold by PHFA to the lease purchaser by allowing them to assume the existing mortgage. No additional down payment is required. For more information on this program, contact the Pacific Housing and Finance Agency at 866-444-PHFA or review the website at [www.phfa.net](http://www.phfa.net).

### **The Housing Rehabilitation Loan Program**

The Housing Rehabilitation Loan Program provides financial assistance to qualified low-income homeowners and investors who rent to low-income tenants. The program offers low interest loans and some types of grants to repair health and safety problems in existing dwelling units. As stated in the Galt Housing Rehabilitation Program Guidelines, April 1997 (revised March 2000) the overall goals of the program are:

- to assist low-income homeowners and investors with low-income tenants;
- to eliminate blighting conditions created by deteriorated and substandard housing;
- to preserve the stock of existing affordable housing; and
- to maintain a revolving fund which will allow assistance under this program to be recycled over an extended period of time.

Table 1 represents the total loans and grants provided between August 1997 (when the program was established) and November 2001. Of the 102 rehabilitation projects that were approved, 67 percent of the projects have been for very low-income homeowners, 30 percent for low-income homeowners, and 3 percent of the projects were for investors who rent to low- or very low-income tenants.

**Table 1**

**Galt Housing Rehabilitation Loan Program  
(August 1997 to November 2001)**

	<b>Total Number</b>	<b>Total Amount</b>
<b>Loans</b>	28	\$771,403
<b>Grants</b>	74	\$353,690
<b>Total</b>	102	\$1,125,093

Source: City of Galt, November 2001.

**Property Acquisition and Disposition Program**

In March 1999, the City of Galt developed a Property Acquisition and Disposition Program for the purchase and rehabilitation or reconstruction of dilapidated housing, and re-sale to qualified buyers. The Galt Redevelopment Agency oversees this program. As stated in the City of Galt Property Acquisition and Disposition Program Guidelines, April 1999 (revised March 2000) the overall goals of the program are:

- to acquire property in need of rehabilitation, rehabilitate the housing unit(s), and sell the property to qualified low-income homebuyers or to investors/non-profit organizations who will provide quality management of the property for low-income tenants;
- to eliminate blighting conditions created by deteriorated and substandard housing;
- to improve and/or preserve the stock of existing affordable housing and record deed covenants that will ensure the housing remains available at an affordable cost for the longest feasible time; and
- to maintain a revolving fund which will allow assistance under this program to be recycled over an extended period of time.

Any appropriately zoned property within the Galt City limits is eligible, however, first priority funding will be granted to property within the Housing Rehabilitation Target Area. Only small housing projects, generally defined as property that contains a separate residential structure having not more than four dwelling units, will be considered for acquisition under this Program.

**Galt Redevelopment Agency Implementation Plan 2000-2004**

The Galt Redevelopment Agency has projected revenues and expenditures for the time frame 2000/2001 through 2004/2005. The Agency's housing programs are intended to provide safe, decent housing for low- and very-low income households. It is anticipated that developers will respond to market conditions and continue to provide housing to meet the needs for moderate- and above-moderate income levels. Table 2 shows the estimated housing production, assistance schedule, and cost estimates for this period. The Redevelopment Agency has allocated funding for an estimated 414 new housing units, with total expenditures over the five-year period expected to be in the range of \$5 million. Funds have been estimated for the City's Housing Rehabilitation Loans/Grants Program, Property Acquisition and Disposition Program, new construction of single-family, multi-family, senior housing, and planned unit developments. Table 2 also illustrates that the Redevelopment Agency can easily exceed spending 78 percent of its annual revenues to benefit low- and very-low income housing.

**Table 2**

Redevelopment Agency Project Revenue and Expenditures

Program	Annual Production and Assistance Estimates (Units)					
	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	Total
Housing Rehabilitation Loans/Grants	40	25	40	40	45	190
New Construction – Single-Family (low-income) Greenwood Subdivision	0	0	3	0	0	3
Hudson Bay Apartments	80 units	0	0	0	0	80
Comfrey Senior Living	56 units	0	0	0	0	56
Grizzly Hollow Unit 3 Planned Development	0	0	54 rental units	4 single-family self-help units	0	58
Property Acquisition & Disposition Program (Rehabilitation or reconstruction of homes agency already owns. No new acquisition anticipated due to budgetary constraints)	1 unit (304 N. Lincoln) Rebuild for Replacement	1 unit (347 Oak Avenue) Rehabilitation	0	0	0	2
Other New Construction (low-income single- or multi-family)	0	0	0	0	25	25
<b>TOTALS</b>	<b>177</b>	<b>26</b>	<b>97</b>	<b>44</b>	<b>70</b>	<b>414</b>

Programs	Estimated Expenditures					
	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	Total
Rehabilitation Loans/Grants <sup>1</sup>	\$450,000 loans \$125,000 prof. services & personnel	\$200,000 loans \$132,000 prof. services & personnel	\$320,000 loans \$136,000 prof. services & personnel	\$320,000 loans \$140,000 prof. services & personnel	\$320,000 loans \$140,000 prof. services & personnel	\$1.6 million \$676,500
New Construction – Single-Family (low-income) Greenwood Subdivision	0	0	\$28,896	0	0	\$28,896
Hudson Bay Apartments	No funding requested or provided by Redevelopment Agency					
Comfrey Senior Project <sup>2</sup>	0	\$125,000	0	0	0	\$125,000
Property Acquisition & Disposition Program	Possible grant of property (\$73,000)	\$20,000 Rehabilitation and sale	0	0	0	\$93,000
Grizzly Hollow Unit 3 Planed Development <sup>3</sup>	\$870,000	0	0	0	0	\$870,000
Other New Construction (low-income single- or multi-family) <sup>4</sup>	0	0	0	0	\$125,000	\$125,000
Operational Costs (including General Plan Update 2000-2002)	\$141,910 M&O \$6,700 Capital	\$144,425 M&O \$2,000 Capital	\$140,000 M&O \$4,000 Capital	\$145,000 M&O \$7,000 Capital	\$148,000 M&O \$5,000 Capital	\$719,335 \$24,700
Administrative Costs <sup>5</sup>	\$202,044	\$197,317	\$125,652	\$134,448	\$143,859	\$803,320
<b>TOTALS</b>	<b>\$1,872,154</b>	<b>\$820,742</b>	<b>\$754,548</b>	<b>\$746,448</b>	<b>\$881,859</b>	<b>\$5,065,751</b>

Source: Galt Redevelopment Agency Implementation Plan,  
2001.

<sup>1</sup>Based on previous 3-year activities with a mix of loans and grants. Note that the program exceeded expectations in 2000/2001, so a budget appropriation is being requested from the 2001/2002 budget. This results in a reduced activity level anticipated for 2001/2002 until the revenues “catch up.”

<sup>2</sup>Adoption of a Regulatory Agreement with Bay Development for at least 20 very low-income units.

<sup>3</sup>Financial participation as part of a settlement Agreement with Rural California Housing Corporation.

<sup>4</sup>Estimate \$5,000 assistance/unit.

<sup>5</sup>Includes personnel abatements from Planning, Building, Code Enforcement and related staff working on LMIHF projects. Prior to 1996, personnel abatements were recovered solely from the general Redevelopment Fund. In 1996, the City began to differentiate between staff time spent on activities and projects relevant to each fund.

## Sacramento County Housing Programs

The City of Galt does not directly participate in any Sacramento County housing programs; however, as residents of Sacramento County, Galt residents are eligible to participate in several programs available through the Sacramento Housing and Redevelopment Agency (SHRA). To obtain further information and an application concerning the programs described below please see SHRA's website at [www.shra.org](http://www.shra.org), call SHRA at (916) 444-9210, or contact the Loan Processing Unit directly at (916) 264-1500.

The following is a list of SHRA's housing programs available to Galt residents who qualify. Income limit restrictions provided for the programs are based on HUD's 2002 median income for Sacramento County (adjusted for household size). These income limit restrictions change annually with HUD's reported median income limits and should be checked accordingly for updated income limit restrictions. To obtain further information about HUD's annual income limits please see HUD's website at [www.huduser.org](http://www.huduser.org) and click on "data sets."

*Home Improvement Loan Program for Seniors* is designed to provide low-interest, deferred payment financing for home improvements to elderly homeowners. Maximum loan amounts are up to \$35,000 with a 4 percent fixed interest rate. Eligible applicants must be 62 years old or older, have adequate income to meet periodic payments of other housing expenditures, be defined as a low-income household (incomes less than or equal to 80 percent of the Sacramento County median income), and have a single-family home property whose value does not exceed \$188,100.

*Flexible Property Improvement Loan Program* is a loan for low-income homeowners whose homes are in need of repair. This program offers additional incentives for properties located in certain redevelopment target areas and has a deferred payment option. Maximum loan amounts are up to \$35,000 with a fixed interest rate of 4 percent. Owner-occupants of single-family homes are eligible if they are low-income households defined as earning less than 80 percent of the Sacramento County median income.

*Home Repair Assistance Program for Seniors* is available to senior homeowners with limited incomes. This program is designed to allow for the repair of single-family homes by volunteers for seniors to make their homes more safe and comfortable. This service is provided free of charge to seniors age 60 or older who are very low-income (defined as households with incomes less than or equal to 50 percent of the Sacramento County median income based on household size). Assisted seniors are only requested to provide whatever parts or materials are needed by the volunteer to make repairs to the home. Current maximum incomes are as follows based on the 2002 HUD median income for Sacramento County.

<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Maximum Annual Income</b>	\$20,050	\$22,900	\$25,800	\$28,650	\$30,950	\$33,250

*Handicapped/Disabled Grant Program* offers grants of up to \$5,000 for home accessibility improvements. These grants are available to disabled or handicapped homeowners or renters with limited incomes. Examples of the accessibility improvements are wheelchair ramps, bathroom and kitchen modifications, and structural changes for home access. To qualify, you must have a verifiable disability, own and occupy the home, or occupy a rental dwelling or mobile home, and have an annual income less than or equal to 80 percent of the Sacramento

County median income based on household size. Current maximum incomes are as follows based on the 2002 HUD median income for Sacramento County.

<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
<b>Maximum Annual Income</b>	\$32,100	\$36,650	\$41,250	\$45,850	\$49,500	\$53,150

*Emergency Repair Program (ERP)* provides grants for emergency health and safety repairs to single-family and mobile home owners. A maximum of \$3,500 can be given and the funds may only be used to finance emergency repairs that are a safety hazard. There are no age restrictions for this program; however, households that qualify must be very low-income (households with incomes less than or equal to 50 percent of the Sacramento County median income). Current maximum incomes are as follows based on the 2002 HUD median income for Sacramento County.

<b>Household Size</b>	<b><u>1</u></b>	<b><u>2</u></b>	<b><u>3</u></b>	<b><u>4</u></b>	<b><u>5</u></b>	<b><u>6</u></b>
<b>50 Percent of Median</b>	\$20,050	\$22,900	\$25,800	\$28,650	\$30,950	\$33,250

*Sacramento Home Works* is designed to provide financing for acquisition and rehabilitation, or refinance and rehabilitation in one transaction of owner-occupied single-family homes whose total household income does not exceed 140 percent of the area median income.

*First-Time Homebuyer Program* provides loans for a down payment and closing costs to help first-time homebuyers purchase a home. To qualify, one must be a first-time homebuyer, have an annual income less than or equal to 80 percent of the Sacramento County median income based on household size, be able to qualify for a loan, live in the home being purchased, and attend homebuyer training classes. Current maximum incomes are as follows based on the 2002 HUD median income for Sacramento County.

<b>Household Size</b>	<b><u>1</u></b>	<b><u>2</u></b>	<b><u>3</u></b>	<b><u>4</u></b>	<b><u>5</u></b>	<b><u>6</u></b>
<b>Maximum Annual Income</b>	\$32,100	\$36,650	\$41,250	\$45,850	\$49,500	\$53,150

*Homebuyers Assistance Program* provides low-income homebuyers with down payments and closing cost assistance. Buyers do not need to be a first-time homebuyer. This program is available for single-family properties and applicants must have an annual income less than or equal to the income requirements (see the First-Time Homebuyer Program above for maximum annual income limits), be able to qualify for a loan to purchase the home, live in the home you buy, and attend homebuyer training classes, if you are a first-time homebuyer. Additionally, a property inspection may be required, and the appraised value may not exceed the HUD 203 (b) mortgage limit for the area, currently \$188,100 (December 2001).

*Mortgage Credit Certificate Program* is designed to help homebuyers purchase homes in areas throughout Sacramento County, including Galt, which is designated as a specific target area. Mortgage Credit Certificates reduce the amount of federal income tax paid, thereby making available more income to qualify for a mortgage loan and to make monthly mortgage payments. Eligible applicants must be a first-time homebuyer, occupy the home, and not exceed the income and purchase price limitations. The maximum annual gross household income is \$45,850 (based



on HUD's income limits for a low-income four-person household) and the following are the maximum purchase prices.

	Target Areas	Non-Target Areas
Existing Homes	\$207,112	\$169,456
New Homes	\$277,824	\$227,310

*Teacher Home Purchase Program* assists teachers or principals working in a low performing school by providing homeownership assistance. This program offers Mortgage Credit Certificates along with down payment assistance. Applicants must be a first-time homebuyer, occupy the home, and be fully credentialed and employed full-time in a low performing school. A low performing school is designated as a K-12 public school ranked in the bottom 30 percent based on the most recent academic performance index.

## 5. QUANTIFIED OBJECTIVES

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs, however, the quantified objectives shall establish the number of housing units by income category that can be realistically constructed, rehabilitated, and conserved over a five-year time period. Because the SACOG Regional Housing Needs Assessment Plan covers a seven and one-half year period, the objectives for designating sites for new construction covers the period January 1, 2000 to June 30, 2007. The objectives for preservation and conservation cover only the period July 1, 2002 to June 30, 2007.

**Table 3**

**Quantified Objectives**

<b>Income Groups</b>					
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>SACOG Regional Housing Needs Allocation</b>					
	489	349	398	926	2,162
<b>Units Completed or Constructed Between January 1, 2000 and July 1, 2002</b>					
	89	163	296	27	575
<b>Remaining Housing Needs Allocation to be Constructed by June 30, 2007</b>					
	400	186	102	899	1,587
<b>Quantified Objectives January 1, 2000 to June 30, 2007</b>					
<b>New Construction Total</b>	80 <sup>1</sup>	210 <sup>1</sup>	186	921	<b>1,397</b>
<b>Quantified Objectives July 1, 2002 to June 30, 2007</b>					
<b>Housing Rehabilitation</b>	80 <sup>2</sup>	35 <sup>2</sup>	— <sup>3</sup>	— <sup>3</sup>	<b>115</b>
<b>Preservation of At-Risk Rental Housing</b>	54 <sup>4</sup>	0	0	0	<b>54</b>

Source: City of Galt and Parsons, July 2002.

<sup>1</sup>Based on affordable units built in the City over a 10-year period (1990-2000) figuring an annual rate and projecting that rate over the 7 ½ year planning period.

<sup>2</sup>Based on the City's past rehabilitation activities of 102 units between August 1997 and November 2001.

<sup>3</sup>The City's residential rehabilitation program targets only homeowners whose incomes are below 80 percent of the area median income level, based on family size.

<sup>4</sup>Represents one affordable rental complex (Sunset Gardens) with Section 8 contracts.

## 6. PUBLIC PARTICIPATION

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State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Section 65583[c][6] of the California Government Code). The diligent effort required by state law translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community can include one or more of the following:

- outreach to community organizations serving low-income, special needs, and underserved populations;
- special workshops, meetings, or study sessions that include participation by these groups;
- establishment of an advisory committee with representatives of various housing interests; and
- public information materials translated into languages other than English if a significant percentage of the population is not English proficient.

To meet the requirements of state law in the preparation of the Galt Housing Element, the City encouraged public participation from all segments of the community by conducting a series of public workshops in November and December of 2001. The Planning Commission held a public hearing on the Draft Housing Element on January 24, 2002. The City Council public hearings on the Draft Housing Element were held February 5, 2002 and February 19, 2002. Subsequent public meetings/hearings were held before the Galt City Council on July 16, 2002 (to obtain approval of the proposed responses to HCD comments), and May 6, 2003 (to consider the Final Housing Element). The Final Housing Element was adopted June 5, 2003 before a joint Planning Commission and City Council public hearing.

The City developed a list of over 85 stakeholders and community organizations known to the City to have an interest in affordable housing issues, including, but not limited to mobile home parks, apartment complexes, banks, schools, realtors, churches, developers and contractors, Rotary and Lions clubs, Chamber of Commerce, and large employers in the City (Appendix C). All stakeholder groups were notified and invited to attend the public workshops and hearings through a direct mailing. The general public was notified of the workshops and hearings through announcements on the City’s website < [www.ci.galt.ca.us](http://www.ci.galt.ca.us) >, press releases sent to both the Galt Herald and the Lodi Sentinel, and public notices placed in the Galt Herald. Both newspapers also included announcements of the workshops in their “About Town” section.

Attendees at the City’s meetings included, in addition to the general public, representatives of Habitat for Humanity, Galt Planning Commission, Building Material Distributor’s, Department of Human Assistance, Galt Chamber of Commerce, Kimball Hill Homes, Emerald Park Company, and Galt Concilio.

All public proceedings were conducted at City Hall in the Council chambers, which is accessible to individuals with mobility impairments.

Additionally, the Housing Needs Assessment (Appendix A), Negative Declaration, and Draft Housing Element were made available on the City's website for public review. Copies of the documents were also available for review at the Galt Library, City Clerk's Office, and the Galt Planning Department.

Specific public events related to the Housing Element included:

1. Citywide public workshop to discuss findings and key issues. Conducted at City Hall on November 7, 2001.
2. Citywide public workshop to discuss new policies and evaluate the goals and objectives of the previous Housing Element. Conducted at City Hall on December 13, 2001.
3. Joint Planning Commission and City Council Workshop. Conducted at City Hall on January 22, 2002.
4. Planning Commission public hearing to recommend the adoption of the Draft Housing Element and Certification of Initial Study/Negative Declaration. Conducted at City Hall on January 24, 2002.
5. City Council public hearings on the Draft Housing Element. Conducted at City Hall on February 5 and February 19, 2002.
6. City Council public hearing to obtain approval of the proposed responses to HCD comments. Conducted at City Hall on July 16, 2002.
7. City Council hearing to consider the Final Housing Element. Conducted at City Hall, May 6, 2003.
8. Joint Planning Commission and City Council hearing to adopt the Final Housing Element. Conducted at City Hall, June 5, 2003.

## 7. INTERNAL CONSISTENCY WITH THE GENERAL PLAN

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State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 1989-2005 General Plan contains several elements with policies related to housing. Policies and the means for achieving consistency are summarized below through the implementation program listed below.

The Housing Element does not establish standards for residential development for the distribution and density of residential land uses. The Land Use Element of the General Plan contains these standards. The Housing Element is primarily a housing program assistance document, the implementation of which will not directly impact policies in other General Plan elements. There are several policies and programs in the Housing Element, the implementation of which could affect implementation of other General Plan policies. There are also several policies in other elements of the General Plan that could affect implementation of the Housing Element. These policies, and the method by which the City will achieve consistency among them, are described below.

### **Housing Element Policies**

*Policy 1. Continue to implement land use designations and zoning that permits opportunities to meet the City’s target objectives under the SACOG Regional Housing Needs Plan.*

*Policy 2. Any residential down zoning approvals shall require compensation for loss of land zoned at higher residential densities intended for low-income units.*

Implementation of Policy 1 could require the City to rezone a minimum of 5 acres of land from an existing zoning designation to high-density residential use (R-3). Implementation of Policy 2 could require the City to rezone land for higher density residential use to “compensate” for the loss of existing high-density residential land developed for a lower-density use.

Rezoning under these two policies have the potential to impact other General Plan policies in the Land Use, Conservation, Circulation, Public Facilities, and Safety elements. The City will ensure General Plan consistency in the same manner as other rezonings.

1. Require a General Plan consistency finding with the Land Use Element and require a General Plan Land Use Amendment, if necessary, to ensure consistency.
2. Prepare an environmental assessment according to the requirements of the California Environmental Quality Act (CEQA) to identify and mitigate potential site-specific impacts relating to traffic, natural resources, safety, visual impacts, public facilities and services, and other applicable CEQA-required topics. These mitigation measures are

intended to address, and ensure compliance with, General Plan policies related to the impacts of new development.

*Policy 5. City will offer density bonuses and other incentives in the construction of affordable housing.*

Implementation of this policy could result in residential developments at 25 percent higher densities than otherwise permitted by the applicable zoning designations in which such projects meeting affordable housing requirements are located. State law requires the City to approve density bonuses in these cases and considers density bonuses to be consistent with an existing general plan.

As with implementation of Policies 1 and 2, the City will use the CEQA process to ensure consistency with other General Plan elements.

*Policy 6. Encourage infill development.*

Implementation of this policy could result in development on small, non-conforming frontage lots in developed parts of the City. This policy is consistent with past City practices of allowing residential uses on small lots that were legally created prior to the City's current subdivision and zoning standards. The City does not anticipate that residential uses on such lots will result in development that is inconsistent with other General Plan policies.

*Policy 13. Permit migrant farmworker housing in Galt.*

Implementation of this policy will require the City to create a separate Zoning Code use category and definition for migrant farmworker housing and designate where the use will be allowed in the City. Implementation of this policy will also require the City to continue to allow a migrant farmworker housing development if one is located outside the current City limits (within the City's Sphere of Influence) but annexed to the City in the future. At present, Sacramento County has permitting authority over such projects in the Galt Planning Area. The location of a migrant farmworker housing development is consistent with General Plan Land Use policies in the City's Planning Area.

*Policy 18. Permit transitional housing and large group homes in appropriate locations in the City.*

Implementation of this policy will require the City to clarify in the Zoning Ordinance where transitional housing (temporary housing for individuals and families transitioning to permanent housing) and large group homes can be located. The City does not anticipate that this clarification will create inconsistencies with either the General Plan Land Use Element or other General Plan elements. The City will designate zoning categories in which these uses may be permitted based on characteristics and impacts that are similar for currently permitted uses.

## **Other General Plan Policies**

The City has reviewed policies in the other elements of the General Plan and has concluded that none of these policies will impede the City's achievement of, or be inconsistent with, the policies of the Housing Element. With the exception of the policies listed above, Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunity, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation.

# APPENDIX A: HOUSING NEEDS ASSESSMENT

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# INTRODUCTION

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The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Galt residents.

The United States Census, completed every ten years, is an important source of information for the Housing Needs Assessment. Results from the 2000 Census are being released over a two-year period. At the time this document was prepared, only general population and housing unit information was available for the City of Galt. For this reason, many of the citations for Census information are from 1990, since complete information from the 2000 Census is not available. It is unlikely that the conclusions and findings in this report will change as a result of new data. The magnitude of the current housing needs may become more apparent, however, when income, poverty, housing cost, and other information becomes available. Definitions of various U.S. Census terms used throughout this document are provided in Appendix D for clarification purposes.

The needs assessment is organized into four sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for specialized segments of the population. This first section outlines the characteristics of the community, and identifies those characteristics that may have significant impacts on housing need in the community.

The second section identifies the City's resources, the historic development patterns and housing opportunities in the community. It also discusses the City's existing housing stock and the potential areas for future housing development.

The next section discusses the governmental and non-governmental constraints to housing development in Galt. The City has planning, zoning, and building standards that guide and affect residential development patterns and that influence housing availability and affordability. In addition, there are environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed in Galt. The "non-governmental" influences include such factors as the availability and cost of financing, land, and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The final section of the Needs Assessment discusses opportunities for energy conservation, which can reduce costs to homeowner and infrastructure costs to the City. With a reduction in basic living costs through energy savings, more households will be better able to afford adequate housing.

## FINDINGS

### Population Trends

- Galt's population will continue to expand over the next 20 years according to the Sacramento Area Council of Governments (SAGOG), but not at the rate of the last decade (119 percent, or 12 percent per year). The City's population will increase between 20 to 35 percent, or 2 to 3.5 percent a year.
- Galt's ethnic composition in 2000 was primarily Non-Hispanic White (59 percent) and Hispanic or Latino (33 percent) populations. Between 1990 and 2000 the percentage of Non-Hispanic Whites decreased by 13 percent, while the percentage of Hispanics or Latino's increased by 8 percent. The increase in persons of Hispanic origin in Galt may be related to the City's location within an agricultural region and its relatively affordable housing.
- The City of Galt has a slightly higher percentage of persons under 18 and a slightly lower percentage of persons 65 year or more than the countywide and statewide averages. Family households represented 82 percent of all households in Galt in 2000, compared to 66 percent countywide. Of these family households, the majority have children. Again the relative affordability of housing in Galt, its location between two major employment centers, and the opportunity for many households of moderate income to own their homes may be contributing factors to high percentage of families, particularly families with children.

### Income and Poverty

- Residents of Galt and Sacramento County have similar income characteristics. The median family income in Galt is roughly 95 percent of the countywide median income. However, Galt's median non-family income was nearly 50 percent lower than countywide total.
- The poverty rate in Galt was about 10 percent in 1990, below the countywide level of 12 percent. Non-Hispanic White residents in Galt and female-headed households with children had the highest poverty rates at 15 percent and 30 percent. Residents 65 years of age or more had relatively lower poverty rates, 8 percent.

### Employment Trends

- Employment data from the Census and the California Employment Development Department (EDD) suggest that the majority of Galt residents are employed in occupations related to retail, services, transportation, and agricultural industries. Many of Galt residents who have administrative and professional jobs commute to Stockton or Sacramento for work according to census data, as there are relatively few such employment opportunities in Galt.
- Over the next five years, new employment is forecasted to be concentrated in retail and services industries, light manufacturing, distribution, and public agencies. Many of these jobs will pay wages or salaries in the low- to moderate-income level for single-wage earner households. This employment growth will contribute to a continuing need for additional affordable housing for such income groups.

## Special Needs

- As the current population ages, Galt will experience an increase in the number of older adults with special housing needs over the next 20 years. Persons age 65 and over represent 8 percent of Galt's total population, and experienced a 47 percent increase in population between 1990 and 2000. The housing needs among older adults in Galt appear to be: 1) financial support for low-income seniors who do not own their homes, 2) financial assistance for home maintenance and repairs among low-income senior homeowners, 3) assisted care living facilities for those who have self-care and mobility limitations, and 4) financial assistance for home modifications for those with minor self-care or mobility concerns.
- Non-elderly individuals with disabilities also have financial and physical needs. Although the number of such individuals represents a small percentage of all residents, their needs frequently remain unmet by the private market.
- Female-headed households in Galt represent 12 percent of all households. Seven percent of all households are female-headed households with minor children. Poverty rates among female-headed households are generally higher than the general population, and female-headed households with minor children in Galt have the highest poverty rate of any population group (30 percent). Because many female-headed householders have such extremely low incomes, they will continue to require significant financial assistance or subsidized rental housing. Single mothers with minor children face additional challenges in finding affordable family housing of suitable size.
- Large family households in Galt represent approximately 16 percent of all households. One-third of these large family households are renters and have the greatest unmet housing needs due to high rates of overcrowding and overpayment.
- Persons employed in agriculture are a relatively small portion of the total population in Galt but are likely to have lower incomes. Farmworker families find it difficult to obtain affordable housing and face a higher probability of being impacted by substandard housing conditions and overcrowding.
- Homelessness in the City of Galt, although difficult to measure directly, is affected by the City's location along the Highway 99 corridor. The primary social service organization that provides emergency housing and services to the homeless in the Galt area served 554 homeless clients in a one-year period (285 males and 269 females). Many, if not most, of these homeless individuals were stranded travelers, although an exact count is not available. It is estimated that the overwhelming majority of the female homeless persons were women escaping domestic violence, and just over half, or 285, were part of a family unit (3 to 7 persons).

## Housing Characteristics

- The overwhelming majority of the City's housing stock consists of single-family detached homes (80 percent), compared to 65 percent countywide. Homeownership among Galt households exceeds that of households countywide (80 and 58 percent respectively).
- Homeownership is highest among persons age 65-74, at 82 percent. In 1990, persons of Hispanic origin comprised 25 percent of the population, but only represented 14 percent of homeowners. Lower incomes among Hispanic households compared to the general population is the probable reason for the lower homeownership rate. Even so, over half of such households owned their homes in 1990.
- Galt's housing stock is relatively new. Over two-thirds (70 percent) of the housing units were constructed in the past 20 years. It is estimated that between 1990 and 2000, approximately 3,000 new units were added to the City's housing stock, nearly doubling the number of housing units in the City.
- Because the housing stock in Galt is relatively new, the rehabilitation and replacement need is low, between 4 and 10 percent.
- Of the City's occupied housing units 12 percent were overcrowded, compared to 6 percent countywide. This represents a significantly higher rate of overcrowding in the City of Galt. Overcrowding occurred more often in rental housing (20 percent) than owner-occupied housing (8 percent), suggesting that there is a significant number of large families who could not afford to purchase a home or find affordable rental housing of sufficient size.

## Housing Costs and Affordability

- The overwhelming majority of rental units in the City of Galt are one-or two-bedroom units. Three-bedroom rental units are not readily available in Galt, and this may be a key factor to the high percentage of overcrowding in rental housing occupied by lower-income households.
- Thirty-three percent of rental housing units in Galt were affordable to very low-income households. However, the existence of lower-cost units does not mean that such units are actually available to lower-income households, who must compete for the same rental housing stock with higher income households.
- Approximately 70 percent of very-low income households in Galt spend over 30 percent of their income on housing, and 30 percent of low-income households spend over 30 percent of their income on housing.
- The median price for resale homes in Galt were slightly higher than in the communities of Lodi and Stockton (about \$10,000 greater). By comparison, Sacramento and Elk Grove's median home prices were \$30,000 to \$60,000 higher than in Galt.
- Even with Galt's lower housing prices, few very low or low- income households can afford to own a home in the City without financial assistance. Generally, only households with incomes above the countywide median can afford to purchase a new home in Galt.

- Mobilehomes provide a more affordable housing alternative for many households. Most very low- or low-income households can afford an existing mobilehome in a mobilehome park, although the purchase of a new mobilehome is probably beyond the means of most very low-income households. Most extremely low-income households (those earning less than 30 percent of median income) would likely pay more than 30 percent of their income to live in a mobilehome in Galt.

## Opportunities and Constraints

- SACOG has determined that Galt has a housing construction need of 2,162 units for the planning period 2000-2007. Of the total 2,162 units, 23 percent should be affordable to very-low income households, 16 percent to low-income households, 18 percent moderate-income households, and 43 percent above moderate-income households. Very low- and low-income housing needs represent 838 housing units of the City's total housing allocation.
- The City's R2, R3, R3-PD, and R1A/R3-PD zones could accommodate up to 537 new dwelling units at densities potentially affordable to low- or very low-income households. Between the period of January 1, 2000 (when the current planning cycle begins) and July 1, 2002 (present) the City has documented the construction of 252 units affordable to low- and very low-income households. After subtracting the units constructed to-date (252) from the City's regional allocation for low- and very low-income households (838), the remaining need is 586 units. As cited above, the City can accommodate up to 537 new dwelling units at densities potentially affordable to low- and/or very low-income households; however, a gap of 49 dwelling units still remains (586 units minus 537 units).
- To ensure there is sufficient land available to accommodate the City regional allocation for low-and very low-income groups the City has committed to rezoning five (5) acres of land currently designated for commercial or industrial uses that is physically and locationally suitable for multi-family housing (see Policy 1 of the Housing Element).
- Galt's zoning regulations and development permit processes do not create unreasonable restrictions to the City's ability to accommodate affordable housing, as illustrated by affordable housing constructed over the past several years and projects under construction. The City permits a range of residential densities that, with lower land and development costs than many other Sacramento County communities, should be sufficient to accommodate all income groups.
- The time required in the City of Galt for development approval is not generally a constraint or substantial cost to housing developers.

# HOUSING NEEDS AND OPPORTUNITIES

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## DEVELOPMENT HISTORY

The City of Galt is a rapidly growing community on the southern border of Sacramento County, approximately halfway between the cities of Sacramento and Stockton. Galt's history is integrally tied to agriculture, transportation, and related industries that dominated (and to some still extent, still dominate) southern Sacramento and northern San Joaquin counties. The history of Galt is rich in agriculture, and the City was once known as the agricultural center of the Sacramento Valley. Today, Galt is located within an area that still contains many active farms and agricultural operations, which have historically affected population trends in the City.

Most of the City's development has occurred in the past 20 years, with the general urbanization affecting both Sacramento and San Joaquin counties. This growth and change has affected the City's character as well as population size. In earlier decades, much of the population, its lifestyle, and employment were related to agriculture and the transportation of agricultural goods. The City's economy and character was somewhat isolated from both Sacramento and Stockton, due to its location between the two cities. During the past twenty years, most the growth and development in Galt has been "suburban" growth related to urban expansion in Sacramento and San Joaquin counties. New arrivals have come looking for affordable single-family homes within reasonable commutes to employment centers in the two counties.

As a result of these market trends, housing in Galt is characterized primarily by single-family homes. There has been little residential development other than single-family homes in the last decade because land and development costs are relatively low compared to other communities in Sacramento County, and most homebuilders have preferred to serve the single-family home market.



## POPULATION CHARACTERISTICS

### Population Trends

Between 1980 and 1990, Galt's population increased by 60 percent, from 5,575 in 1980 to 8,889 in 1990. This was above Sacramento County's growth rate of 33 percent for the same time period. The growth rate in Galt between 1990 and 2000 was 119 percent, significantly higher than Sacramento County's growth rate of 17 percent (Table A-1). Much of the population growth experienced by Galt during the past 20 years has been due to its convenient location between two metropolitan areas, proximity to two of the state's primary north-south highways, low development costs, and a desire by many residents to enjoy single-family home ownership in a smaller community setting. Population growth and change in Galt has also been affected in the past by changes in the agricultural economy and agricultural employment trends.

**Table A-1**

#### Galt Population Growth

	1990	2000	Percent Change
City	8,889	19,472	119%
County	1,041,219	1,223,499	17%

Source: 1990 and 2000 Census.

Table A-2 includes the Sacramento Area Council Of Governments (SACOG) projections for the City and County through 2020. For Galt, SACOG has projected a 36 percent growth rate between 2000 and 2010, and a 19 percent increase between 2010 and 2020. In Sacramento County, SACOG has projected a 20 percent growth rate increase between 2000 and 2010, and a 13 percent growth rate increase between 2010 and 2020. According to SACOG projections, the City of Galt is expected to reach a population of over 30,000 by 2020.

The number of households increased from 2,910 to 5,974 (105 percent) in Galt between 1990 and 2000. SACOG projects the number of households at 8,679 by 2010 (45 percent increase) and 10,479 in 2020 (20 percent increase). Household growth is anticipated to be slightly below the rate of population increase, reflecting a small decrease in the average household size over 20 years.

Between 1990 and 2000, the number of persons per household increased in Galt, from 2.99 to 3.23, as an increasing number of families with children, including many large families, moved to the City to take advantage of lower housing costs. Many of these households were low-income households of Hispanic origin that had larger household sizes than the average for the total population.

By 2010, however, the average household size is projected to decrease to 3.01 and further decrease to 2.97 by 2020. As a whole, SACOG projects that Sacramento County will experience a similar decline in the average household size, from 2.64 in 2000 to 2.54 in 2010.

**Table A-2**

**Galt and Sacramento County Population Growth 1990-2020**

	<b>1990<sup>1</sup></b>	<b>2000<sup>1</sup></b>	<b>2010<sup>2</sup></b>	<b>2020<sup>2</sup></b>
<b>Population</b>				
Galt	8,889	19,472	26,490	31,620
Sacramento County	1,041,219	1,223,499	1,459,952	1,646,045
<b>Households</b>				
Galt	2,910	5,974	8,679	10,479
Sacramento County	394,530	453,602	543,030	612,770
<b>Persons per Household</b>				
Galt	2.99	3.23	3.01	2.97
Sacramento County	2.58	2.64	2.54	2.55

Source: 1990 and 2000 Census and SACOG Projections 2001.

<sup>1</sup> 1990 and 2000 Census Data

<sup>2</sup> SACOG Projections 2001

## Ethnicity

An analysis of Galt's population between 1990 and 2000 shows the percentage of Whites decreased by 13 percent, while the percent of Hispanics or Latinos increased by 8 percent (Table A-3). All other racial and ethnic groups remained small percentages of the City's population. The increase in persons of Hispanic origin in Galt was most likely a result of the City's location within an agricultural region and the City's lower housing costs within the region (most households of Hispanic origin in Galt have low incomes).

**Table A-3**

**Comparison of Race by City, County, and State Population**

<b>Race</b>	<b>Galt 1990</b>	<b>Galt 2000</b>	<b>Sacramento County 2000</b>	<b>California 2000</b>
Non-Hispanic White	72%	59%	58%	47%
Black	<1%	<1%	10%	6%
Native American	<1%	<1%	<1%	1%
Asian/Pacific Islander	2%	3%	11%	11%
Other Race	0%	<1%	<1%	<1%
Two or More Races <sup>1</sup>	-	3%	4%	3%
Hispanic or Latino	25%	33%	16%	32%

Source: 1990 and 2000 Census.

<sup>1</sup>This is a 2000 Census category only.

## Age of Population

A comparison of the ages among the City, County, and State populations shows general similarities (Table A-4). Overall, the City of Galt has a younger population, with a median age of 31 compared to 34 for all of Sacramento County and 33 for all of California. Individuals under 20 years of age comprised 38 percent of the City's population in 2000, compared to 30 percent county-and statewide. Conversely, only 14 percent of Galt's residents were over 55 in 2000, compared to 19 percent county-and statewide. The larger percentage of minors in Galt is consistent with the higher percentage of families with children (see Table A-6).

**Table A-4**

Age Distribution (percent)

Age	Galt 2000	Sacramento County 2000	California 2000
Under 5 years	9%	7%	7%
5 to 19 years	29%	23%	23%
20 to 34 years	20%	21%	22%
35 to 54 years	28%	30%	29%
55 to 64 years	6%	8%	8%
65 and over	8%	11%	11%
<b>Median age</b>	<b>31</b>	<b>34</b>	<b>33</b>

Source: 2000 Census.

## Household Type and Composition

Further insight into the characteristics of the City's population can be gained by examining household composition, such as the proportion of families with children, single adults, and single parents.

Galt's population increased slightly faster than the number of households during the 1990s due to increasing household sizes. While the population increased by 119 percent, so too did the number of households, by 105 percent, from 2,910 to 5,974. Of the 2,910 households in 1990, Table A-5 shows that the highest percentage consisted of one-and two-person households (19 and 31 percent respectively). The next largest percentage was four-person households (18 percent). The highest percentage of households in Sacramento County consisted of two-person households (33 percent) followed by one-person households (25 percent). The City of Galt also had a higher percentage of households with four to six persons (30 percent) than the County (23 percent).

**Table A-5**

Number of Persons per Household (1990)<sup>1</sup>

	<b>Galt 1990</b>	<b>Sacramento County 1990</b>
1 Person	19%	25%
2 Persons	31%	33%
3 Persons	16%	17%
4 Persons	18%	14%
5 Persons	9%	6%
6 Persons	3%	3%
7 + Persons	4%	2%

Source: 1990 Census.

<sup>1</sup> 2000 Census information was not available as of July 1<sup>st</sup>, 2001.

In addition to household size, household composition provides important indicators of population characteristics and trends (Table A-6). The 2000 Census reported that 82 percent of all households in Galt were family households and of that 66 percent were married-couple households. Compared to the countywide population, Galt has a substantially higher percentage of family households and families with children. Although most people lived in family households, 18 percent of households in Galt were non-family households, primarily single adults (including seniors), but also other unrelated individuals. By comparison, the 2000 Census reported 66 percent of all households in Sacramento County to be family households and of that 47 percent were married-couple households. The 2000 Census records persons living in group quarters (non-family households) separately.

**Table A-6**

## Household Composition by Type (2000)

Household Type	Number of Households		Percent of Households	
	City	County	City	County
<b>Family Households</b>	<b>4,885</b>	<b>297,596</b>	<b>82%</b>	<b>66%</b>
Married Couple Family Households	3,891	210,378	66%	47%
With Children	2,348	100,806		
Without Children	1,543	109,572		
Other Family Households	994	87,218	16%	19%
With Children	441	39,503		
Without Children	553	47,715		
<b>Non-family Households</b>	<b>1,089</b>	<b>156,006</b>	<b>18%</b>	<b>34%</b>
Living Alone	689	120,985	11%	27%
Householders 65 and over	390	36,093		
Householders under 65	299	84,892		
Others	400	35,021	7%	7%
<b>Total Households</b>	<b>5,974</b>	<b>453,602</b>	<b>100%</b>	<b>100%</b>
<b>Group Quarters (Non-Family Households)</b>				
Institutionalized persons	112	13,625	60%	53%
Other persons in group quarters	76	11,870	40%	47%
<b>Total Group Quarters</b>	<b>188</b>	<b>25,495</b>	<b>100%</b>	<b>100%</b>

Source: 2000 Census.

**INCOME CHARACTERISTICS**

The 1990 Census reported that the median household income in Galt was \$31,056, the median family income was \$35,787 and the median non-family income was \$12,480. Comparably, Sacramento County had a median household income of \$32,297, a median family income of \$37,841, and a median non-family income of \$22,125.

**Table A-7**

## Median Incomes in Galt and Sacramento County (1990)

	<b>Galt</b>	<b>Sacramento County</b>
Median Household Income	\$31,056	\$32,297
Median Family Income	\$35,787	\$37,841
Median Non-Family Income	\$12,480	\$22,125

Source: 1990 Census.

Incomes in Galt were roughly 95 percent of the countywide income. In 1990, roughly 4 percent of Galt households had incomes above \$75,000, compared to 9 percent countywide. Additionally, 38 percent of Galt households had incomes below \$25,000 in 1990, compared to 36 percent of households countywide (Table A-8).

**Table A-8**

Household Income (1990)

Income	1990 Percent of Total Households in Galt	1990 Percent of Total Households in Sacramento County
Under \$5,000	4%	3%
\$5,000 to \$14,999	17%	16%
\$15,000 to \$24,999	17%	17%
\$25,000 to \$34,999	20%	16%
\$35,000 to \$49,999	21%	19%
\$50,000 to \$54,999	9%	5%
\$55,000 to \$59,999	2%	4%
\$60,000 – \$74,999	6%	8%
\$75,000 – \$99,999	2%	6%
\$100,000 – \$124,999	<1%	2%
\$125,000 - \$149,999	<1%	<1%
\$150,000 or more	1%	1%

Source: 1990 Census.

Although 2000 Census data is not yet available for income, residential development trends and housing prices in Galt compared to other growing communities in Sacramento County suggests that the median income in Galt is probably still below the Countywide median, and the percentage of low-income households is above the countywide level.

Four income categories are typically used for comparative purposes that are based on a percentage of the county median income and adjusted for household size (Table A-9). These categories are referred to as “very low-income,” “low-income,” “moderate-income,” and “above moderate-income.” The median income on which these four categories are based represents the mid-point at which half of the households earn more and half earn less. In a normally distributed population (that is, one not skewed to either end of the income scale), approximately 40 percent of the population will have income within the very low- and low-income ranges, about 20 percent within the moderate-income range, and about 40 percent in the above moderate-income range.

**Table A-9**

Definitions Used for Comparing Income Levels

Income Definitions	
Very Low- Income	50 percent of the Sacramento County Median Income
Low- Income	51 to 80 percent of the Sacramento County Median Income
Moderate- Income	81 to 120 percent of the Sacramento County Median Income
Above Moderate- Income	121 percent of the Sacramento County Median Income and above

Source: HUD Income Limits 2001.

Table A-10 provides the percentages of Sacramento County and Galt residents that are within these income ranges. Both Sacramento County and Galt are within a few percentage points of a normally distributed population. However, as expected, Sacramento County is closer to a normally distributed population than Galt because of its much larger population—about 42 percent of the population countywide is within the very low-and low-income ranges, 19 percent within the moderate-income range, and 39 percent in the above moderate-income range. Galt's population is slightly weighted toward the lower end of the income scale, with a very low-and low-income population comprising 44 percent of all households and an above-moderate income population comprising only 36 percent of all households.

**Table A-10**

1990 City of Galt and Sacramento County  
Household Income Range by Income Category

<b>Income Category</b>	<b>1990 Income Range</b>	<b>Galt Percent of Households in 1990 (approximately)</b>	<b>Sacramento County Percent of Households in 1990 (approximately)</b>
Very Low Income	\$0 – \$16,149	25%	25%
Low Income	\$16,150 – \$25,838	19%	17%
Moderate Income	\$25,839 – \$38,756	20%	19%
Above Moderate Income	\$38,757 and over	36%	39%
1990 Galt City Median Income: \$31,056 <sup>1</sup>		1990 Sacramento County Median Income: \$32,297 <sup>1</sup>	
2000 Galt City Median Income <sup>2</sup>		2001 Sacramento County Median Income: \$56,300 <sup>3</sup>	

Source: 1990 and 2000 Census and 2001 HUD Income Limits.

<sup>1</sup>1990 Census Median Income.

<sup>2</sup>2000 Census Median Income was not available as of September 2001.

<sup>3</sup>2001 HUD Income Limits.

Another measure of changes in estimated income is the annual release of income limits prepared by the Federal Department of Housing and Urban Development (HUD) and adopted by the State of California for determining eligibility for various housing programs. These limits define the dollar amount of each of the four income levels discussed previously (very low, low, moderate, and above moderate) based on a percentage of the estimated median income for the county in which the jurisdiction is located. Although these income limits are not based on actual surveys of local incomes, the annual changes can show trends in estimated changes among different regions of the State. Table A-11 provides limits for Sacramento County for 2001. According to HUD the estimated 2001 median income for a family of four is \$56,300 in Sacramento County.

**Table A-11****Sacramento County Income Limits (2001)**

<b>Household Size</b>	<b>Extremely Low Income (30% of Median)</b>	<b>Very Low Income (50% of Median)</b>	<b>Low Income (80% of Median)</b>
1 Person	\$11,800	\$19,700	\$31,550
2 Persons	\$13,500	\$22,500	\$36,050
3 Persons	\$15,200	\$25,350	\$40,550
4 Persons	\$16,900	\$28,150	\$45,050
5 Persons	\$18,250	\$30,400	\$48,650
6 Persons	\$19,600	\$32,650	\$52,250
7 Persons	\$20,950	\$34,900	\$55,850
8 Persons	\$22,300	\$37,150	\$59,450

Source: HUD, 2001.

**Poverty**

The poverty level of income is a federally defined measure of the minimum income needed for subsistence living. The poverty level is an important indicator of severe financial distress, and the rate of poverty in a community (proportion of the population with poverty level incomes or less) provides important information about individuals and families in greatest financial need. The dollar threshold for poverty is adjusted each year by the Federal government for household size and composition. Table A-12 provides year 2000 poverty thresholds for several types of households.

**Table A-12****Poverty Thresholds (2000)**

Single Person 65+	\$8,259	Two Adults, One Child	\$13,861
Single Person Under 65	\$8,959	One Adult, Three Children	\$17,524
Two Persons 65+	\$10,409	Two Adults, Two Children	\$17,463
Two Persons Under 65	\$11,531	One Adult, Four Children	\$20,236
One Adult, Two Children	\$13,874	Two Adults, Three Children	\$20,550

Source: Census Bureau, 2000.

According to the 1990 Census, approximately 10 percent of the City's population was below the poverty level, compared to 12 percent countywide (Table A-13). Of individuals in households with income below the poverty level, persons age 65 and over had a poverty rate of 8 percent, under 65 11 percent, 18 and under 16 percent, and female-headed households with children (primarily mothers with no spouse present) 30 percent. In most communities, seniors typically have below-average rates of poverty compared to the population as a whole, and female-headed households with children typically have the highest rate of poverty. Other groups with significantly higher poverty rates included individuals of Hispanic origin and individuals of Native American origin (who comprise a very small percentage of the total population).



**Table A-13****Galt 1990 Poverty Rates**

Group	Above Poverty Level		Below Poverty Level		Poverty Rate	
	Galt	Sacramento County	Galt	Sacramento County	Galt	Sacramento County
65 and Over	935	98,209	82	7,130	8%	7%
Under 65	6,896	791,916	815	119,653	11%	13%
Under 18	2,208	214,737	408	53,348	16%	20%
18-64	5,623	557,179	489	66,305	8%	10%
Female Headed Households with Children	292	36,454	124	14,415	30%	28%
Married Couple Families	1,687	190,516	61	9,523	3%	5%
Black	33	69,203	0	21,884	0%	24%
Asian/Pacific Islander	229	73,224	0	22,389	0%	23%
Hispanic	1,908	92,002	347	22,247	15%	19%
Native American	69	9,986	20	2,447	22%	20%
White	6,802	698,914	844	68,810	11%	9%
Other	698	39,798	33	11,253	5%	22%
<b>Total Population<sup>1</sup></b>	<b>7,831</b>	<b>890,125</b>	<b>897</b>	<b>126,783</b>	<b>10%</b>	<b>12%</b>

Source: 1990 Census.

<sup>1</sup>Total population is the household population only, excludes residents living in group quarters.

## EMPLOYMENT TRENDS

### Area Employment Profile

According to the 1990 Census there were 3,580 persons 16 years and older in the labor force. Approximately 28 percent were employed in technical, sales, and administrative support occupations. Other common occupations were service occupations (11 percent), precision production, craft and repair occupations (15 percent); and operators, fabricators, and laborers (22 percent). Most of the employment in Galt is related to retail, services, transportation, and agricultural industries. Many Galt residents who have administrative and professional jobs commute to Stockton or Sacramento for work.

Table A-14 lists major employers throughout the City of Galt. Most of the top employers are public agencies, manufacturers, retail or service establishments, or distribution companies.

**Table A-14****Major Employers in the City of Galt**

<b>Company</b>	<b>Product/Service</b>	<b>Employees</b>
Galt Joint Union Elementary School District	Education	248
Building Materials Distributors, Inc.	Building Materials	170
Cardinal Glass	Light Industrial	130
Galt Joint Union High School District	Education	134
City of Galt	Government	99
SaveMart	Super Market	71
Herburger Publications	Newspaper	63
Consolidated Fabricators	Garbage Bins	60
IGA/Super Market	Super Market	60
Payless	Drug Store	40
Air Products, Inc.	Air Products	20
Spaans Cookie, Inc.	Cookie Manufacturer	20
Air Products, Inc.	Liquid Oxygen, etc.	19
Crystalite Block Corp.	Cement Blocks	15
Golden State Steel	Steel Manufacturer	14

Source: City of Galt and City of Galt Community Economic Profile, 1995.

Over the next five years, the City expects new employment to be concentrated in retail and services industries, light manufacturing, distribution, and public agencies. Many of these jobs will pay wages or salaries in the low- to moderate-income level.

## **SPECIAL HOUSING NEEDS**

### **Persons 65 and Over**

Persons over 65 face special housing challenges related to physical and financial conditions. Often times, older adults face declining mobility and self-care capabilities that create special housing needs and challenges for them. Many older adults, even those owning their own homes, face financial challenges due to limited incomes from Social Security and other retirement benefits. Data on the incomes and housing expenses of householders 65 and older indicate that a substantial number (although by no means the majority) of these older adults may need assistance related to:

- repair and maintenance of owned dwellings units;
- modifications to existing homes to better meet mobility and self-care limitations;
- financial assistance to meet rising rental housing costs for those who do not own; and
- supportive services to meet daily needs, such as those provided at assisted care residences.

Table A-15 compares the number of older adults in 1990 and 2000. The population age 65 and over has increased more slowly than the total population, as has the population 55 years of age or more. However, the total number of older adults in Galt continues to increase, so the housing needs of seniors will continue to be a significant aspect of total housing needs in the City.

In 2000, the population represented by persons 55 years of age or more was 14 percent of the total population, while persons 65 years of age or more represented 8 percent. Between 1990 and 2000, Galt experienced a 58 percent increase in the population 55 years of age or more, and a 47 percent increase in the population 65 years of age or more.

**Table A-15**

**Pattern of Aging of the Galt Population**

	<b>1990</b>	<b>2000</b>	<b>Percent Change</b>
Total Population	8,889	19,472	119%
Population 55+	1,749	2,768	58%
Population 65+	1,125	1,653	47%

Source: 1990 and 2000 Censuses.

In 1990, the incidence of poverty among the population in Galt over 65 years of age was equal to that of persons age 18 to 64 (8 percent). The poverty rate among persons age 65 and over countywide was also about equal to Galt's (7 percent). These percentages show that, as a group, persons age 65 and over in Galt are not adversely affected by poverty any more than the population aged 18 to 64. It is not unusual for seniors to have low poverty rates, even though a large percentage may be low-income, due to Social Security and other retirement benefits that provide a guaranteed minimum income.

Tenure is also important when analyzing the needs of seniors. Older adults typically have the highest rates of homeownership of any age group, however Galt's senior homeowner population is comparable to that of the population as a whole. In Galt, the proportion of seniors living in owner-occupied housing was 68 percent in 1990, compared to 69 percent for the total population. Of the 1,125 persons over the age of 65 residing in Galt in 1990, 765 (68 percent) were homeowners and 360 (32 percent) were renters. Although seniors represent about 13 percent of the population, they comprise 24 percent of all homeowners.

One common special need for a growing portion of the population age 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. Only one State Department of Social Services licensed care facility was identified as providing services in Galt to residents age 65 and over. Anderson's Guest Homes #3 (capacity 18) offers assisted living services in a residential home setting.

The facility listed above is primarily an institutional care facility. Many of the seniors who might consider selling their homes are younger, active seniors who do not yet require institutional, nursing care. There is a need in the community to provide high-quality, independent living, senior housing that provides on-site nursing care and individual living units. Because many seniors desire to "downsize" when they move, these senior housing developments will necessarily be higher density projects with on-site supportive services. An increase in this type of available housing for seniors makes it possible for them to sell their homes and remain in the community.

The number of assisted living facilities in Galt may be insufficient to meet future needs for seniors who have mobility and self-care limitations. As current seniors and near-seniors living in Galt age, their physical needs and capacities will change, and the need for daily living assistance will increase.

## **Mobility and Self-Care Limitations**

According to 1990 Census, there were approximately 320 non-institutionalized persons over age 16 in Galt with mobility and/or self-care limitations that affect their abilities to live independently in conventional residential settings, and as a result, might require special housing accommodations and supportive services. This number represents about 3 percent of the population as a whole. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. According to the Alta California Regional Center, a quasi-public agency that coordinates programs and services for individuals with disabilities in the greater Sacramento region, such individuals can have a number of special needs that distinguish them from the population at large.

- Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Such modifications are often called “handicapped access.”
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are low-income than the population at large and their special housing needs are often more costly than conventional housing.

Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the City.

Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may experience financial difficulty in locating suitable housing due to the cost of modifications to meet their daily living needs or may have difficulty in finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features. In addition, there are other types of physical and design modifications that may be necessary to accommodate various types of disabilities.

## **Families with Female Heads of Households**

Most female-headed households are either single, women over the age of 65, or single females with minor children (mothers or other female relatives). Traditionally, these three groups have been considered special needs groups because their incomes tend to be lower, making it difficult to obtain affordable housing, or because they have specific physical needs related to housing (such as child care or assisted living support for older adults). Single mothers, in particular, tend to have difficulty

in obtaining suitable, affordable housing. Such households also have a greater need for housing with convenient access to child-care facilities, public transportation, and other public facilities and services.

Of the 5,974 households in the City in 2000, 692 were female-headed households, or 12 percent of the total households in Galt. Of these households, 441, or 7 percent of all households, were female-headed households with minor children. The 2000 Census does not have information available for the number of female-headed households that are classified as living below the poverty level. However, the 1990 Census states that there were 124 female householders below the poverty level; 113 of these households included children less than 18 years of age. It may be assumed that most of these households are overpaying for housing (i.e. more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs such as food, clothing, transportation, and medical care, than on home maintenance, which results in living units falling into disrepair.

## **Large Families**

Large families (usually defined as family households with five or more persons) can have difficulty securing adequate housing due to the need for a larger number of bedrooms (three or more) to avoid overcrowding. Overcrowding is typically defined as more than one person per room, excluding uninhabitable space such as bathrooms and hallways. Low-income large families typically need financial assistance in Sacramento County to secure affordable housing that meets their space needs. It becomes even more difficult when large families try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. As a result, large families tend to have higher rates of overcrowding and overpaying for housing (housing costs that exceed 30 percent of a household's income). In addition, many large families are composed of immigrants and/or minorities who may face additional housing challenges due to discrimination and/or limited language proficiency. In the City of Galt, there were 504 households of five or more persons in 1990, about 16 percent of all households, slightly more than the proportion of large families countywide (11 percent). There were 333 owner-occupied households of five or more persons and 171 renter households of five or more persons in 1990. It is likely that the 171 large family renter households have the greatest needs related to housing availability and affordability.

## **Farmworkers**

Farmworkers tend to have low incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable, affordable housing as other low-income families. Therefore, finding sound, affordable housing of sufficient size to accommodate their families is a high priority need among farmworkers. To accommodate the needs of permanent residents of Galt who are employed in agricultural, the City will continue to permit the development of affordable multi-family units, including large family units, in the R2 and R3 districts (see also Policy 3 and Policy 20 of the Housing Element).

Currently the magnitude of the need is not great, as only a small percentage of permanent residents are employed in agriculture. According to the 1990 Census, 241 persons (4 percent) of the City's employed workforce age 16 and over were employed in farming, forestry, and fishing occupations. As the City continues to develop, agricultural activity within the City's planning area will decline. However, the City of Galt is located within an active agricultural region covering much of southern Sacramento County and northern San Joaquin County. The City, therefore, will continue to be impacted by farmworker households searching for affordable housing.

The Galt Community Concilio, Inc. offers health and human services to the community of Galt and counts many farmworkers among its clients. According to the Concilio, there are few affordable housing options for the resident farmworker population in Galt, and it is not uncommon to find multiple families living in the same housing unit or occupying an illegal second unit. The City's code enforcement records appear to confirm that a significant number of households live in overcrowded, illegal, or substandard structures (see the section on Age and Condition of Housing Stock). The City will continue to support and work with the Concilio on housing needs related to migrant farmworkers by assisting the Concilio in identifying potential sites for migrant farmworker housing and ensuring that zoning and General Plan designations are appropriate for those sites (see Policy 13 of the Housing Element).

Historically, the majority of the farmworkers in Galt have been persons of Hispanic origin, according to the Concilio. The 2000 Census reports 33 percent of Galt's population to be of Hispanic origin. In the year 2000, the Concilio estimated that at least half of the Hispanic population in the City of Galt was employed in agricultural work (roughly 17 percent).

There is no seasonal farmworker housing located in the City of Galt for migrant farmworkers, nor is there information from the Concilio or other sources regarding whether an unmet need for such housing exists. Some of the agricultural activities that occur in southern Sacramento and northern San Joaquin counties, such as orchard, vineyard, and truck crops, do employ seasonal labor. The impact of such activities, if any, on the seasonal demand for housing in Galt is unknown, however.

Although the current need for seasonal migrant farmworker housing in Galt is not great, if the need should arise in the future, the City is proposing to amend its Zoning Code to add a separate use category and definition for migrant farmworker housing and designate zones where migrant farmworker housing will be permitted (see Policy 13 of the Housing Element). The City will select zoning district(s) in which there are existing vacant or underutilized sites that could accommodate migrant farmworker housing. Additionally, if housing for migrant farmworkers is constructed within the Galt Planning Area, and if that land is annexed into the City of Galt, the City has proposed an action within the Housing Element that will commit the City to allow the continued operation of the migrant farmworker housing as a permitted use or will arrange for relocation of the facility to a mutually acceptable location (see Policy 13 of the Housing Element).

## **Homeless**

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social and family relationships, unemployment, a shortage of affordable housing, domestic violence, substance abuse, and mental illness. By definition, a homeless person lacks consistent, permanent shelter. Homeless individuals can be considered resident (those remaining in an area year-round), or transient.

The homeless comprise a wide variety of individuals and families, including single adult males, runaway minors, women and their children escaping domestic violence, and adults over the age of 65. Emergency shelters can help to address the short-term needs of the homeless for shelter. Emergency shelters do not provide a permanent solution to homelessness or address its underlying causes, however. Long-term solutions that address the underlying causes of homelessness may involve medical treatment and ongoing monitoring, supportive services, education, job training, and childcare. The existence of supportive services to address the causes of homelessness do not guarantee that homelessness will vanish, since homeless individuals must voluntarily avail themselves of such services, and the availability of services must match the local need. It is likely that homelessness will exist for the foreseeable future, therefore, despite local efforts.

In contrast to emergency shelters, transitional housing is designed to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

The nature of the homeless population makes exact counting difficult. The homeless move around and are not always visible on the street, so it is difficult to get an accurate count of homeless persons in a community. The homeless problem in Galt is directly affected by the location of the City along the Highway 99 corridor. Information available from the 1990 Census indicated no homeless individuals were visible in Galt during the Census count; however, contact with one local organization involved in the distribution of food and clothing to low-income individuals indicated that they have been contacted by individuals looking for emergency housing.

Galt allows 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. The City is committed to assisting the Concilio in the assessment and identification of an appropriate location for an emergency shelter and accessing funding sources for new facilities if the need arises in Galt (see Policy 17 of the Housing Element). Currently, the City will continue to utilize the Littleton Civic Center building when emergencies occur that put people out of their home in acute need situations such as fires, earthquakes, other disasters, code compliance evictions, etc. where a number of people are affected temporarily.

The City of Galt currently does not have transitional housing facilities (i.e. temporary housing that acts as a bridge to people who are seeking a return to permanent housing and provides a link for residents to various supportive services). The need for this type of housing has not been identified within the City; however, if the need should take place, the City is proposing to amend its Zoning Code to add a separate use category and definition for transitional housing and designate the zones in which transitional housing will be permitted (see Policy 18 of the Housing Element). The City will select zoning district(s) in which there are existing vacant or underutilized 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.

## **Agencies Offering Public Assistance to Homeless**

*The Galt Community Concilio, Inc.* is the only homeless assistance facility in the City of Galt that offers health and human services to the homeless. There are no other churches or non-profit groups that offer permanent or seasonal shelter for the homeless. The Concilio offers their homeless clients emergency assistance with food, clothing, monies for overnight shelter, temporary housing vouchers, domestic violence counseling, drug and alcohol counseling, and mental health services.

The Concilio keeps records of all homeless persons served within the fiscal year. Their records show that for the period of July 2000 to June 2001, they served a total of 554 homeless persons: 285 males and 269 females. The Concilio also reports that of the 554 homeless clients served, 285 (just over half) were a part of a family unit (3 to 7 persons). In previous years the Concilio served fewer numbers of homeless. According to the Concilio's records, the homeless population in the City of Galt has increased by roughly 150 percent over a three-year period. For the fiscal year 2000 the Concilio's records show a total of 356 persons served, while for the fiscal year 1999, 219 persons were served. Funding for these services primarily comes from yearly grants, such as the one received from the Federal Emergency Management Agency (FEMA), and special fundraising efforts.

Additionally, the Concilio estimates that the overwhelming majority of their female homeless clients are women who have domestic violence issues and are escaping a violent environment. Women Escaping a Violent Environment (WEAVE) has an office at the Galt Concilio and domestic violence counseling is available for these women.

## HOUSING CHARACTERISTICS

### Housing Composition

Tables A-16 and A-17 show annual changes in the housing stock for the City of Galt and Sacramento County respectively for the time period January 1990 through January 2000, as determined by the California Department of Finance. Table A-16 shows that in 2000 the overwhelming majority of dwelling units in Galt (80 percent) were single-family detached homes. Five percent were multi-family dwellings in structures of five or more units, 6 percent were multi-family units in structures of two to four units, 6 percent were mobilehomes, and 3 percent were single-family attached housing. By comparison, Table A-17 shows in that 2000, about 65 percent of the housing stock countywide was single-family detached homes. As an additional comparison, the adjacent community of Lodi in the year 2000 had 61 percent of its housing stock in single-family detached homes. Multi-family dwellings in structures of five or more units totaled 21 percent, 9 percent were multi-family units in structures of two to four units, 2 percent were mobilehomes, and 6 percent of the housing stock in Lodi were single-family attached housing.

**Table A-16**

Housing Estimates for the City of Galt (1990 through 2001)

Year	Housing Units							Persons Per Household
	Total	Single		Multiple		Mobile Homes	Units Occupied	
		Detached	Attached	2 to 4	5 Plus			
1990	3,073	2,012	150	238	312	361	2,910	2.99
1991	3,414	2,327	154	246	312	375	3,233	2.87
1992	3,851	2,736	154	266	312	383	3,647	2.94
1993	4,431	3,314	154	268	312	383	4,196	2.98
1994	4,734	3,617	154	268	312	383	4,483	3.01
1995	5,176	4,003	154	324	312	383	4,901	2.98
1996	5,397	4,154	154	394	312	383	5,110	2.98
1997	5,542	4,297	154	396	312	383	5,247	3.00
1998	5,758	4,513	154	396	312	383	5,452	2.97
1999	5,899	4,646	162	396	312	383	5,586	3.05
2000	6,153	4,900	162	396	312	383	5,827	3.06
2001 <sup>1</sup>	6,347	-	-	-	-	-	6,105	-

Source: California Department of Finance, 1990-2001  
City/County Population and Housing Estimates.

<sup>1</sup>Some housing estimates for 2001 were not available as of September 30, 2001.

Note: Estimates from the California Department of Finance are calculated with an independent methodology and are different than what the Census reports.



**Table A-17****Housing Estimates for Sacramento County (1990 through 2001)**

Year	Housing Units							Persons Per Household
	Total	Single		Multiple		Mobile Homes	Units Occupied	
		Detached	Attached	2 to 4	5 Plus			
1990	417,574	248,488	30,256	32,854	91,059	14,917	394,530	2.58
1991	428,329	256,966	30,260	33,025	93,209	14,869	404,673	2.57
1992	434,892	261,569	30,258	33,144	95,044	14,877	140,760	2.58
1993	440,398	266,641	30,258	33,099	95,454	14,946	415,564	2.59
1994	445,248	270,420	30,453	33,168	96,170	15,037	419,358	2.59
1995	450,005	274,771	30,460	33,275	96,594	14,905	423,868	2.58
1996	453,742	278,276	30,459	33,386	96,719	14,905	427,385	2.58
1997	457,062	281,449	30,459	33,384	96,865	14,905	430,515	2.59
1998	459,865	285,371	29,921	33,154	96,581	14,838	431,699	2.68
1999	461,473	286,661	29,929	33,158	96,886	14,839	433,381	2.69
2000	468,236	291,949	29,941	33,161	98,346	14,839	439,663	2.70
2001 <sup>1</sup>	480,497	-	-	-	-	-	459,037	-

Source: California Department of Finance, 1990-2001  
City/County Population and Housing Estimates.<sup>1</sup>Some housing estimates for 2001 were not available from as of September 30, 2001.

Note: Estimates from the California Department of Finance are calculated with an independent methodology and are different than what the U.S. Census reports.

## Housing Occupancy

### *Vacancy*

Of the 6,211 year-round dwelling units reported by the Census Bureau in 2000, 5,974 units (96 percent) were occupied and 237 units (3 percent) were vacant (Table A-18). By comparison, 95 percent of the dwelling units countywide were occupied and 4 percent were vacant. Table A-18 also shows that Galt's homeownership vacancy rate of 2 percent was just one percentage point higher than the countywide rate of 1 percent, however Galt had a rental vacancy rate of 4 percent while Sacramento County had a rental vacancy rate of 5 percent.

**Table A-18****Housing Occupancy (2000)**

	<b>City</b>	<b>County</b>	<b>City Percent</b>	<b>County Percent</b>
Occupied housing units	5,974	453,602	96%	95%
Vacant housing units	237	21,212	3%	4%
For seasonal, recreational, or occasional use	14	1,621	<1%	<1%
<b>Total housing units</b>	<b>6,225</b>	<b>476,435</b>	<b>100%</b>	<b>100%</b>
Homeowner vacancy rate			2%	1%
Rental vacancy rate			4%	5%

Source: 2000 Census.

***Homeownership***

In 1990 and 2000, homeownership among Galt households significantly exceeded that of households countywide. The homeownership rate in 1990 for the City was 69 percent, while countywide homeowners represented 57 percent of all households. By comparison, homeownership rates from the 2000 Census reported increases in the City's homeownership rate to 80 percent, while countywide the rate remained almost the same (58 percent). The increase in homeownership between 1990 and 2000 is a reflection of the majority of construction being new single-family homes in Galt. In 2000, homeowners in Galt represented just over three-fourths of the households, while renters represented just under one-fourth (4,752 and 1,222 respectively).

Table A-19 breaks down homeownership rates among the different race groups as identified by the U.S. Census in 1990. Ownership rates reveal that there are more owners in all ethnic groups than renters. As a percent of the total population, persons of Hispanic origin make up exactly 25 percent of the population and have an ownership rate of 57 percent. This ownership rate for persons of Hispanic origin is approximately 12 percent less than the ownership rate for the population as a whole. Rental rates among the different race groups are comparable to the rental rate overall for the entire population, with the exception of persons of Hispanic origin. Persons of Hispanic origin have a higher rental rate (12 percent greater) than the population as a whole. This is likely to be indicative of lower incomes among persons of Hispanic origin.

**Table A-19****Homeownership Rates (1990)**

<b>Race</b>	<b>Percent of Total Population</b>	<b>Owners</b>	<b>Renters</b>	<b>Ownership Rate</b>	<b>Rental Rate</b>
Non-Hispanic White	72%	1,655	663	71%	29%
Black	<1%	0	0	0%	0%
Native American	<1%	29	17	63%	37%
Asian/Pacific Islander	2%	40	0	100%	0%
Hispanic Origin	25%	288	218	57%	43%
Other	0%	0	0	0%	0%
<b>Total</b>	<b>100%</b>	<b>2,012</b>	<b>898</b>	<b>69%</b>	<b>31%</b>

Source: 1990 Census.

An analysis of homeownership rates by age reveals that persons age 65-74 have the highest ownership rates (Table A-20). The majority of the age groups in Table A-20 have homeownership rates equal to or above the ownership rate for Galt's population as a whole (69 percent), exceptions being the very young and the very old. Persons age 15-24 have a much higher (four times) rental rate than ownership rate. This is to be expected as persons of this age are just being established and generally do not have the means necessary to purchase their own home. On the other end of the spectrum, persons over the age of 75 also have homeownership rates below Galt's population as a whole. This is also to be expected as persons of this age have generally moved out of their homes and into a care facility.

**Table A-20****Homeownership Rates by Age (1990)**

<b>Age</b>	<b>Owners</b>	<b>Renters</b>	<b>Ownership Rate</b>	<b>Rental Rate</b>
15 to 24	23	91	20%	80%
25 to 34	415	207	67%	33%
35 to 44	443	199	69%	31%
45 to 54	368	107	77%	23%
55 to 64	282	70	80%	20%
65 to 74	314	68	82%	18%
75 and over	167	156	52%	48%
<b>Total</b>	<b>2,012</b>	<b>898</b>	<b>69%</b>	<b>31%</b>

Source: 1990 Census Data.

***Tenure***

Analysis of tenure by race and Hispanic origin for 1990 (2000 tenure by ethnicity is not yet available) reveals that the majority of homeowners and renters in Galt are White, however minority homeowners made up 17 percent of owner occupied units and 26 percent of renter occupied units (Table A-21). This disparity of White homeowners and renters is largely a function of population distribution; Whites comprise the largest percent of the population. By examining the owner occupied units in Galt it is revealed that persons of Hispanic origin make up 25 percent of the population, but only represent 14 percent of the owner occupied

units. Among renter occupied units, persons of Hispanic origin are more evenly distributed with 25 percent of the population and 24 percent of the renter occupied units.

**Table A-21**

Tenure by Race and Hispanic Origin<sup>1</sup> (1990)

Race	Percent of Total Population	Galt	Percent	Sacramento County	Percent
<b>Owner Occupied Units</b>					
Non-Hispanic White	72%	1,655	83%	179,103	80%
Black	<1%	0	0%	12,037	5%
Native American	<1%	29	1%	1,664	<1%
Asian/Pacific Islander	2%	40	2%	14,591	7%
Others	0%	0	0%	153	<1%
Hispanic Origin	25%	288	14%	15,803	7%
<b>Total</b>	<b>100%</b>	<b>2,012</b>	<b>100%</b>	<b>223,351</b>	<b>100%</b>
<b>Renter Occupied Units</b>					
Non-Hispanic White	72%	663	74%	120,402	70%
Black	<1%	0	0%	19,500	11%
Native American	<1%	17	2%	2,286	1%
Asian/Pacific Islander	2%	0	0%	10,964	6%
Others	0%	0	0%	210	<1%
Hispanic Origin	25%	218	24%	17,817	10%
<b>Total</b>	<b>100%</b>	<b>898</b>	<b>100%</b>	<b>171,179</b>	<b>100%</b>

Source: 1990 Census.

<sup>1</sup>Persons of Hispanic Origin can be of any race.

## Age and Condition of Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a preponderance of homes more than 40 years old are more likely than newer neighborhoods to have a concentration of housing in need of deferred maintenance, updating of utilities or interior amenities, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, that suggest a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost effective to completely reconstruct the home or demolish the home and construct a new dwelling.

Table A-22 shows that the highest percentages (50 percent) of housing units in the City were built during the 1990s. Between 1970 and 2000 83 percent of the City's housing stock was built. This data reveals that homes in Galt are generally less than twenty years old—these newer dwellings are unlikely to need deferred maintenance, rehabilitation, or replacement. Based on age alone, an estimate of the housing rehabilitation and replacement need might be about 10 percent of the total

housing stock. This estimate assumes that most homes 40 years old or more need repairs and that some homes constructed during the 1970s may also be showing signs of deterioration.

**Table A-22**

**Age of Housing Units (1990)**

	<b>Number of Units</b>	<b>Percentage</b>
1939 or earlier	126	2%
1940 to 1949	155	3%
1950 to 1959	285	5%
1960 to 1969	440	7%
1970 to 1979	855	13%
1980 to March 1990	1,212	20%
1990 to 2000 <sup>1</sup>	3,080	50%
Total	6,153	100%

Source: 1990 Census Data, California Department of Finance, 2001.

<sup>1</sup>Department of Finance Estimates.

## Housing Unit and Property Conditions

The most recent housing condition survey conducted by the City was completed in January of 1991. That survey counted 1,709 housing units in the older residential areas in Galt (nearly 100 percent count of neighborhoods developed prior to 1980). The survey showed that 358 units were in need of some level of rehabilitation to correct health and safety problems. Of the 358 units, 49 percent were in need of minor repairs, 47 percent needed moderate repair, and 3 percent were in need of substantial repair. Two percent were considered to be dilapidated (in need of replacement). Since the 1991 study, the Galt Redevelopment Agency has rehabilitated 98 dwelling units under the Housing Rehabilitation Loan/Grant Program. If none of the 1,351 dwelling units found to be in sound condition in 1991 has fallen into disrepair, an estimate of rehabilitation and replacement is that 252 dwelling units are in need of rehabilitation and eight dwelling units are in need of replacement. These 260 dwelling units in need of rehabilitation or replacement represent approximately 4 percent of the total housing stock. It is likely that some of the dwelling units in sound condition in 1991 have deteriorated since then, and require maintenance or rehabilitation. The actual rehabilitation and replacement need is probably between 4 and 10 percent of the housing stock, therefore, based on the 1991 survey and the percent of the housing stock constructed before 1960.

Another indicator of housing conditions are code enforcement activities. Table A-23 shows the total number of housing-related code violations in the City of Galt from January 1999 to March 2001. Code violations in Galt are handled on a complaint basis and are dealt with by a code enforcement officer. Galt breaks down the code violations into category types to better organize the need for response. Type 1 is urgent and requires immediate attention. Violations in this type related to housing include unsuitable or unsafe dwelling units. Type 2 is not as urgent but still requires a quick response. Violations in this type include health and safety issues, illegal second units, and illegal home construction. Type 3 requires attention but is not as pressing as Types 1 and 2. Common

violations in Type 3 include excessive piles of trash and debris, overgrown vegetation, and/or furniture in front of dwelling units. Type 4 is the lowest priority. Violations in this type are typically abandoned and past-due registration vehicles.

The majority of housing-relating code violations reported by the City were not based on housing condition per se, but persons living in structures or vehicles not designed for permanent human habitation, such as recreation vehicles, travel trailers, campers, cars, garages, and abandoned buildings. Extreme cases of overcrowding (such as 20 or more persons living in one single-family dwelling) were also among the code violations noted by the City. Although the City's code violation records do not allow the City to directly estimate housing conditions, they do provide insight to the types of housing problems frequently encountered in Galt.

**Table A-23**

**Housing Related Code Violations**

<b>Violation</b>	<b>Number</b>
Type 1: Urgent with immediate attention needed	4
Type 2: Quick response needed	18
Type 3: Requires attention but not pressing	3
Type 4: Low priority	10
<b>Total</b>	<b>35</b>

Source: City of Galt, 2001.

## Overcrowding

In general, overcrowding is a measure of the ability of existing housing to adequately accommodate residents. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life within a community. The U.S. Census defines overcrowding as more than one person per room, excluding uninhabitable space. Extreme overcrowding is often defined as more than 1.5 persons per room. Overcrowding results when either: 1) the costs of available housing with a sufficient number of bedrooms for larger families exceeds the family's ability to afford such housing, or 2) unrelated individuals (such as students or low-wage single adult workers) share dwelling units due to high housing costs. This can lead to overcrowded situations if the housing unit is not large enough to accommodate all of the people effectively.

Tables A-24 and A-25 summarize the overcrowding status for both the City and County. Table A-24 shows 12 percent of the City's occupied housing units were overcrowded, compared to a little over 6 percent of the County's occupied housing units. Table A-25 shows that in 1990, there were 183 (20 percent) renter-occupied and 151 (8 percent) owner-occupied units defined as overcrowded in the City. In contrast, 1990 Census figures related to overcrowding for the County were 10 percent renter-occupied and 4 percent owner-occupied. Comparably, there is a significantly higher rate of overcrowding in the City of Galt than with the housing market countywide.

**Table A-24**

**Persons Per Room in All Occupied Housing Units (1990)**

Persons	City	Percent	County	Percent
0.50 or less	1,551	53%	250,507	63%
0.51 to 1.00	1,025	35%	119,308	30%
1.01 to 1.50	193	7%	13,664	4%
1.51 to 2.00	92	3%	7,210	2%
2.01 or more	49	2%	3,841	<1%

Source: 1990 Census Data.

**Table A-25**

**Overcrowded Housing (1990)**

Number of Persons per Room	Rental Units	Percent of Total Occupied Rental Units	Owner Units	Percent of Total Occupied Owner Units
<b>City</b>				
1.01 to 1.50	93	10%	100	5%
1.51 or more	90	10%	51	3%
Total	183	20%	151	8%
<b>County</b>				
1.01 to 1.50	9,050	5%	4,614	3%
1.51 or more	8,845	5%	2,206	1%
Total	17,895	10%	6,820	4%

Source: 1990 Census Data.

## Housing Costs

### *Rental*

A survey of rental rates in Galt and surrounding cities for September 2001 reveals apartment rental price ranges (Table A-26). Searches for the City of Galt found the majority of the rental apartments either being in the one- or two-bedroom category. No studio apartments were found within the City. One-person households represent 19 percent of all households in Galt and the addition of studio apartments might be an affordable option for persons who cannot afford one-bedrooms. However, given Galt's characteristics and affordable one-bedroom rents for low-income persons, it seems there would be a low demand for studio apartments in the City. The median rental price in the City of Galt for a one-bedroom apartment was \$540, while the two-bedroom median rental price was \$640. Hudson Bay Apartments was the only apartment complex in the City of Galt surveyed that had three-bedrooms. This represents a potential need for additional three-bedroom units, as the 1990 Census reported 20 percent of the total occupied rental units in the City were overcrowded. Hudson Bay is a rent restricted complex and the median rental price for a three-bedroom

apartment was \$675. Lodi's rents in comparison to Galt were lower, on average, while the community of Stockton had average rental rates that were higher. Searches for the cities of Elk Grove and Sacramento found rents there to be well above that of Galt and above fair market rents for existing housing in Sacramento County. Galt's rental prices were, on average, the lowest of the communities surveyed (Lodi being the exception) and within or below the range of fair market rents for existing housing in Sacramento County.

**Table A-26**

Rental Rates for Apartments in Galt and surrounding Cities (September 2001)

City	Studio		1 Bedroom		2 Bedroom		3 Bedroom	
	Price Range	Median Price	Price Range	Median Price	Price Range	Median Price	Price Range	Median Price
<b>Lodi</b>	\$250-\$400	\$325	\$360-\$625	\$495	\$510-\$725	\$625	\$775-\$945	\$850
<b>Galt</b>	-	-	\$425-\$650	\$540	\$525-\$750	\$640	\$439-\$878 <sup>1</sup>	\$675 <sup>1</sup>
<b>Stockton</b>	\$290-\$540	\$415	\$435-\$749	\$600	\$495-\$890	\$700	\$610-\$970	\$810
<b>Elk Grove</b>	\$495-\$595	\$545	\$525-\$835	\$680	\$625-\$1,095	\$860	\$695-\$1,300	\$1,000
<b>Sacramento</b>	\$550-\$650	\$600	\$645-\$940	\$790	\$825-\$1,200	\$1,000	\$1,000-\$1,600	\$1,290

Source: apartments.com, sacbee.com, and homestore.com, September 7, 2001.

<sup>1</sup>Represents only one apartment complex (rent restricted units).

Fair market rents for the Sacramento County area in fiscal year 2001 are provided in Table A-27. The 50<sup>th</sup> percentile fair market rents for manufactured home spaces in the Section 8 Choice Housing Program in Sacramento County are listed between \$503 and \$1,159 for fiscal year 2001 (Federal Register, 2001).

**Table A-27**

2001 Fair Market Rents for Existing Housing in Sacramento County<sup>1</sup>

Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$503	\$566	\$709	\$983	\$1,159

Source: Federal Register, CA Housing and Urban Development (HUD), May 2001.

<sup>1</sup>50<sup>th</sup> percentile fair market rents.

Table A-28 shows the listing of mobilehome park space rental rates in the City of Galt. A survey of the three mobilehome parks in the City provided the following space rental ranges and number of units. Average monthly rental rates range from \$278 to \$300 for a single space, and from \$290 -



\$305 for a double. Total spaces for these mobilehome parks range from 62 to 138, with some parks able to accommodate recreation vehicles.

The cost to purchase an existing mobilehome in the City of Galt ranges from \$10,000 to \$48,000, depending on size and amenities, while a new mobilehome can cost \$60,000 or more, again depending on amenities and size. Considering financing terms, the amount of cash for purchase or a down payment, and moving expenses, the average housing cost for a mobilehome resident in the City of Galt (space rent, loan payment, utilities) would range from \$400-\$700 for an existing mobilehome and \$700-\$1,000 for a new mobilehome. Based on these cost ranges, a mobilehome within the City of Galt is affordable to low-income and many very low-income households. Most extremely low-income households (those earning less than 30 percent of the Sacramento County median income) would likely pay more than 30 percent of their income to live in a mobilehome in Galt, however.

**Table A-28**

**Mobilehome Park Space Rental Rates**

<b>Name</b>	<b>Total Spaces</b>	<b>Average Monthly Rent</b>
Galt Mobile Estates	138	\$278 single/\$290 double
Heritage Senior Mobilehome	62	\$270 single/\$281 double
Three Palms Mobile Estates	129	\$300 single/\$305 double

Source: Galt Mobile Estates, Heritage Senior Mobilehome, and Three Palms Mobile Estates, September 2001.

**Home Prices**

Table A-29 lists prices of single-family homes that were “for sale” as of September 2001, according to the National Association of Realtors. Table A-29 is broken into two categories: 1) single-family homes on less than one-acre parcels, and 2) single-family homes on parcels one acre or more. Single-family homes on less than one-acre parcels represent homes within the City limits, while single-family homes on more than one acre represent homes within the Galt Sphere of Influence. The highest percentages of homes for sale in the City of Galt were three-bedroom single-family units on less than one acre, followed by four-bedroom single-family units on less than one acre. The City’s price range for three-bedroom single-family homes on less than one acre ranged from \$140,000 up to \$295,000, with a median price of \$180,000. Four-bedroom homes on less than one-acre for sale ranged from \$151,000 to \$325,000, with a median price of \$210,000. As expected, single-family homes on one-acre parcels or more were more costly. Of the larger parcels for sale, three-bedroom homes were the greatest percentage, followed by four-bedroom homes. The median price for a three-bedroom home on more than one acre was \$435,000, while the median price for a four-bedroom home was \$450,000.

**Table A-29**

Home Prices in Galt (2000)

	Bedrooms	Units for Sale	Median	Average	City Range	Percent of Total
<b>Single-Family Homes on Less Than One Acre</b>						
	1	-	-	-	-	0%
	2	6	\$144,000	\$158,500	\$119,000-\$250,000	4%
	3	90	\$180,000	\$191,600	\$140,000-\$295,000	60%
	4	33	\$210,000	\$220,800	\$151,000-\$325,000	21%
	5+	-	-	-	-	0%
Total		129	-	-	\$119,000-\$325,000	85%
<b>Single-Family Homes on One Acre or More</b>						
	1	-	-	-	-	-
	2	6	\$275,000	\$379,500	\$239,000-\$549,000	4%
	3	9	\$435,000	\$515,500	\$389,000-\$625,000	6%
	4	7	\$450,000	\$520,000	\$399,000-\$775,000	5%
	5+	-	-	-	-	0%
Total		22	-	-	\$239,000-\$775,000	15%

Source: Galt Realty Executives and National Association of Realtors, September 2001.

Note: Single-family homes on one acre or more were taken from a sample of the entire Galt zip code. Larger parcels such as these are not within Galt city limits.

## Homes Prices in Surrounding Areas

Table A-30 is a list of median and average resale home prices throughout the City of Galt and the surrounding area for September 2001 (the data was not reported by size and number of bedrooms). The median home price in Galt was slightly higher than in the communities of Lodi and Stockton (about \$10,000 greater). By comparison, Sacramento and Elk Grove's median home prices were \$30,000 to \$60,000 higher than in the City of Galt.

**Table A-30**

Median Home Prices for Galt and Surrounding Areas (September 2001)

Jurisdiction	Median Home Price	Average Home Price	Number of Units For Sale
Sacramento	\$235,000	\$245,000	1,894
Elk Grove	\$205,000	\$220,000	459
Galt	\$173,000	\$191,183	151
Stockton	\$164,975	\$188,483	875
Lodi	\$165,000	\$171,502	143

Source: National Association of Realtors and Lodi Association of Realtors, September 2001.

Note: The median and average home prices are for resale homes only

## Lower Income Households Overpaying

As stated previously, there are four income categories typically used for comparative purposes based on the median countywide income: very low-income (0-50 percent of median income), low-income (51-80 percent of median income), moderate-income (81-120 percent of median income) and above moderate-income (greater than 120 percent of median income). One method of analyzing housing affordability to each income group is to compare the number and/or percent of housing units by cost to the number and/or percent of households by comparable income levels.

A standard measure of housing affordability is that average housing expenses should not exceed 30 percent of a household's income. Those who pay 30 percent or more of their income on housing may experience difficulty in affording other basic necessities. However, individual circumstances that can affect the ability to afford housing vary, such as other long-term debt payments, the number of household members, and other large ongoing expenses (such as medical bills). Since it is impossible to take each household's individual circumstances into account, the 30 percent rule provides a general measure of housing affordability for the average household.

Table A-31 shows the number of households paying over 30 percent of their income on housing. Of the total very low- and low-income households 67 percent of the very low-income households and 33 percent of low-income households spend over 30 percent of their income on housing. Some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other factors. Other households choose to pay larger percentages of their income because they may receive tax advantages or are investing with the knowledge that their income will increase so that they pay a lower percentage of their income on a long-term basis. In contrast, very low- and low-income households are forced to pay a large percentage of their income because they cannot afford higher rents, and they are limited to certain costs due to a lack of available low-cost housing options.

**Table A-31**

### Number of Households Paying Over 30 Percent of Income on Housing

Income	Owners		Renters		Total Households
	Households	Percent	Households	Percent	
Very Low-Income	77	18%	363	82%	440
Low-Income	162	75%	54	25%	216
Total	239	36%	417	64%	656

Source: 1990 Census.

Note: Income ranges in this table (very-low and low-income) correspond to dollar categories as reported by the Census.

Further analysis of housing expenditures as a percent of income shows that most homeowners and renters with incomes of \$35,000 (1990) and above paid less than 30 percent of their income for housing (Table A-32). Renters with incomes below \$20,000 paid the highest percentages of income for housing.

**Table A-32****Galt Housing Expenditure Rate per Income Group (1990)**

<b>Income</b>	<b>&lt;\$10,000</b>	<b>\$10,000- \$19,999</b>	<b>\$20,000- \$34,999</b>	<b>\$35,000- \$49,999</b>	<b>\$50,000+</b>	<b>Total Households<sup>1</sup></b>
<b>Renters</b>						
Under 30%	20%	22%	76%	100%	100%	408
30-34%	7%	13%	3%	0%	0%	55
35%+	73%	65%	21%	0%	0%	362
Total Households	219	241	222	95	48	825
<b>Owners</b>						
Under 30%	67%	49%	63%	60%	99%	1,167
30-34%	19%	20%	3%	33%	1%	209
35%+	14%	31%	34%	7%	0%	226
Total Households	57	113	437	477	518	1,602

Source: 1990 Census Data.

<sup>1</sup>Vacant units are not included in total households.**Affordability Trends**

According to the 1990 Census, the median gross rent was \$478 in the City and \$527 in Sacramento County (this data was not available for 2000). People with very low-incomes had a variety of affordable housing options, as 33 percent of apartment units in the City had rental rates below 30 percent of the income for a very low-income household. People with low incomes had more options than those with very low-incomes. There were a sufficient number of lower-cost units available to these households. Local rents were primarily within the range of affordability of households in the upper end of the low-income range (70-80 percent of median income) and moderate-income households.

Table A-33 provides an estimate of the number of affordable rental units at each income level. The percentage of apartments affordable within the low- and moderate-income groups is cumulative and includes the percentage from the previous income group. The existence of lower-cost units does not mean that such units are actually available to lower-income households. Although 2000 Census data is not yet available on income and housing payments, it is likely that the affordability of rental housing has declined since 1990 because historically rental rates rise faster than household incomes.

**Table A-33****Affordability of Rental Housing in Relation to Income 1990**

<b>Income Group</b>	<b>Affordable Rent Limit</b>	<b>Percent of Galt Rentals</b>	<b>Percent of County Rentals</b>
Very Low	\$403	33%	20%
Low	\$645	81%	72%
Moderate	\$969	99%	96%

Source: 1990 Census Data.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income. Table A-34 shows that there were no homes affordable to persons within the very low-income group and only two homes affordable to persons within the low-income group. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates often allow homebuyers to qualify for houses that are up to four times their incomes.

**Table A-34**

**Sold Units Affordable to Lower-Income Households (September 2001)<sup>1</sup>**

<b>Income Group</b>	<b>Affordability Level<sup>2</sup></b>	<b>Homes For Sale in 2001<sup>3</sup></b>	<b>Percent of All Houses For Sale</b>
Very Low-Income	\$84,450	0	0%
Low-Income	\$135,120	2	1%
Moderate-Income	\$202,680	70	46%

Source: HUD 2001 Income Limits and National Association of Realtors.

<sup>1</sup>Units include single-family homes.

<sup>2</sup>The affordability level is based on the Sacramento County median income for 2001 (HUD 2001 Income Limits).

<sup>3</sup>Homes for sale were taken from the September 2001 National Association of Realtors report for Galt.

## ASSISTED HOUSING PROJECTS

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

### Assisted Rental Housing Eligible for Conversion

Over the past several decades, hundreds of thousands of affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restricted rents and occupancy of units to low-income households for specified periods of time. Galt contains two such assisted rental housing developments. Once the period of rent/occupancy expires, a property owner may charge market rents. Low-income occupants are often displaced when rents rise to market levels. The Housing Element must identify any such publicly assisted rental units eligible for conversion, and include a program to address their preservation, if possible.

The inventory of assisted units includes a review of all multi-family rental units under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees (Inclusionary, density bonus, or direct assistance programs). The inventory also covers all units that are eligible for change to non-low-income housing units because of termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

The California Housing Partnership Corporation provides an inventory of federally subsidized rental units at risk of conversion. The 2001 update, which identifies units at risk through the year 2020, identified Palm Gardens and Sunset Gardens (Empire Village) as HUD-assisted multi-family housing developments with Section 8 contracts in the City of Galt. Sunset Gardens (54, 1-bedroom units) and Palm Gardens (16, 1-bedroom and 16, 2-bedroom units) are both funded under Title 6 (HUD Program), which provides rental subsidies to keep these units affordable. HUD has stated that Palm Gardens recently completed the Title 6 renewal process and entered into an agreement to keep the units affordable for another 40 years. Sunset Gardens is annually renewing their contract with HUD and have expressed no intent to opt out of the program; however, Sunset Gardens is considered at-risk and should be monitored annually by the City to ensure continued affordability, as there is a possibility that the owner could opt out of the HUD program at any time.

Table A-35 shows assisted rental units in the City of Galt and their funding status. The New Hope Senior Village consists of 28 age-restricted units available for very low-income and 28 age-restricted units available for low-income households. These units are affordability-restricted until 2047. Hudson Bay apartment complex, as of September 2001 under construction, will consist of 10 two-bedroom units and 13 three-bedroom units available to low-income families and 22 two-bedroom units and 34 three-bedroom units available to very low-income families. The project was funded with state and federal tax credits and is affordability restricted until 2056.

The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

A search of similar multi-family properties for sale in Sacramento and San Joaquin counties revealed acquisition costs per unit from approximately \$47,000 to \$68,000 per dwelling unit. At this price range, acquisition of 54 multi-family units would range from \$2.5 to \$3.7 million, excluding closing and property repair costs that may be necessary. The estimated minimum cost to construct similar new units (1-bedroom apartments) ranges from \$75,000 to \$95,000 per dwelling unit, without profit, depending on land and improvement costs, and permit and impact fees. At this cost per unit, the total cost to replace 54 units would range from \$4.1 to \$5.1 million if a non-profit housing provider was the developer.

**Table A-35**

**Assisted Rental Units and Section 8 Units**

<b>Assisted Rental Units</b>							
<b>Project Name</b>	<b>Address</b>	<b>Owner/Contact</b>	<b>Total Units</b>	<b>Total Assisted Units</b>	<b>Type</b>	<b>Expiration Date</b>	<b>Subsidy</b>
New Hope Senior Village Apartments	890 Village Run Drive	New Hope Village Apartments	28 low-income/ 28 very low-income	56	Senior	2047	Tax Credit
Hudson Bay Apartments	1003 Lake Park Avenue	Bay Development	23 low-income/ 56 very low-income	79	Family	2056	Tax Credit
<b>Section 8 Units Eligible for Conversion</b>							
<b>Project Name</b>	<b>Address</b>	<b>Owner/Contact</b>	<b>Owner Type</b>	<b>Total Units</b>	<b>Total Assisted Units</b>	<b>Section 8 Expiration Date</b>	<b>Assessment Risk</b>
Palm Gardens	701 A Street	FPI Management, Inc.	Profit Motivated	32	31	2041	Not at Risk
Sunset Gardens (Empire Village)	254 Palin Avenue	Petra Wutzke Empire Village Apartments Partnership Limited	Profit Motivated	54	54	Annual Renewal	At-Risk

Source: CA Housing Partnership Corporation, April 2001 and City of Galt.

## FUTURE HOUSING NEEDS

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), the Sacramento Area Council Of Governments (SACOG) is the entity authorized under state law to determine the future housing needs for the region. SACOG adopted a regional housing allocation plan in September 2001, called the "Regional Housing Needs Plan" (RHNP). This plan covers a seven and one-half period from January 1, 2000 through June 30, 2007.

Existing need is evaluated based on overpayment (30 percent or more of income) and overcrowding by lower-income households. The housing allocation also includes an "avoidance of impaction" adjustment to reduce the further concentration of low-income households in jurisdictions that have more than the regional average.

SACOG's methodology is based on regional population and housing forecasts developed for its transportation model. The numbers of housing units assigned in the plan to each jurisdiction are goals that are intended to address the minimum new housing construction need from anticipated population growth in the region.

The housing units allocated in the plan to each city and county are considered minimum needs. Most, if not all, jurisdictions have existing unmet housing needs (such as from overcrowding and overpayment) that should be considered during the preparation of a housing element and which may result in housing construction objectives that exceed the regional allocation. The City must however use the numbers allocated under the RHNP to identify measures (policies and ordinances) that are consistent with these new construction goals. While the City must also show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction. According to the RHNP, the City of Galt has a total housing construction need of 2,162 units, which equates to an annual need of roughly 288 units. Table A-36 shows the Galt 2000-2007 planning period allocation.

**Table A-36**

### Regional Housing Needs Allocation (2000 – 2007)

Dwelling Units	Percent of Total	Income Level
489	23%	Very Low-Income
349	16%	Low-Income
398	18%	Moderate-Income
926	43%	Above Moderate-Income
<b>2,162</b>	<b>100%</b>	<b>Total</b>

Sources: SACOG 2000-2007 Regional Housing Needs Plan,  
Parsons.



## FUTURE DEVELOPMENT POTENTIAL

### Areas with Potential for Residential Development

The City of Galt estimates that there are approximately 665 acres of undeveloped residentially zoned land available within the City that has the potential to accommodate 2,389 new units in various residential zones (Table A-37). The City is also considering a rezone request for 77 acres in the Northeast Specific Plan Area that is zoned Industrial (LM). The requested rezone is to single-family intermediate density (R1-B). This additional acreage has the potential to accommodate 270 residential units.

An inventory of vacant land by parcel size indicates there are 74 vacant parcels in Galt – 18 parcels are less than one acre in size, 10 are 1 – 3 acres, 13 are 3 – 5 acres, and 33 parcels are over five acres in size. An evaluation of the impact of parcel size on the development feasibility and capacity within the planning period revealed that parcels currently zoned for higher densities are of a sufficient size as not to result in a significant constraint to the development of affordable housing (Table A-37). The City has also committed to rezoning 5 additional acres of land to the R3 designation to further accommodate the needs of very low- and low-income households in order to meet the City's SACOG regional allocation within the planning period (see discussion below).

According to the City there are no significant environmental or infrastructure constraints on any of the undeveloped land shown in Table A-37 that would prevent these sites from being developed for residential use within the next five years. Water, sewer, and other necessary public facilities and services are either available, or can be readily expanded, to serve these underdeveloped sites (for further explanation, please see discussion under Public Services and Infrastructure within the Governmental Constraints section of this document). The City charges appropriate development impact fees to ensure that water lines, sewer lines, roads and other necessary infrastructure to serve new residential development can be extended in a timely manner. New development in the City of Galt has remained fairly compact, and as a result, sewer and water connections have been available and not an issue for the development of vacant land. Environmental concerns, such as endangered species or wetlands, do not significantly affect undeveloped residential lands within the City's boundaries and would not be a constraint to new development.

Historically, developers in the City of Galt have built housing in the higher density districts (R2 and R3) at densities below what the City's Zoning Code allows (see Table A-41). Variations in densities in the R2 and R3 districts can be attributed to the fluctuations in land costs over the years in Galt and not on any imposed governmental constraints. The cost of multi-family zoned land is typically between \$6,000 and \$20,000 per dwelling unit in Galt, plus improvement costs. It has been the pattern that when real estate prices are high in Galt, proposed densities from developers generally increase to make the project more economically feasible; however, lower land costs often result in somewhat lower densities. Examples of density fluctuations in multi-family affordable housing projects within the R3 District, which permit a density range between 8 and 18 units per acre, include the following:

1. *New Hope Senior Apartments* was constructed at 18 units per acre. This complex is an age-restricted rental housing community consisting of 28 very low-income units and 28 low-income units.
2. *Comstock Apartments* was approved for the development of 264 rental units affordable to low-income families at 15 units per acre. Although this project had City approval, it was never developed.

3. *Comfrey Senior Apartments*, currently in the development and construction phase at 10 units per acre, will have a total of 56 units and be 80 percent affordable to lower income persons. Comfrey Senior Living will have 12 units affordable to low-income households, 32 units affordable to very low-income households, 11 market rate units, and 1 manager unit. Both the City and the developer entered into an owner participation agreement restricting the rent of the 20 units affordable to very low-income households for 55 years.
4. *Hudson Bay Apartments*, constructed at 8 units per acre, is 100 percent affordable with a total of 79 restricted units (56 very low-income/23 low-income units) and 1 manager unit.

Examples of single- and multi-family affordable housing projects within the R2 District, which permit a density range up to 8 units per acre, include the following:

1. *Greenwood, aka, Ashbrook* was constructed at 8 units per acre and consists of 116 residential lots with a mixture of “cluster housing” (34 units) and more typical single-family homes (82 units). Of the 34 “cluster homes,” 23 are affordability restricted to low-income qualified buyers.
2. *Grizzly Hollow Unit III Planned Development* is in the planning stages at 7 units per acre with 54 units of multi-family rental housing, of which 26 units are restricted to low-income households and 28 units are restricted to moderate-income households. An additional 4 single-family self-help housing lots are also part of this project.

Calculation of the potential number of new dwelling units within each residential zone was based on either the actual number of units in a pending or approved project or on the following conservative estimates of historic average construction densities based on residential development in Galt over the last five years: R1A – 3 dwelling units per acre; R1B – 3.6 dwelling units per acre; R1C – 4.3 dwelling units per acre; R2 – 5.5 dwelling units per acre; and R3 – 12 dwelling units per acre. Based on the examples cited above, the City has been able to accommodate housing affordable to very low- and low-income households at presently zoned densities in the R3 zone at an average density of 12 units per acre.

The City of Galt’s R2 zone has a total of .94 acres that could potentially accommodate 5 new residential units, while the R3 zone has .8 acres that could accommodate 10 units. The City’s R3-PD zone has a total of 40.54 acres of vacant land with a developmental potential of 468 new residential units. Galt’s R1A/R3-PD zone, located within the Northeast Area Specific Plan, is an approved planned development that has a limit of 122 residential units.

The Planned Development (PD) combining district, applied to the two sites above – R3-PD and R1A/R3-PD, will allow for more creative and efficient approaches to the use of the land. The land uses permitted in the PD overlay districts are the same in which the PD combining district is combined. For example, the R3-PD designation will allow the same base land uses as the R3 zone; however, with the PD overlay there is the added benefit of flexibility of development standards and design.

The R2, R2-PQ-PD, R3, and R3-PD zones could accommodate up to 537 new dwelling units at densities potentially affordable to low- and very low-income households. The City’s regional allocation for very low- and low-income households is 838 dwelling units. Between the period of January 1, 2000 (when the current planning cycle begins) and July 1, 2002 (present) the City has documented the construction of 252 units affordable to low- and very low-income households. After subtracting the units constructed to-date (252) from the City’s regional allocation for low- and very low-income households (838), the remaining need is 586 units. As cited above, the City can

accommodate up to 537 new dwelling units at densities potentially affordable to low- and very low-income households; however, a gap of 49 dwelling units still remains (586 units minus 527 units).

To ensure there is sufficient land available to accommodate the City regional allocation for low-and very low-income groups the City has committed to rezoning five (5) acres of land that is physically and locationally suitable for multi-family housing (see Policy 1 of the Housing Element).

Upon the rezone of five (5) acres to the Multi-Family (R3) designation at a documented affordable average construction density of 14 units per acre (5 acres x 14 units/acre = 70 units), the City will have more than sufficient vacant land zoned to fill the existing gap of 49 units; and therefore, will be able to accommodate their 2000-2007 “fair share” for low- and very low-income households.

## **Areas with Redevelopment and Re-Use Potential**

Areas with the greatest redevelopment potential within Galt are located in the City’s Downtown Revitalization and Historic Preservation Specific Plan area (DRHPSP). The DRHPSP allows residential uses to be developed with commercial and office uses on the same parcel or in the building in the Historic Business District zone. The intent of this mixed-use area is to allow housing units on the second story of a commercial storefront. Residential units are not limited to the second story, but it is generally the most feasible way to develop housing that also maintains the commercial nature of the area. There is presently a mixed-use project in the DRHPSP area that has an office on the first floor and 6 apartment units on the second floor. Elsewhere in the DRHPSP area there are two other two-story buildings that are currently vacant and could be redeveloped to accommodate commercial/office use on the first floor and residential uses on the second story – the IOOF Hall has an estimated 6,000 square feet that could be developed on a second floor and the building at 408 C Street has approximately 8,700 square feet on a second floor. Virtually all other commercial buildings in Galt are single story construction and the City has concluded that conversion to mixed-use would not be conducive in those areas. In addition, there are two infill vacant lots in the historic business district that could be developed to accommodate new mixed-use buildings. One lot is located on 4<sup>th</sup> Street and the other lot is on C Street. Each of these lots is approximately 5,800 square feet. The City estimates that the two existing buildings and the two infill lots could accommodate between 20 and 30 dwelling units under the following assumptions:

1. Net area available for housing units on the second floor of each buildings is 75 percent of the total floor area.
2. The floor area ratio of two 2-story buildings on the infill lots is 1:1, resulting in approximately 3,000 square feet of second story space (75 percent net for housing).
3. The housing units range in size from 500 to 800 square feet each.

**Table A-37**

Galt Vacant Land Inventory

Acreage	Street Name/ APN Number	Zoning Designation <sup>1</sup>	Pending Projects/ Constraints <sup>2</sup>	Density Permitted By Zoning Code (Units/Acre)	Actual/Potential Dwelling Units <sup>3</sup>
40.00	ELM AV 148-0115-015	R1A	Schmidt Family Farm	4	126
<b>Total Acres 40.00</b>				<b>Total R1A: Units 126</b>	
1.83	WALNUT AV 148-0074-013	R1A-PD	N/A	4	5
2.00	E WALNUT AV 148-0074-018	R1A-PD	N/A	4	6
12.68	STOCKTON BL 148-0074-034	R1A-PD	N/A	4	38
8.91	STOCKTON BL. 148-0074-055	R1A-PD	The Meadows	4	25
2.58	LAKE PARK DR 148-0080-073	R1A-PD	Sommerset 2	4	7
10.97	LAKE PARK DR 148-0080-093	R1A-PD	Sommerset 2	4	33
3.20	BAY SHORE DR 148-0080-087	R1A-PD	Twin Cities 2B, # 2	4	11
1.15	STOCKTON BL 150-0012-004	R1A-PD	N/A	4	3
0.23	STOCKTON BL 150-0012-005	R1A-PD	N/A	4	1
5.00	STOCKTON BL 150-0012-007	R1A-PD	N/A	4	15
3.78	STOCKTON BL 150-0012-026	R1A-PD	N/A	4	11

<b>Acreage</b>	<b>Street Name/ APN Number</b>	<b>Zoning Designation<sup>1</sup></b>	<b>Pending Projects/ Constraints<sup>2</sup></b>	<b>Density Permitted By Zoning Code (Units/Acre)</b>	<b>Actual/Potential Dwelling Units<sup>3</sup></b>
7.47	STOCKTON BL 150-0012-032	R1A-PD	Emerald Park 22	4	17
5.00	AYERS LN 150-0030-012	R1A-PD	N/A	4	15
5.00	AYERS LN 150-0030-013	R1A-PD	N/A	4	15
10.00	AYERS LN 150-0030-014	R1A-PD	N/A	4	30
17.25	MARENGO RD 150-0030-036	R1A-PD	Chancellor Estates, # 1	4	41
24.10	MARENGO RD 150-0030-043	R1A-PD	Chancellor Estates, # 5	4	64
17.05	MARENGO RD 150-0030-044	R1A-PD	Chancellor Estates, # 4	4	45
5.00	E AMADOR AV 150-0030-015	R1A-PD	N/A	4	15
4.27	E AMADOR AV 150-0030-017	R1A-PD	N/A	4	13
4.81	AYERS LN 150-0042-008	R1A-PD	N/A	4	14
4.68	AYERS LN 150-0042-051	R1A-PD	N/A	4	14
0.81	E AMADOR AV 150-0042-052	R1A-PD	N/A	4	2
0.48	E AMADOR AV 150-0042-079	R1A-PD	N/A	4	1

<b>Acreage</b>	<b>Street Name/ APN Number</b>	<b>Zoning Designation<sup>1</sup></b>	<b>Pending Projects/ Constraints<sup>2</sup></b>	<b>Density Permitted By Zoning Code (Units/Acre)</b>	<b>Actual/Potential Dwelling Units<sup>3</sup></b>
0.36	E AMADOR AV 150-0042-080	R1A-PD	N/A	4	1
20.00	BOESSOW RD 150-0092-009	R1A-PD	N/A	4	60
14.11	BOESSOW RD 150-0092-010	R1A-PD	N/A	4	42
9.52	BOESSOW RD 150-0092-012	R1A-PD	N/A	4	29
2.40	H STREET 150-0101-004	R1A-PD	Narrow lot	4	7
59.17	KOST RD 150-0101-012	R1A-PD	15± acres in flood plain	4	133
3.38	CORNELL RD 150-0101-019	R1A-PD	N/A	4	10
5.74	CORNELL RD 150-0101-021	R1A-PD	N/A	4	17
4.81	KOST RD 150-0101-028	R1A-PD	N/A	4	14
3.01	KOST RD 150-0101-033	R1A-PD	N/A	4	9
10.37	JOY DR 150-0101-040	R1A-PD	N/A	4	31
10.22	JOY DR 150-0101-041	R1A-PD	N/A	4	31
13.54	KOST RD 150-0101-044	R1A-PD	N/A	4	41

Acreage	Street Name/ APN Number	Zoning Designation <sup>1</sup>	Pending Projects/ Constraints <sup>2</sup>	Density Permitted By Zoning Code (Units/Acre)	Actual/Potential Dwelling Units <sup>3</sup>
7.27	3RD ST 150-0101-046	R1A-PD	N/A	4	22
33.68	CORNELL RD 150-0101-059	R1A-PD	5.7 acres in flood plain	4	84
16.00	S LINCOLN WY 150-0101-067	R1A-PD	N/A	4	48
41.16	KOST RD 150-010-074	R1A-PD	Creekside 4 (21 ac. in flood zone)	4	67 (pending rezone to R1C)
12.28	CHISHOLM TRAIL 150-0550-001	R1A-PD	Creekside 2, # 2	4	38 Total (pending rezone to R1B)
1.57	CREEKSTONE WY 150-0550-003	R1A-PD	Creekside 2, # 2		
Total Acres 426.84				Total R1A-PD Units: 1,126	
6.00	MARENGO RD 148-0080-091	R1B	River Oaks 2D	5	136 Total
42.67	MARENGO RD 148-0080-092	R1B	River Oaks 2D		
Total Acres 48.67				Total R1B Units: 136	
15.90	MARENGO RD 150-0030-034	R1B-PD	Chancellor Estates, # 2	5	59
17.42	MARENGO RD 150-0030-035	R1B-PD	Chancellor Estates, # 3	5	54

Acreage	Street Name/ APN Number	Zoning Designation <sup>1</sup>	Pending Projects/ Constraints <sup>2</sup>	Density Permitted By Zoning Code (Units/Acre)	Actual/Potential Dwelling Units <sup>3</sup>
2.50	WALNUT AV 148-0074-050	R1B-PD	Emerald Park 24	5	38 Total
0.80	WALNUT AV 148-0074-051	R1B-PD	Emerald Park 24		
2.30	VINTAGE OAK 148-0080-061	R1B-PD	Emerald Park 24		
5.80	VINTAGE OAK 148-0080-062	R1B-PD	Emerald Park 24		
4.80	FERMOY WAY 148-0074-057	R1B-PD	N/A	5	17
5.70	CORNELL RD 150-010-050	R1B-PD	Requires improvements to County road & extension of utilities 800' +	5	21
2.00	CORNELL RD 150-0101-051	R1B-PD	N/A	5	7
2.00	CORNELL RD 150-0101-052	R1B-PD	N/A	5	7
<b>Total Acres 59.22</b>				<b>Total R1B-PD Units: 203</b>	
21.18	WALNUT AV 148-0080-052	R1C	River Oaks 2C	6	139
<b>Total Acres 21.18</b>				<b>Total R1C Units: 139</b>	
8.54	BEAVER PARK WAY 148-0080-042	R2-PQ-PD	Grizzly Hollow III - PD	8	54
<b>Total Acres 8.54</b>				<b>Total R2-PQ-PD Units: 54</b>	
0.94	A STREET 150-0171-012	R2	N/A	8	5
<b>Total Acres 0.94</b>				<b>Total R2 Units: 5</b>	



Acreage	Street Name/ APN Number	Zoning Designation <sup>1</sup>	Pending Projects/ Constraints <sup>2</sup>	Density Permitted By Zoning Code (Units/Acre)	Actual/Potential Dwelling Units <sup>3</sup>
17.58	CARILLION BL 148-0080-028	R3-PD	N/A	8-18	211
18.36	WALNUT AV 148-0080-084	R3-PD	N/A	8-18	220
4.6 (11 parcels)	VINTAGE OAK AV 148-0780-001 – 148-0780-011	R3-PD	Grizzly Mesa Townhome PD	8-18	37 Total
<b>Total Acres 40.54</b>				<b>Total R3-PD Units: 468</b>	
18.13	FERMOY WAY 148-0074-056	R1A/R3-PD	Emerald Village Senior PD	N/A	122
<b>Total Acres 18.13</b>				<b>Total R1A/R3-PD Units: 122</b>	
0.80	MYRTLE AVE 150-0172-036	R3	Limited access may require mitigation	8-18	10
<b>Total Acres 0.80</b>				<b>Total R3 Units: 10</b>	
<b>GRAND TOTAL ACREAGE: 664.86</b>				<b>GRAND TOTAL UNITS: 2,389</b>	

Source: City of Galt, June 2002.

<sup>1</sup> Zoning Key:  R1A = SFR, 10,000 s.f. min. lot size R1B = SFR, 8,000 s.f. min. lot size R1C = SFR, 6,500 s.f. min. lot size R2 = Med. Density Residential (allows duplexes, s.f.r., and m.f. with a use permit) R3 = M.F.R. (8 du/ac min. – 18 du/ac max.) PQ = Public/Quasi Public PD = Planned Development Overlay	<sup>2</sup> Project names are listed if there is a project pending. Otherwise, any constraints are noted.	<sup>3</sup> Actual units are noted if there is a pending or approved project. Otherwise, the following assumptions were used based on average construction densities.  R1A = 3 du/ac R1B = 3.6 du/ac R1C = 4.3 du/ac R2 = 5.5 du/ac R3 = 12 du/ac
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Summary of Vacant Land By Parcel Size					
Zoning Designation	Parcel Size				Total Number of Parcels
	Less Than 1 Acre	1 – 3 Acres	3 – 5 Acres	Over 5 Acres	
R1A	-	-	-	1	1
R1A-PD	4	6	12	21	43
R1B	-	-	-	2	2
R1B-PD	1	4	1	4	10
R1C	-	-	-	1	1
R2	1	-	-	-	1
R2-PQ-PD	-	-	-	1	1
R3	1	-	-	-	1
R3-PD	11 <sup>1</sup>	-	-	2	13
R1A/R3-PD	-	-	-	1	1
<b>Total</b>	<b>18</b>	<b>10</b>	<b>13</b>	<b>33</b>	<b>74</b>

Source: City of Galt, June 2002.

<sup>1</sup>Although there are several small parcels identified, they are all proposed to be merged and re-subdivided into a town home project (Grizzly Mesa). Grizzly Mesa has an approved tentative map with the City.

Summary of Potential Number of Units Based on Affordability					
Zoning Designation	Total Vacant Acreage	Income Category			
		Very-Low Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units
R1A	40.0	-	-	-	126
R1A-PD	426.84	-	-	-	1,126
R1B	48.67	-	-	-	136
R1B-PD	59.22	-	-	-	203
R1C	21.18	-	-	139	-
R2 <sup>1</sup>	0.94	-	5	-	-
R2-PQ-PD <sup>2</sup>	8.54	26	28	-	-
R3 <sup>3</sup>	0.8	10	-	-	-
R3-PD <sup>4</sup>	40.54	130	338	-	-
R1A/R3-PD	18.13	-	-	122	-
<b>TOTAL</b>	<b>664.86</b>	<b>166</b>	<b>371</b>	<b>261</b>	<b>1,591</b>
<b>2000-2007 SACOG Regional Housing Needs Plan</b>	<b>TOTAL 2,162</b>	<b>489</b>	<b>349</b>	<b>398</b>	<b>926</b>
<b>Units Completed and/or Under Construction Between January 1, 2000 and July 1, 2002</b>	<b>575</b>	<b>89</b>	<b>163</b>	<b>296</b>	<b>27</b>
<b>Remaining Housing Needs Allocation to be Accommodated by June 2007</b>	<b>1,587</b>	<b>400</b>	<b>186</b>	<b>102</b>	<b>899</b>

Source: SACOG RHNP 2000-2007, City of Galt, and Parsons, June 2002.

<sup>1</sup>R2 – 5 low-income units – estimated affordability based on the City’s history of single-family self-help units constructed in the R2 district affordable to low-income households.

<sup>2</sup>R2-PQ-PD – 26 very low- and 28 low-income units – affordability based on the income affordability breakdown of the approved Grizzly Hollow III project.

<sup>3</sup>R3 – 10 very low-income units – estimated affordability based on the City’s documented history of very low-income affordable housing developed in the R3 district.

<sup>4</sup>R3-PD – 130 very low- and 338 low-income units – affordability based on 37 low-income units attached to Grizzly Mesa Townhome PD with the remainder 431 units allocated to 70 percent potentially affordable to low-income and 30 percent potential affordable to very low-income households.

## CONSTRAINTS

The purpose of this section is to identify those governmental and non-governmental factors unique to the community that inhibit the development, maintenance, or improvement of housing. The governmental constraints analysis focuses on factors that are within the City's control, not on state, federal, or other governmental policies or regulations that Galt cannot affect or modify. There are many such policies and regulations that could affect the City's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. Among these other governmental constraints are:

- Land use and environmental policies and regulations that could limit the City's ability to designate land within the City's planning area for future residential development. Examples include agricultural open space and natural habitat preservation; protection of endangered species; and flood control.
- Fiscal and financial constraints related to regional, state or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that Galt must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

While these other governmental requirements meet legitimate public purposes, Galt recognizes that they can potentially constrain the availability and affordability of housing to meet the community's future needs.

## NON-GOVERNMENTAL CONSTRAINTS

### Land Costs

Table A-38 shows vacant land for sale in the City of Galt and nearby areas and their respective costs (September/October 2001). The residential vacant land listed range from \$42,000 to \$100,000 per acre and \$40,000 to \$100,000 per acre for multifamily-zoned land. On a per-lot, or per-unit basis, these acreage costs translate to a range of \$17,000 to \$85,000 per lot for single-family land and between \$6,000 and \$10,000 per dwelling unit for multifamily land (depending on the density).

**Table A-38**

#### Vacant Land – For Sale

Type	Lot Size/Total Units	Location	Price
<b>Vacant Land</b>			
Commercial	1.8 acres	Galt	\$257,000
Residential – SF	4 acres/2acre parcels	Galt	\$170,000
Residential – SF	12 acres/41 lots	Galt	\$1,200,000
Residential – SF	4.3 acres/12 lots	Galt	\$205,000
Residential – MF	0.85 acres	Galt	\$83,500
Residential – MF	5.3 acres	South Sacramento	\$174,528
Residential – MF	17 acres	Twin Cities Road	\$1,300,000

Source: LoopNet® and Today's Real Estate Magazine  
September 2001



## Construction and Labor Costs

Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Development costs were acquired from estimates provided by single-family residential builders who work in the City of Galt (September 2001).

Construction costs for a wood framed 2,800 square foot single-family home are approximately \$47 per square foot. The cost of raw land is \$22,000 to \$27,000 a unit. Permitting costs are about \$26,500 per unit. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, and installation of water and sewer lines. This type of work generally ranges from \$30,000 to \$55,000 per unit. The cost variation is impacted by lot sizes, primary infrastructure needed for the area, and improvements to collector streets including landscaping, sound walls, and additional lanes. Total construction costs per square foot, excluding land costs, range from \$70 to \$100 for single-family construction. Based on these assumptions, the cost of a single-family tract home in Galt, ranging from 2,000 to 3,000 square feet, would vary from \$195,000 to \$295,000, with total permitting costs between 9 to 14 percent of the total value of the home.

Given cost ranges listed above for a market rate single-family home in Galt, none of the very low-or low- income households in the City could afford to own a home in the City without some assistance, a subsidy or first-time homebuyer program. Of the moderate-income households in the City of Galt, only the upper end could afford to own a home, assuming again that no other subsidies or first-time homebuyer assistance programs are utilized.

Based on recent listings of multi-family properties in Galt, the cost of raw multi-family land is between \$5,000 and 6,000 per dwelling unit, depending of course, on the assumed density of a project that could be developed on a particular site. According to 3 recently constructed assisted multi-family projects in Sacramento County, multi-family construction costs (excluding land, soft costs, city fees, interest carry, and general administration) range from \$50 to \$66 per square foot. The cost of raw multi-family land for these projects ranged from \$10,000 to \$20,000 per unit, again depending on the density of the project, while just construction costs (excluding infrastructure improvements, site improvements, etc.) ranged from \$43,000 to \$63,000 per unit.

## The Cost and Availability of Financing

The City has not uncovered any local constraints to the availability or cost of financing for home purchases or rehabilitation that differ significantly from the availability or cost of financing generally in California. Even in the City's older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table A-39 shows various monthly payments necessary to service mortgages at various interest rates. Financing is currently at 6.7 percent in the area (September 2001).

**Table A-39**

**Monthly Payments and Total Interest at Various Interest Rates**

<b>Interest Rate</b>	<b>15-Year Loan</b>			<b>30-Year Loan</b>		
	<b>Payment per \$10k</b>	<b>Total Interest Paid</b>	<b>Percent Difference Payment/Interest</b>	<b>Payment per \$10k</b>	<b>Total Interest Paid</b>	<b>Percent Difference Payment/Interest</b>
6%	\$84.39	\$5,189	---	\$59.96	\$11,583	---
7%	\$89.88	\$6,178	6.5%/19.0%	\$66.53	\$13,950	11.0%/20.4%
8%	\$95.57	\$7,202	6.3%/16.6%	\$73.38	\$16,415	10.3%/17.7%
9%	\$101.43	\$8,256	6.1%/14.6%	\$80.46	\$18,966	9.6%/15.5%
10%	\$107.46	\$9,343	5.9%/13.2%	\$87.76	\$21,593	9.1%/13.9%

Source: LA Times, 2000.

## GOVERNMENTAL CONSTRAINTS

Governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, while building codes may set specific building standards that add material costs or limit building space on a site, thus increasing the cost of housing per unit.

### Land Use Controls

Table A-41 provides a summary of Galt's residential zoning regulations, including building setback, height, and parking requirements for single-family and multi-family residential zones. The City of Galt's Zoning Ordinance and development regulations establish maximum densities based upon the availability of public services, traffic constraints, and neighborhood character. The minimum lot size for new single-family homes in the R1A zone is 10,000 square feet, R1B zone 8,000 square feet, and R1C zone 6,500 square feet. The Residential Agriculture (RA) zone is a designation generally used in the Sphere of Influence, and is not zoned in any areas within the City limits. It has a minimum lot size of 5 acres. The Medium-Density Residential (R2) zone requires a minimum lot size of 5,500 square feet for a single-family dwelling, while duplexes in an R2 zone must have a minimum lot size of 6,500 square feet with 4,000 square feet for each additional dwelling unit. For the City's Multi-Family (R3) zone, the minimum lot size is 6,700 square feet with 2,420 square feet for each additional dwelling unit.

The maximum densities permitted by the Zoning Ordinance in the City's single-family zones R1A, R1B, and R1C range from 4 to 6 units per acre, while the R2 zone allows up to 8 units per acre for single-family dwellings. The R3 zone allows a maximum density of 16 units per acre or up to 18

units per acre with a planned development. Finally, the RA zone has a maximum density allowable of 1 unit per 5 acres or .2 units per acre.

Yard and setback requirements are not excessive and range from 5 to 20 feet, with the exception in the RA zone of up to 50 feet for placement of buildings housing animals including but not limited to barns, stables, and chattels. Height limits in single-family zones permit two-story homes. In the City's R3 zone, height limits permit multi-story apartments, while in the RA zone height limits are set at 50 feet allowing for stables or barns to be built. With the exception of the RA zone being 10 percent, maximum lot coverage's range from 50 percent to 60 percent for all residential districts, which is more than sufficient to accommodate the maximum densities permitted under the Zoning Ordinance.

### ***Planned Development***

The Planned Development (PD) combining district (Galt Municipal Code, Section 18.24.030) is intended to promote and encourage a creative and efficient approach to the use of land; to maximize choice in the type of development available in the City; to encourage the efficient allocation and maintenance of open space; to provide for the redistribution of overall density where such rearrangement is desirable; and to provide more flexibility in design than is provided under the strict application of the other zoning district regulations. The uses permitted in the PD zone are the same as the land uses permitted in the combining district; however, the PD may permit deviations from the standards of the base zones with which the PD district is combined.

Various land uses may also be combined in a planned development zoning district including residential, cultural, and commercial (if the commercial uses are intended to serve principally the residents of the development). The combination of uses should be compatible with the intent of the General Plan of the City and result in a balanced and stable environment.

The City of Galt encourages and facilitates the use of PD combining districts through the following incentives:

- density bonus;
- flexible development standards;
- variation in parking requirements; and
- use of clustering to redistribute density and reduce development costs.

Planned Development combining districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the stricter application of the development standards of the base zoning districts. This flexibility provides for, and can promote the cluster housing, zero lot lines, townhomes, and similar housing types that can be more difficult to develop with typical setbacks and lot coverage.

## **Permitted Uses in Residential Zoning Districts**

The Galt Municipal Zoning Code designates permitted and non-permitted uses for all developable use types in the City in relation to the City's zoning categories (Table A-41).

- Single-family dwellings, detached, are permitted in all residential zones except for the R3. Single-family dwellings, attached, are permitted in the R3 zone, but not permitted in RA or R1 zones, and only by conditional use permit in the R2 zone.
- Duplexes in the City of Galt are not permitted in the RA or R1 zones, but are permitted in the R2 and R3 zones.



- Multi-family dwellings with three or more units are permitted in the R2 and R3 zones, but not permitted in the RA or R1.
- Second residential units are permitted throughout the residential districts except for the R3 zone.
- Mobilehome parks are only permitted with a conditional use permit in the R3 zone.
- Emergency shelters are not permitted in any residential zones, however they are permitted as a conditional use in the Industrial (LM) and Special Purpose (PQ) zones.
- Residential care providers are permitted throughout all residential zones.

Additionally, residential development is permitted in commercialized zones as specified in the City of Galt's Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP). The zoning districts established by the Specific Plan are as follows: Commercial (C), Historic Business (HBD), Mixed Use (MU), Residential (R), Open Space (OS), and Historic Preservation Overlay (HP). As Table A-40 shows, multi-family units are allowed with a conditional use permit in the HBD zone as part of a mixed-use project only of up to 18 units per acre. The MU zone, although commercial retail in this district is not allowed, does permit all three residential land uses cited at a density of 8 units per acre.

**Table A-40**

**DRHP Specific Plan Permitted Residential Activity**

<b>Residential Land Use</b>	<b>C</b>	<b>HBD</b>	<b>MU<sup>1</sup></b>	<b>R</b>	<b>OS</b>
Single-family Dwellings	-	-	Permitted Use	Permitted Use	-
Two-family Dwellings	-	-	Permitted Use	Conditional Use	-
Multi-family Dwellings	-	Conditional Use <sup>2</sup>	Permitted Use	-	-
<b>Maximum Residential Density (units/acre)</b>	<b>3<sup>3</sup></b>	<b>18<sup>2</sup></b>	<b>8</b>	<b>8</b>	<b>-</b>

Source: City of Galt Downtown Revitalization and Historic Preservation Specific Plan, 1995.

<sup>1</sup>No commercial retail in this district.

<sup>2</sup>Only as part of a mixed use project.

<sup>3</sup>Standards to be established during preliminary concept design review.

**Table A-41**

City of Galt Residential Zoning Requirements with Allowable Residential Development

	RA Residential Agriculture	R1 Single – family			R2 Medium – Density Residential	R3 Multi– family
		A Low – Density	B Intermediate – Density	C Maximum – Density		
Minimum Lot Size/ Minimum Net Lot Area per Unit (sq. ft.)	217,800 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,500 sq. ft.	Single – family Dwelling: 5,500 sq. ft. Duplex: 6,500 sq. ft./ 4,000 sq. ft. for each additional dwelling unit	6,700 sq. ft./ 2,420 sq. ft. for each additional dwelling unit
Maximum Density (Units/Acre)	.2	4	5	6	8	8-18
Minimum Front Yard Setback	20 ft./50 ft. <sup>1</sup>	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Side Yard Setback	10 ft./50 ft. <sup>1</sup>	5 ft.	5 ft.	5 ft.	5 ft.	5ft. <sup>2</sup> /10 ft. <sup>3</sup>
Minimum Rear Yard Setback	10 ft/50 ft. <sup>1</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Height Limit (Dwellings)	50 ft.	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.
Floor Area Ratio	.10	.50	.50	.50	.50	.60
Parking Requirements	Two paved parking spaces within an attached or detached garage	Two paved parking spaces within an attached or detached garage	Two paved parking spaces within an attached or detached garage	Two paved parking spaces within an attached or detached garage	Two paved parking spaces within an attached or detached garage/unit	One and one- half spaces for each one- bedroom unit <sup>4</sup>

	<b>RA Residential Agriculture</b>	<b>R1 Single – Family</b>			<b>R2 Medium – Density Residential</b>	<b>R3 Multi– Family</b>
		<b>A Low – Density</b>	<b>B Intermediate – Density</b>	<b>C Maximum – Density</b>		
Single-family Dwelling, detached	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Not Permitted
Single-Family Dwelling, attached	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Conditional Use Permit	Permitted Use
Duplex	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted Use	Permitted Use
Multiple-family Dwelling, Three or More	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Conditional Use Permit	Permitted Use
Second Residential Units	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Not Permitted
Mobilehome Park	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Conditional Use Permit
Emergency Shelter	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Residential Care Providers	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use	Permitted Use

Source: City of Galt Zoning Ordinance.

<sup>1</sup>Minimum fifty feet setback from any property line for placement of buildings housing animals including but not limited to barns, stables, and chattels.

<sup>2</sup>One-story buildings.

<sup>3</sup>Two and three-story buildings.

<sup>4</sup>Two spaces for each unit with more than one bedroom. Seventy-five (75) percent of all spaces shall be covered, which may include carports or trees. Projects with seven (7) or more units must have one-quarter (.25) guest parking space for each dwelling unit.

## Conditional Use Permit Process

The Conditional Use Permit (CUP) process is described in the City's Municipal Code, Chapter 18.80 (Use Permits). Applications for use permits are reviewed by the Planning Commission which then has the authority to approve, conditionally approve, or deny the application. The total process of a CUP takes between six and eight weeks to complete. Historically, Galt has had very few applications that require a CUP approval due to the majority of residential uses being either permitted by right or not permitted at all in the various residential districts. The City therefore does not have a substantial history of conditional use permit approvals to demonstrate; however, the applicable conditions of applications that have been processed were generally related to compatibility with the neighborhood (i.e. architectural design, setbacks, parking, orientation, etc.).

In granting a use permit, the Planning Commission must make all of the following general findings:

1. The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan.
2. The proposed use is consistent with the goals and policies of the General Plan and any applicable specific plan.
3. The proposed use is listed as a use subject to a use permit in the applicable zoning district or districts or a determination of similar use has been made.
4. The proposed use meets the minimum requirements of Chapter 18.80: Use Permits, and complies with all other applicable laws, ordinances, and regulations of the City and the State of California.
5. The proposed use will not be materially detrimental to the health, safety, or welfare of the public or to property and residents in the vicinity.
6. The proposed use is suitable for the site and is compatible with neighboring uses.

The Planning Commission may impose additional conditions on the following residential uses which require a CUP, but only if the conditions serve to ensure that appropriate findings can be made: attached single-family dwellings and multi-family dwellings in R2, mobilehome parks in R3, and emergency shelters in Public/Quasi Public (PQ) and Light Manufacturing (LM). For example, the City may require that a multi-family dwelling in an R-2 zone be located near the front setback line of adjacent homes and that parking be located in the rear. This would ensure better compatibility with neighboring uses (Planning Commission finding 6, see above).

The CUP requirements in Chapter 18.80 of the zoning code act to encourage and facilitate the development of emergency shelters through clear standards of the steps in the application review process, basis for approval (criteria), and terms and conditions. The CUP process addresses impacts of the use, not the user.

The CUP process does not act as a constraint to the development of affordable housing because:

- it does not add significant time or delay to the approval of projects;
- the Planning Commission does not impose additional development standards through the CUP, but rather addresses the findings that are described in Chapter 18.80 of the Zoning Ordinance; and

- the City's CUP application packet provides clear direction on the process and standards for review.

## **Building Codes**

Building Codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Galt enforces the State Building Code standards (Title 24) for existing units, new construction, and residential rehabilitation. State laws affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological or climatological considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

A review of the City's amendments to the uniform codes indicates that they have no substantial impact on the cost of residential development. Galt's amendments to the State Building Code standards are primarily procedural and administrative, such as filing procedures, and to enforce safety procedures in dangerous or unsafe buildings.

## **Public Services and Infrastructure**

### ***Water Supply Capacity***

The City of Galt relies on ground-water resources for its urban water supply. Wells, water treatment facilities, and two 3-million gallon storage tanks are distributed throughout the City at appropriate locations to meet its municipal water demands. Groundwater in the Galt area generally contains concentrations of dissolved iron and manganese that must be treated to meet California secondary drinking water standards (secondary standards are based on aesthetics and not public health). All wells in production for potable water are currently equipped with treatment facilities.

The City of Galt Urban Water Management Plan, adopted February 20, 2001, includes an analysis of current and projected water supply and demand. That analysis assumed 340 gallons per capita per day to determine water demand (probably a high estimate, but reasonable for water planning purposes). Using that figure, the projected water use in the year 2010, on a Maximum Day Use basis, will be 14,552 gallons per minute. This projection is based on a 2010 population estimate of 30,815 which is about the projected build-out population of the City limits under the current General Plan.

The current water supply for the City is obtained from groundwater with six wells currently in operation. The current production capability from the well sites is 11,275 gpm for treated water. The existing water storage facilities also provide additional capacity. Furthermore, the City's Capital Improvement Plan and Urban Water Management Plan call for one additional well, capable of producing at least 1,000 gpm, to be constructed every second year. The City is currently constructing the River Oaks Well (projected to produce 3,000 gpm) which should be operational by the end of 2002. The Live Oak Well is in the design phase and expected to be complete in 2004. Additionally, the City is building another 3 million gallon storage reservoir which will be operational in the summer of 2003. Given the continued implementation of the Urban Water Management Plan, the City will have sufficient water capacity to support the build-out population of just over 30,000 by 2010.

Water distribution facilities are located in reasonable proximity to all vacant lands in the City limits. Extension of water service facilities, if necessary to accommodate future development, will not be a constraint on the sites listed in the vacant land analysis.

### ***Sewer Capacity***

The City's existing Wastewater Treatment Plant (WWTP), located at 10059 Twin Cities Road, has a capacity of 3 million gallons per day (3 MGD) for secondary effluent treatment. This plant is able to serve a population of 30,000 assuming approximately 100 gallons per person per day (Waste Water Treatment Plant Expansion Final EIR, 1990). The WWTP was designed for expansion to a 6 MGD facility in the future.

Currently, the City has adequate treatment capacity to accommodate anticipated build-out population of about 30,000, which includes future housing needed to accommodate the 2000-2007 SACOG regional housing allocation for the City. However, the City's ability to dispose of that effluent is currently restricted because of the limited amount of land the City controls for land disposal of effluent through irrigation and sludge injection. Following secondary level treatment and chlorine disinfection, liquid effluent is released to Laguna Creek during winter months (per discharge permit). However, the City must hold liquid effluent in a storage pond and dispose of it through irrigated application to lands surrounding the plant during the summer months. The City is in the process of acquiring an additional 300  $\pm$  acres to provide sufficient land disposal capacity for the build-out population of 30,000. This is a short-term constraint that the City anticipates will be corrected by December, 2002.

Sewer distribution facilities are located in reasonable proximity to all vacant lands in the City limits. Extension of sewer service facilities, if necessary to accommodate future development of housing, is not anticipated to pose a significant constraint to the sites listed in the vacant land analysis.

### **Development Fees**

Galt charges a number of permit and development impact fees to cover the cost of processing development requests and providing public facilities and services to new developments. Although these fees are necessary to meet City service standards, they can have a substantial impact on the cost of housing, particularly affordable housing. In creating a development fee structure, the City of Galt carefully balanced the need to offset the cost of public services with a level of fees that do not inhibit residential development.

The City's Planning Department amended its fee schedule in 2001 to reflect fee increases for sewer connections, water connections, recreation impact fee, and capital improvement development impact fees for the City and the Northeast Specific Plan area. The fee increases adopted by the City Council were based on the annual increase in constructions costs (labor and materials) as determined by the Engineering News Record construction cost index. The fee increase in 2001 was relatively large due to the fact that no annual increases had occurred since 1994. As a result, the 2001 increase was based on the six year period (1994 – 2000) where no fee increases were implemented, using the same methodology noted for each intervening year. To lessen the burden on developers and residents, fee increases were implemented in two phases: 70 percent of the total increase was effective on July 1, 2001, while the remaining fee was effective January 1, 2002. It is now the intent of the City to annually review and implement any necessary fee increases.

See Appendix E for a complete fee schedule and notations of fee increases.

## Permit Processing Procedures

The City of Galt meets state-required timelines for the approval of development permits, as shown below (Table A-42). The time required for development approval is not generally a constraint or substantial cost to housing developers. An overly lengthy review process, however, could adversely affect an affordable housing project if the time required to obtain approval affects the proponent's ability to access funding for the project (particularly governmental grants). In such cases, expedited permit review could provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer's ability to access funding.

**Table A-42**

### Application Processing Times

Application	Time Frame
One-Story Single-family	2 weeks - building permit Architectural Review process prior to or concurrent with tentative map
Residential Design Review	
Two-Story Single-family	2 weeks - building permit Architectural Review process prior to or concurrent with tentative map
Residential Design Review	
Variances	6 weeks - Planning Commission
Tentative Maps	8 weeks - Planning Commission
Commercial and Multi-family Design Review	6 weeks - from the time an application is deemed complete
Projects with Environmental Review	Negative Declaration – 6 months from completed application Environmental Impact Report – 1 year from completed application
Rezone	10 weeks
Community Plan Amendment and Rezone	12 weeks
General Plan Amendment	12 weeks
Boundary Line Adjustment	3 weeks
Conditional Use Permit	8 weeks
Temporary Use Permit	8 weeks

Source: City of Galt, 2001.

## Housing for Persons with Disabilities

As noted in the Special Needs section of the Housing Element, persons with disabilities have a number a housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal Americans with Disabilities Act (ADA) requirements for accessibility. The City also permits or conditionally permits educational, some residential, health care, and social service offices in the Office Professional and PQ zones. Many of these uses are also permitted in the R-3 zone. These three zoning districts are generally located in close proximity to residential areas for convenience. These districts are also typically located on or near arterial or major collector streets with primary access to transportation services.

### ***Procedures for Ensuring Reasonable Accommodations***

The City of Galt currently has no formal procedures to ensure that reasonable accommodations are made for persons with disabilities. To mitigate this potential constraint to persons with disabilities, Policy 26 has been added to the City's Housing Element programs to address this issue. Policy 26 will allow individuals with disabilities to request special accommodation or variance from the requirements of City zoning or building codes due to a disability. The City will make every effort to accommodate such requests without jeopardizing the health and safety of the applicant or community. For example, if a disabled homeowner needed to install a ramp for handicap access in the front set back and said ramp was over 30" in height thereby requiring structural set backs, the City would allow the encroachment into the setback.

### ***Efforts to Remove Regulatory Constraints for Persons with Disabilities***

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). Consequently, the City allows said uses in all Residential Zones under the use "Care Providers, Residential – various, see definition" category. The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. In addition, the City's Housing Rehabilitation Program includes funding for low-income families to retrofit their homes for handicap access. Grants are available to qualified applicants. Low interest loans are also available. The City's Zoning Ordinance has been reviewed for Chapter 11 compliance and was found to be compliant.

### ***Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes***

The City implements and enforces Chapter 11 of the 1998 California Code, which is very similar to ADA regulations. The City provides information to applicants regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

### ***Zoning and Other Land Use Regulations***

As part of the update of the City's Housing Element, Galt conducted a comprehensive review of its zoning laws, policies and practices for compliance with fair housing law. The City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which



the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City permits group homes (with 6 or fewer residents) in all residential districts as well as the Office Professional and Mixed Use districts.
- The City does not restrict occupancy of unrelated individuals in group homes. “Family” under the City’s zoning code is defined as one individual living alone, or two or more individuals living together as a single nonprofit housekeeping unit in a residential unit.
- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.
- The City’s Zoning Ordinance does not set forth a specific parking standard for group homes or similar uses. They would fall under the general category of “Other” in Section 18.36.040 of the Ordinance which states that “Required parking spaces to be determined by best available practices by staff.” In the case of group homes, staff would have the flexibility of developing a standard at staff level, based on the unique case proposed.

### ***Permits and Processing***

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City’s requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows group homes of six or fewer persons by right, as required by state law. No conditional use permit or other special permitting requirements apply to such homes. Several group homes operate in Galt. The City does not specifically address group homes of seven or more in the Zoning Ordinance; however, Policy 26 has been added to the City’s Housing Element programs to facilitate large group homes in the R2 and R3 residential districts by right as a residential use. Under Policy 26, group home of seven or more will also be permitted by right in the Mixed Use and Office Professional zoning districts. Large group homes will also be permitted as part of a mixed use development with approval of a Use Permit in the Historic Business District and Commercial Zones within the Downtown Revitalization and Historic Preservation Specific Plan area. Conditions of approval will be related to ensuring adequacy of proposed mixed uses to provide a suitable residential environment with convenient commercial, transportation, and social services.

The City does not additionally impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are required for a group home, a building permit is required (the same as any other occupancy type). Group homes serving seven or more residents would also be subject to site plan review.

### ***Building Codes***

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City of Galt has adopted and implements the 1998 Uniform Building

Code (UBC) and 1998 California Code, which incorporates and amends the 1997 UBC. Should the State of California adopt the 2000 International Building Code, Galt will implement the provisions of that code. Until that time, the 1997 UBC/1998 California Code will be the applicable code the City is required to enforce under state law.

### ***Universal Design Element***

The City has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs or capabilities change. A bill pending before the Legislature, AB 2787, would require HCD to develop guidelines and a model ordinance consistent with the principles of universal design. Rather than attempt to “reinvent the wheel,” Galt will consider a model ordinance prepared by the State of California before adopting its own ordinance.

### ***Conclusion***

In light of current and proposed planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with disabilities.

## **Second Unit Requirements**

A second residential unit is required to conform to the applicable residential use development standards for the zoning district in which it is to be located, excluding standards for minimum lot area per dwelling unit, two-car garages and front yard landscaping. The City allows second residential units by right in all residential zoning districts, with the exception of R-3. Only a building permit is required for a second unit, and the review of second unit applications is expedited through ministerial staff-level approval. A second residential unit must conform to the same setback requirements, floor area ratio, and maximum height standards as the zoning district in which it is to be located; however, is not required to conform to the minimum lot area per dwelling, two car garage requirement or front yard landscaping standards.

Second residential units of 600 square feet or smaller are only required to pay half of the City’s connection fees and monthly service fees for water, sewer, garbage, and other service fees of the City. It is the City’s desire and intention that the fee decrease will further facilitate the construction of such units in Galt.

The City of Galt’s Municipal Code (Section 18.28.020) specifies a second residential unit must conform to the following standards:

- The lot upon which the second unit is to be established shall be a minimum of 6,500 square feet in area.
- No other second residential unit shall be located on the lot.
- The total floor area of an attached second unit shall not exceed 20 percent of the living area of the primary unit. The total floor area of a detached second unit shall not exceed 1,200 square feet.
- The second unit shall contain separate kitchen and bathroom facilities and have a separate entrance.

- The second unit shall comply with all standards for required yard setbacks of the applicable zoning district
- The second unit shall be architecturally the same as the primary unit
- The second unit shall be subject to City connection fees for water, sewer and other monthly service fees of the City or other vendors at a rate of 50 percent of the square footage unit fee or rate at the time of construction for second residential units that are 600 square feet and smaller and 100 percent for second residential units that are larger than 600 square feet and shall be subject to periodic fee or rate adjustments which may occur from time to time.
- Second residential units that are 600 square feet and smaller shall provide one paved off-street parking space in addition to the required off-street parking of the primary unit. Second residential units that are larger than 600 square feet shall provide two paved off-street parking spaces in addition to the required off-street parking of the primary unit.

The City has had little interest from the public and development community in establishing second residential units. The City assumes that this lack of interest is due to a general lack of demand for this type of housing at the current time. The cost of constructing a second residential unit in Galt outweighs the potential benefit of trying to obtain rent for the unit in a market that has historically had relatively inexpensive land costs, few local jobs, a fairly young population, and no university or similar land use that would support a substantial supply of rental housing. It is anticipated, however, that as the population in Galt ages there will be more demand for second units to provide convenient housing for elderly parents of homeowners or to accommodate older children as they transition from their parent's home to their own home. Consequently, the City will continue to encourage and facilitate second residential units in anticipation of a greater demand in the future.

## **Manufactured Home and Mobilehome Park Standards**

A manufactured home or a mobilehome located outside a mobilehome park shall conform to all of the residential use development standards for the zoning district it is located in. In addition the manufactured home or mobilehome shall be attached to a permanent solid concrete or masonry perimeter foundation system approved by the City.

Development standards for a mobilehome park include the following.

- Each park shall have an area of not less than five acres.
- A mobilehome park shall conform to the density standards for the Multi-family (R3) zoning district - which allows up to 18 residential units per acre with a PD.
- Each site for a mobilehome shall be not less than 45 feet wide and 70 feet long.
- Each site for a mobilehome shall be clearly defined and marked at all corners with permanent markers.

## **Parking Requirements**

Table A-43 shows the required parking spaces provisions necessary for residential development.

**Table A-43**

**Required Parking Spaces**

<b>Use type</b>	<b>Required Parking Spaces</b>
Attached and Detached Single-Family dwelling  Duplex	Two spaces for each dwelling. Single-family residential dwelling shall have two paved parking spaces with a garage accessed by a minimum 16-foot wide paved driveway. The Northeast Specific Plan requires two garage space and two paved driveway spaces for each detached or attached single-family dwelling.
Mobilehome Park	Two spaces for each mobilehome lot/space. One of these spaces shall be included on the mobilehome lot/space and one shall be provided in a convenient location within the mobilehome park to serve tenant and guest needs.
Multi-family Dwelling (three or more)	One and one-half spaces for each dwelling with more than one bedroom: 75 percent of all spaces shall be covered: additionally, projects with seven or more units shall have one-quarter guest parking for each dwelling unit.
Second residential Unit	One paved off-street parking space for units 600 square feet or less in addition to the required off-street parking of the primary unit. Two paved off-street parking spaces are required for units over 600 square feet in addition to the required off-street parking of the primary unit.

Source: City of Galt Zoning Code, 10/2/2001.

## Design Review

The City of Galt’s Architectural Review Committee (ARC) is composed of three persons: two city council members and one planning commissioner. Galt’s Municipal Code requires submission of an application to the ARC for lands zoned with Planned Development (PD) designation prior to a plan/project being approved by the City (Section 18.24.030). The ARC’s authority is limited to a review of the architectural theme of the development, the floor plans/elevations, and the general distribution of the various elevations throughout the development. The ARC uses the following criteria in its decision.

- Encourage architectural diversity thus avoiding monotonous and repetitive subdivision design and appearance.
- Preserve and enhance neighborhood appearance through creative design.
- Achieve compatibility within the subdivision design and surrounding neighborhoods.
- Balance the City housing stock in accordance with the housing needs.

The ARC committee is assembled on an “as needed” basis. Scheduling for ARC approval is generally done concurrently with the processing of the tentative map, with no significant delays related to the development approval process. Additionally, the City has not adopted any specific design guidelines that restrict architectural styles or change the parking or landscaping requirements set forth for all developments in the Galt Municipal Code and the City’s Landscape Manual.

# ENERGY CONSERVATION OPPORTUNITIES

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## GENERAL DESIGN STANDARDS

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy efficient techniques into the construction. According to the Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

- Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
- location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
- use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
- use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
- location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes);
- use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
- zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
- Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
- north-south orientation of the long axis of a dwelling;

- minimizing the southern and western exposure of exterior surfaces; and
- location of dwellings to take advantage of natural air circulation and evening breezes

Use of landscaping features to moderate interior temperatures. Such techniques include:

- use of deciduous shade trees and other plants to protect the home;
- use of natural or artificial flowing water; and
- use of trees and hedges as windbreaks.

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- use of solar energy to heat water;
- use of radiant barriers on roofs to keep attics cool;
- use of solar panels and other devices to generate electricity;
- high efficiency coating on windows to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss;
- use of natural gas for dryers, stovetops and ranges;
- use of energy efficient home appliances; and
- use of low-flow showerheads and faucet aerators to reduce hot water use.

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations.

## APPENDIX B

### Complete Evaluation of Achievements – 1991 Housing Element

For each of the City's 1991 Housing Element policies, the policy text is reproduced below, along with the text of the implementation program(s). The complete analysis and evaluation of the City's achievements follows in *italics* with the City's recommendations for the 2002 Housing Element in **bold**.

**Policy 1. Adopt land use designations and zoning which allows for opportunity to meet target objectives.**

Implementation Program: The following land use designation and zoning categories will provide for targeted needs as shown.

Quantified Objectives for Creation of New Housing Units 1990-1996							
	General Plan Designation	Proposed Consistent Zoning	Very Low	Low	Moderate	Above Moderate	Total
New, Low Density Housing (approx 789 currently approved or recently built)	RA and Low Density	R-A, R-1A, R-1B				789	789
New, Low Density Smaller Lot Housing (approx 2,545 recently approved)	Low Density	R-1C			329	228	557
New, Medium Density (approx. 532 currently approved or recently built)	Medium Density	R-2 or R-2 (MH)		240			240
New, High Density (approx. 578 approved or recently built)	High Density	R-3 or R-3 (MH)	757 <sup>1</sup>	239			996
Mobile Homes in Existing Parks	Medium Density	MH			7		7
New Mobile Home Parks	Medium Density	MH		20	8		28
Second Units	RA and Low Density	R-A, R-1, R-2	15	10			25
Single Unit Infill RA	Low Density and Medium Density	R-A, R-1A, R-1B, R-1C, R-2			10		10
Single Room Occupancy Units	High Density and Commercial	R-3 or C or NC					
<b>Total Target Number</b>			<b>772</b>	<b>509</b>	<b>354</b>	<b>1,017</b>	<b>2,652</b>

Source: Galt General Plan 1989-2005, page F-77.

<sup>1</sup>Section 8 certificates, density bonuses, or other regulatory concessions will probably be necessary to create units in this category.

#### Evaluation of Achievements:

*As noted on page F-61 of the 1991 Housing Element, the General Plan land use designations that were in place at the time of the 1991 Housing Element were considered adequate for the provision of the target number of housing units for each income category. It was assumed that Low Density Residential Land Use designation would provide for above moderate- and moderate-income groups. The Medium Density designation was expected to provide for moderate and some low-income groups, and High Density Residential designations would provide opportunities for low- and very low-income categories.*

*The zoning map at that time also included adequate land in the implementing zoning districts to accommodate the target number of units, particularly the low- and very low-income units (approximately 109 acres). The Housing Element was certified by the State Housing Community Development Department as meeting Housing Element law which requires that adequate sites be provided to allow construction of housing units in all income categories to meet the Regional Housing Needs Allocation assigned by the Sacramento Area Council of Governments.*

*Table B-1 shows Galt's progress in meeting the Housing Targets from 1990-2000. It also shows the City's progress on the current Housing Element Cycle, 2000-2007, by showing the units constructed in each income category from January 1, 2000 to December 12, 2001.*

*The evaluation time period covers ten years because there was no state-mandated update of the Housing Element during the mid-1990s. By state law, housing elements must be updated every five years. Part of the cost of the update is reimbursed by the state. During the early 1990s, the Legislature suspended the update requirement due to a severe budget shortfall so that the state would not have to reimburse cities and counties for updating their housing elements.*

**Note: The City has recommended Policy 1 be modified. This Policy is included in the 2002 Housing Element as Policy 1.**



**Table B-1**

Estimated Housing Needs by Income Category per Sacramento Area Council of Governments  
(Galt Housing Element)

Income Category	1990 – 1996 SACOG Regional Housing Needs Allocation	1990 – 2000 Estimated Number of Units Constructed	2000 – 2007 SACOG Regional Housing Needs Allocation	January 1, 2000 – July 1, 2002 Estimated Number of Units Constructed and/or Under Construction
Very Low-Income	772 units	28 rental units <sup>1</sup>	489 units	88 rental units <sup>2</sup> 1 single-family unit
Low-Income	509 units	645 units <sup>3</sup>	349 units	35 rental units <sup>4</sup> 128 single-family units <sup>5</sup>
Moderate-Income	354 units	1,253 estimated units (Total minus all the others)	398 units	11 rental units <sup>6</sup> 285 single-family units <sup>7</sup>
Above Moderate-Income <sup>8</sup>	1,017 units	350 ± units <sup>9</sup>	926 units	27 single-family units <sup>7</sup>
<b>Totals</b>	<b>2,652 units</b>	<b>2,276 units</b>	<b>2,162 units</b>	<b>575 units</b>

Source: City of Galt, July 2002.

<sup>1</sup>All 28 very low-income units constructed between 1990 and 2000 were a part of New Hope Senior (developed at 18 units per acre –maximum allowable density in the R-3 zone).

<sup>2</sup>Of the 88 very low-income units constructed between 2000 and July 2002, 56 units were a part of Hudson Bay (developed at 8 units per acre in the R-3 zone), and 32 were a part of Comfrey Senior (under construction at 10 units per acre in the R-3 zone).

<sup>3</sup>All low-income units constructed between 1990 and 2000 were a combination of single- and multi-family developments with an average construction density between 3 and 18 units per acre.

<sup>4</sup>Of the 35 low-income units constructed between 2000 and July 2002, 23 units were a part of Hudson Bay (developed at 8 units per acre in the R-3 zone), and 12 were a part of Comfrey Senior (under construction at 10 units per acre in the R-3 zone).

<sup>5</sup>Funded primarily with United States Department of Agriculture (USDA) Farm Home Administration loans.

<sup>6</sup>All moderate-income rental units were a part of Comfrey Senior (under construction at 10 units per acre in the R-3 zone).

<sup>7</sup>Moderate- and above moderate-income single-family units constructed between 2000 and July 2002 were in single-family subdivisions with an average construction density between 2 and 4 units per acre.

<sup>8</sup>A family earning an above moderate-income (more than 120% of the region's median income) can afford a home in any of the other affordability categories such as moderate- or low-income. However, City staff wanted to show the number of homes in each category that were specifically priced to be affordable to that indicated income group.

<sup>9</sup>Estimated among Creekside 1 and 2A, Quail Hollow, River Oaks, Garland Ranch, and Emerald Park projects.

**Policy 1a. Any down zoning approvals shall be conditioned on developer compensation for loss of affordable units.**

- Implementation Program:
1. Possible compensation methods: land donation of other lands to City and developer construction of affordable units on another site. Method/financing shall be finalized prior to final map approval on the downzoned site.
  2. Minimum housing density in High Density Residential designated areas shall not be below 8 units per gross acre (.0769 sq. ft./unit).

Evaluation of Achievements:

*City staff has identified no “downzones” that were developer-sponsored since adoption of the Housing Element in 1991. The City Council did initiate its own rezoning of a number of R-2<sup>1</sup> and R-1C<sup>1</sup> vacant parcels to R-1A<sup>1</sup> zoning in 1998 in an effort to encourage more diversity in housing styles. It was determined that the City had an overwhelming proportion of R-2 and R-1C zoning compared to the R-1B<sup>1</sup> and R-1A zones and that this was contributing to an imbalance in the community’s housing stock. The market was providing an overabundance of entry level homes on the 5,500 - 6,500 square foot lots of the R-2 and R-1C lots (affordable to primarily moderate-income families), so the City wanted to encourage construction of above moderate-income homes to fill the need in the move-up housing market as indicated in the City’s above moderate-income housing allocation from 1991. It was still assumed that the low- and very low-income units would need to be provided on the R-3<sup>1</sup> lands due to development costs. Consequently, no R-3 lands were rezoned. The rezone of a portion of the R-1C and R-2 vacant land to larger lot sizes was seen as one way to encourage the above moderate market without adversely affecting the low- and very low-income market.*

*The City also conducted several rezones as part of its 1998 comprehensive zoning code update. Most of those rezones were to bring property into compliance with the revised zoning designations (e.g. “Commercial-Manufacturing” zoning was eliminated and properties were rezoned either “Commercial,” “Highway Commercial” or “Light-Manufacturing”) depending on the property location and the surrounding land uses. These rezones are not considered “downzones.”*

**Note: The City has recommended Policy 1a be modified. This Policy is included in the 2002 Housing Element as Policy 2.**

<sup>1</sup>City of Galt zoning designations: R1-A (single-family residential low-density – up to 4 units/acre), R1-B (single-family residential intermediate-density – up to 5 units/acre), R1-C (single-family residential maximum-density – up to 6 units/acre), R-2 (medium-density residential – duplex – up to 8 units/acre), and R-3 (multi-family residential – minimum of 8 units/acre, maximum 18 units/acre).

**Policy 1b.        The City shall not disapprove low- and moderate-income housing developments or condition project approvals in a manner which would make the project infeasible for development without findings consistent with California Government Code Chapter 1439, Statutes of 1990.**

Implementation    None specified.  
Program:

Evaluation of Achievements:

*The City has never disapproved, or otherwise conditioned to make infeasible, a proposed low- and/or moderate-income housing development. Since 1990, the effective date of the current Housing Element, the City has reviewed and approved several low- and moderate-income housing development applications.*

*The average construction densities at which the affordable projects described below vary. Over the past decade, land prices in Galt have fluctuated with the real estate market. When developers purchased land at a higher cost in Galt, they generally constructed units at or near the maximum allowable density in the Zoning Code to make the project feasible. New Hope Senior is an example of a project built when land costs were high in Galt. The developer for New Hope Senior bought at a time when land costs were high; and as a result, built to the highest allowable density in the R-3 zone (18 units per acre). On the other hand, developers who purchased property when land costs were low in Galt have generally built affordable housing at lower densities. Hudson Bay is an example of a project built when land cost were low in Galt. The developer for Hudson Bay bought at a time when land costs were low; and as a result, built at a lower density (8 units per acre) than the maximum allowable in the R-3 zone. Even at a lower density, it was feasible for the developer to provide the affordable units and still make a profit.*

*The following is a general description of each project approved since 1990.*

*New Hope Senior:* *This project is fully completed and occupied. New Hope Senior was constructed at 18 units per gross acre in the R-3 zone, which is the maximum allowable density in the Zoning Code. New Hope Senior is an age-restricted rental housing community consisting of 28 very low-income units and 28 low-income units affordability restricted until 2047. The project was funded with tax credits and City fee waivers and parking reductions so that the units could be income-restricted. The cost of land for New Hope Senior was approximately \$5,500 per unit.*

*Comstock Apartments:* *This project was to be an apartment consisting of 264 units on approximately 17.5 acres in the Northeast Specific Plan Area (15 units per gross acre). These units were intended to be affordable to low-income families (tax credit funding) and included three and four bedroom units for large families. Although it had City approval, the project was never developed and the site plan has now expired. The City has received no other applications on this property.*

*Greenwood (Ashbrook):* *This project is fully completed and occupied. Greenwood is a single-family subdivision consisting of 116 residential lots with a mixture of “cluster housing” (34 units) and more typical single-family homes (82 units). Twenty-three of the 34 cluster homes are affordability-restricted to low-income buyers until 2021 (28 years total). The City entered into a*

*Development Agreement with the developer and provided a density bonus that reduced street widths and fee waivers to assist in the long-term affordability of the homes. Greenwood was developed at the maximum allowable density in the R-2 zone (8 units per acre). Information on land cost per unit was not available for Greenwood.*

*Grizzly Hollow (Units 1 and 2): This project is fully completed and occupied. Rural California Housing Corporation, a non-profit housing developer, used the sweat equity or self-help program to develop the 115 single-family lots. These units were constructed at 3 units per gross acre in the R1C zone. No City/Redevelopment Agency assistance was requested. None of the units have affordability restrictions for re-sale, but the families must be income-qualified to purchase the home at the beginning. Information on land cost per unit was not available for Grizzly Hollow (Units 1 and 2).*

*Grizzly Hollow Unit III Planned Development: Rural California Housing Corporation/Mercy Housing proposed this planned development consisting of 54 units of rental housing and four single-family self-help housing lots. As of January 2001, this project has site plan approval and has submitted its application for tax credit funding in the current cycle. They anticipate receiving funding in fiscal year 2001-2002. There will also be a clubhouse on-site that includes a day care facility for an estimated 35 children. All rental units will be restricted to low- (26 units) and moderate-income (28 units) renters for 55 years. The Redevelopment Agency provided financial assistance and entered into a Regulatory Agreement with the Developer to ensure long-term affordability of the units. Grizzly Hollow Unit III is planned for R2-PQ-PD and is approved at 7 units per gross acre. The cost of land for Grizzly Hollow Unit III was approximately \$6,600 per unit.*

*Virginia Terrace Units 1 and 2: In 1993-94, the City approved a developer's project to subdivide two separate sites in the northeast portion of the City and to provide seven affordability restricted low-income units out of the total 87 units (53 units in Unit 1 and 34 units in Unit 2). In order to meet the need for large family homes, the developer agreed to build all seven units as three bedroom homes. The project also included dedication of an 8,000 square foot tot lot. The Development Agreement for the Project would have ensured long-term affordability of 30 years. The City allowed reduced lot sizes in one of the units to assist the developer in providing the affordable units.*

*This project was never developed. The maps have expired and the developer is no longer in business. The funding source was to be private. Zoning for Unit 1 was R1C at a density of 5 units per gross acre, and zoning for Unit 2 was R2 at a density of 7 units per gross acre.*

*Hudson Bay Apartments: Hudson Bay is fully completed and occupied. The project includes two and three bedroom units available to low- and very low-income families. Twenty-three units are restricted for low-income (13 three-bedroom units) and 56 units are restricted for very low-income (34 three-bedroom units). Hudson Bay was funded through tax credits, and is affordability restricted for 55 years. The Redevelopment Agency's participation was not requested. The project also includes a swimming pool, clubhouse, and recreational equipment. All units are completed. Hudson Bay was constructed at 8 units per gross acre in the R-3 zone. Affordability is maintained in this project even though it was developed at the lower end of the allowable density range for the R-3 zone. The cost of land for Hudson Bay was approximately \$6,000 per unit.*

*Comfrey Senior Apartments: This is an age-restricted and affordability-restricted development of single story cottages. There will be 10 one-bedroom units and two two-bedroom units restricted*

*to low-income seniors and 26 one-bedroom units and six two-bedroom units available to very low-income seniors. Another 11 units will be available at market rate. The developer is using primarily Tax Credit financing (55 year affordability restriction), but the City Redevelopment Agency provided some financial assistance (\$125,000) and entered into a Regulatory Agreement to ensure that at least 20 very low-income units will remain affordability restricted for 55 years regardless of what happens with the Tax Credit program. This project is currently under construction and expected to be complete by fall 2002. Comfrey Senior is planned to be constructed at 10 units per gross acre in the R-3 zone. The cost of land for Comfrey Senior was approximately \$7,000 per unit.*

**Note: The City has recommended Policy 1b be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 3.**

**Policy 2. Strongly encourage planned unit development or specific plans containing innovative planning approaches which maximize the use of parcels and mixed densities while preserving trees, aesthetics, rock outcrops, scenic views, public open spaces, and other important features and result in mixed housing densities and housing affordability levels to meet City goals.**

Implementation Program: 2a. Zone large parcels adjacent to Dry Creek and other special natural features, within the Downtown Study Area, and adjacent to roadways with impacting future noise contours for Planned Development or Specific Plans.

2b. Specify housing type target mix within these areas consistent with City targets above and allow developers to use innovative approaches to meet the mix, such as: clustering of units, transfer of density, and density bonuses.

2c. Target rental/owner mix in these areas should be 55 to 45 percent. Target households income affordability mix should be: very low 24 percent, low 4 percent, moderate 32 percent, and above moderate 40 percent (Source Policy 1).

#### Evaluation of Achievements:

*The City's July 1991 Zoning Code included a PD Combining District that was available to developers who wanted to utilize a creative and efficient approach to the use of land. Generally, a developer had to request a rezone to add the PD overlay to his or her property. However, the City did amend the zoning map at that time (1991) to add the PD overlay to those parcels adjacent to Dry Creek thereby giving developers the automatic option of utilizing the PD option on those sites. The Creekside Unit 3 and 4 Projects were approved during that time and met the goals noted above using a Transfer of Development Rights from Creekside 4 to Creekside 3. However, the developer experienced financial difficulties and never completed the project. The site is still vacant.*

*After the Creekside 3 and 4 Project was approved, the character of the City changed between 1991 and 2000 such that the majority of new homes constructed throughout the City during that period were entry level homes affordable to low- and moderate-income families. One of the only areas that continued to attract the above moderate-income homebuyer was the Creekside Unit 1 and 2 neighborhood, which has developed slowly by multiple developers giving it a custom home*

*atmosphere. The residents and City Council have begun to view the areas adjacent to Dry Creek as the best place to provide above moderate-income homes. In reality, the City believes it is doubtful that a PD application to provide low-income rental units in the Dry Creek area (west of Highway 99) would be viewed positively any longer. Consequently, the City will want to modify the 1991 Policy accordingly.*

*In 1998, the City also rezoned a number of properties in Galt, including several in the Dry Creek area, to R-1A (in an effort to promote more diversity in housing styles). The PD overlay was added to all those vacant properties and the PD zone was expanded to include a mandatory Architectural Review component. The City staff continues to encourage the use of Planned Developments and Transfer of Development Rights, but most developers have been hesitant to propose something new and risk losing time and money in the review process when they could just develop their property in accordance with the standard zoning requirements. Over the past several years, Galt's housing market has allowed developers to focus on entry level housing without needing to be very innovative. Therefore, there has been little incentive for a developer to use a creative approach to land use.*

**Note: The City has recommended Policy 2 be modified. This Policy is included in the 2002 Housing Element as Policy 8.**

**Policy 3.           Review progress toward meeting housing affordability targets and implementation of each housing policy.**

Implementation   3a. Tabulate housing starts in each affordability category and compare to targets.  
Program:           Building permit and development applications should be revised to request proposed rent or sales cost information.

3b. Prepare chart describing progress on each housing policy.

**Evaluation of Achievements:**

*The City has tabulated housing starts for the categories of Single-family and Multi-family. The City has also identified whether the building permits are in the Northeast Area Specific Plan or outside it. However, the software program used by the City's Building Department does not accommodate tracking of income categories, number of bedrooms, or other information that would be needed to better implement this objective, nor has the City had the staff to set up a separate database and gather that information from each permit. Recently however, the City has been able to hire an additional staff member who will be able to maintain a database. City staff has set up the database format and is training staff in the Building Department to be able to explain to applicants why it is important that they provide this information. The forms were in place as of December 1, 2001. The City also went back to January 1, 2000 and has entered all those building permits into the database so the City has all the pertinent housing information for the next cycle. The City has obtained sales data from developers who sold homes during that time period so the City is able to identify the affordability category for each unit. The 2000 and 2001 units are shown in Table B-1 on page B-3.*

**Note: The City has recommended Policy 3 be continued without modifications. This Policy is included in the 2002 Housing Element as Policy 4.**

**Policy 4. Review all housing proposals for consistency with housing targets.**

Implementation Program: Include request for breakdown of housing in relation to affordability levels proposed on appropriate development applications and building permits including individually developed single-family homes. This information should also be used to assist in the yearly progress report combined with the yearly SACOG Housing Module.

**Evaluation of Achievements:**

*City staff reviews all housing proposals for consistency with the General Plan, including the Housing Element. The City encourages developers to provide housing units that address a special need in the Community, as evidenced by the projects that have been approved (see Policy 1b above). However, the City had not specifically revised its application forms to request a breakdown on affordability levels. Now that the City has an additional staff member (as noted in Policy 3's evaluation of achievements), that task will be completed for use in evaluating future achievements. The City has developed a Housing Tracking Form that must be submitted with each new residential unit. This form asks for proposed sales/rental price and number of bedrooms for each unit. It will provide most of the information needed to track the City's yearly progress.*

Note: The City has recommended Policy 4 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 4.

**Policy 5. The City shall work towards ensuring that all residential developments meet housing affordability targets.**

Implementation Program: 5a. City shall develop an inclusionary zoning policy and implementation strategies. The policy and strategies may include but shall not be limited to:

- Donation of land to the City to be offered to other developers in the future to provide the target units by type/cost. (City land banking)
- A fee in lieu of target housing development that will allow development of affordability targets elsewhere in the City by covering the cost "gap" between market rate construction and targeted affordable construction.
- Use of City, County, or State loan/grant programs. (See Implementation Program 6)
- Potential lowering of development fees or waiver of fees until building permit issuance to low- and very low-income household affordable units.
- Methods of assuring the long-term affordability of units produced under this program.
- The inclusionary requirement should be mandatory, and should apply to all new construction, rental as well as ownership developments. The City should determine what project size could result in infeasibility and an appropriate in lieu fee for these smaller projects.

Prior to a specific policy and implementation strategies being developed, City staff shall evaluate each development or project for conformance with housing targets.

Evaluation of Achievements:

*The City discussed the idea of an inclusionary zoning ordinance in 1995. A draft ordinance was prepared that required 10 percent of the housing units in all new subdivisions to be constructed as affordable units (affordable to low- or very low-income households). Provisions were included to allow a developer to dedicate land or pay fees in-lieu of constructing the units so that the City could use the funds/land to encourage development of affordable units elsewhere in the City. The City Council did not approve the ordinance at that time; it was tabled indefinitely. Inclusionary zoning requirements are better suited for communities unlike Galt that have high-densities and high cost housing markets. Given the relatively low land and development costs and the competitive nature of the Galt housing market in relation to the Elk Grove/Laguna and Lodi markets, Galt does not believe that an inclusionary housing requirement is necessary or would yield the desired numbers of affordable units. Such a requirement could cause builders to develop housing in other communities.*

**Note: The City has recommended Policy 5 be discontinued. It will no longer appear as a policy in the Housing Element.**

**Policy 6. Utilize available federal and state housing construction and rehabilitation programs geared towards Galt's particular needs when available as well as create new City programs.**

- Implementation Program:
- 6a. Consider hiring a housing Coordinator or firm to implement affordable housing programs listed in the Housing Element.
- 6b. A portion of the State mandated 20 percent set-aside funds from the tax increment received within the Galt Downtown Study Area should be used for housing rehabilitation. This 20 percent amount currently totals approximately \$60,000 to \$100,000 per year (Rural California Housing Corporation Study, 1991). Consistent with California Government Code Chapter 1140, Statutes of 1989, the description of the program for use of monies in the Redevelopment Agency's low and moderate-income housing fund follows:
1. Rehabilitation of at-risk units.
  2. Senior housing.
  3. Write-down of City fees to assist new construction of affordable housing.
- 6c. The yearly CDBG funding is an important part of Galt's housing program. The City should actively participate in the County's package of the grant application to ensure that it reflects City housing goals.
- 6d. Make residents aware of and assist them in obtaining funds from programs already available to them including the following which are discussed in more detail in the Rural California Housing Corporation Study:
- California Housing Rehabilitation Program for owner-occupied housing (CHRP-O)
  - FmHA 502 loans (to buy, build, or purchase homes)
  - Section 8 rental certificates
  - Concilio programs



- FmHA 504 loans and grants (for basic health and safety improvements)
- Weatherization Program
- CHRP-R (seismic retrofit loans for low-income rental housing)
- HUD rental rehabilitation (loans to owners of low- and moderate-income rental property)
- Farmworker Housing Grant Program
- FmHA Section 533-Rural Housing Preservation Grants
- Tax credits

New Construction

- Rental Housing Construction Program
- FmHA 502 loans
- Self Help Housing Program
- FmHA Section 515-Rural Rental Housing Loans
- FmHA Section 514/516-Farm Labor Housing Loans and Grants

6e. A pamphlet describing these programs should be prepared.

6f. Additional Section 8 rental certificates should be requested for the City.

Evaluation of Achievements:

*City staff began working on developing a housing rehabilitation program in 1996. In February 1997, the Redevelopment Agency entered into a contract with Connerly & Associates (C/A) to help City staff develop and administer a pilot housing rehabilitation loan program using the 20 percent set-aside Low- and Moderate-Income Housing Fund (LMIHF). The LMIHF money can only be used to improve and/or increase the community's supply of low- and moderate-income housing. The Agency elected to meet this mandate by creating a program to provide low-interest home repair loans to low-income owner-occupants and to investors who rent to low-income tenants. Grants are also available to qualified homeowners. The program was up and running by August 1997 and continues to grow every year. Between August 1997 and November 2001, 102 rehabilitation projects were funded. Two-thirds (67 percent) of the projects have been for very low-income homeowners, 30 percent for low-income homeowners, and 3 percent of the projects were for investors who rent to low- or very low-income tenants. The Redevelopment Agency has expended about \$771,403 in loans and \$353,960 in grants. Over half (56 percent) of the monies expended have been for very low-income owners, 30 percent for low-income owners, and 14 percent for investors who rent to low-income tenants. Over two-thirds (69 percent) of the units have been within the Agency's target area for rehabilitation. Of the housing units outside the target area (31 percent), the vast majority (72 percent) were in the City's mobile home parks and have benefited elderly homeowners. To date, the City's LMIHF has provided adequate funding for all housing programs.*

*The City has elected to utilize its annual Community Development Block Grant allocation primarily for capital projects that benefit all residents. Projects have included construction of the Galt Library and the Old Town Improvement Project, which consists of providing additional parking for historic business district merchants, under-grounding of utilities, infrastructure upgrades, and street and sidewalk beautification.*

*In March 1999, staff also developed a Property Acquisition and Disposition Program whereby the Redevelopment Agency could purchase substandard homes, rehabilitate them, and then sell*

*them to income-qualified homebuyers. Alternatively, the Agency could sell the units to an approved developer who would conduct the rehabilitation and re-sell the unit with affordability restrictions. The Agency has purchased two properties to date. One unit was demolished based on its poor condition. The other unit is pending rehabilitation.*

*Planning staff prepared and administered the program in addition to their regular duties for the first three and one-half years of the program. The program became very successful and the City wanted to develop new programs. A full-time Housing Rehabilitation Specialist was hired in July 2000, however, that staff member left the City's employ in January 2001. The City has just recently reclassified the position and filled it again. Although the City has focused on creating its own programs, SHRA also has similar grant and loan programs that can be used in the City limits. Generally, the City will refer a client to SHRA programs if they do not qualify under City guidelines. Implementation Program 6e describes a pamphlet to be prepared by the City making available information concerning the various housing construction and rehabilitation programs described in Policy 6. Until very recently there has not been sufficient City staff available to devote to this specialized task. As a result, these pamphlets have not been developed.*

**Note: Policy 6 will now be incorporated into each individual policy's action statement by providing a specific potential funding source.**

**Policy 7. Consistent with Section 65915 of the California Government Code when a developer of housing agrees to construct at least: 1) 20 percent of the total units of a housing development for persons and families of lower income, as defined in Section 50079.5 of the Health and Safety Code; or 2) 10 percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code; or 3) 50 percent of the total dwelling units of a housing development for senior citizens the City shall either: 1) grant a density bonus of 25 percent; or 2) provide other incentives of equivalent financial value. Because the City has provided for an adequate supply of small lot single-family, medium density, and high-density land and because of a concern that public facilities not be overburdened it is expected that other incentives will be the priority over density bonuses.**

**Implementation Program:** Incorporate this allowance into all of the residential zoning district texts. The alternatives to density bonuses could include reduced site planning standards, parking requirements, or the use of a Planned Development zoning overlay to allow clustering of development and thereby reduce development costs.

**Evaluation of Achievements:**

*This provision is already included in state law. The City had not incorporated it into the residential zoning district texts because the City would have had to amend their zoning code if and when the state ever amended the law. The City understands that HCD is requiring that all jurisdictions include the provisions in their own ordinance. As a result, it has been added to the City's list of zoning code "clean up amendments" currently being processed.*

*Only two developers have taken advantage of this provision (Greenwood, also known as Ashbrook Subdivision, and New Hope Senior Apartments). The City reduced development standards for streets and reduced fees for the provision of 34 cluster homes (23 are affordable-restricted homes) in the Greenwood subdivision. The City reduced fees and parking requirements for the 56 low- and very low-income senior apartments in New Hope Senior.*

**Note: The City has recommended Policy 7 be modified. This Policy is included in the 2002 Housing Element as Policy 5.**

**Policy 7a. Encourage infill development.**

Implementation Program: Allow for development of existing non-conforming small frontage lots via Zoning Ordinance update.

Evaluation of Achievements:

*The City has always encouraged infill development. The policies of the General Plan and the recommended phasing of development in the Land Use Section of the General Plan is evidence of this. Development within the existing City Limits is Phase I. The area outside the City limits, but almost completely surrounded by City land, is Phase II. Everything else in the Sphere of Influence is considered to be Phase III. The City has also incorporated a section in the zoning code granting certain reduced setbacks for development of nonconforming parcels so as to encourage the development of those small, odd-shaped parcels that have been “skipped over” by standard developers. The City is finding that its adherence to these policies, particularly the limit on new annexations, is resulting in development of many of these small lots scattered throughout the City.*

**Note: The City has recommended Policy 7a be continued without modifications. This Policy is included in the 2002 Housing Element as Policy 6.**

**Policy 8. Encourage developers to utilize innovative approaches to providing affordable housing in the City.**

Implementation Program: A pamphlet should be prepared geared to realtors and small and large housing developers which summarizes the revised Zoning Ordinance’s features aimed at promoting affordable housing in Galt including lot sizes, density bonuses, PD zoning, etc.

Evaluation of Achievements:

*For developers interested in providing affordable housing, staff works with them to reach solutions that will be most in keeping with the City’s goals for aesthetic quality, neighborhood cohesiveness, and function. In the Hudson Bay Apartment project, for example, the City encouraged the developer to construct single-story units closest to the existing single-family homes and to move the two-story units to the rear of the property. The City also recommended building materials that were consistent with the area and ensured that the units included adequate lockable storage and laundry facilities for the tenants. In the Grizzly Hollow III Planned Unit Development, the City faced single-family detached-style rental units across from the existing single-family homes and used duplex-style rental units on the interior of the site.*

*That project also includes a day care facility for the children of the neighborhood. Staff has not prepared a pamphlet for realtors and developers due to staffing constraints and priorities.*

**Note: The City has recommended Policy 8 be continued without modifications. This Policy is included in the 2002 Housing Element as Policy 7.**

**Policy 8a.       The City shall prepare a plan to preserve “at-risk” subsidized housing when subsidies are within 5 years of expiring (California Government Code Section 65583).**

Implementation   The plan recommended within this Element is on pages F-73, F-74, a-d of the  
Program:           1991 Housing Element.

Evaluation of Achievements:

*A generalized plan is already included in the 1991 Housing Element. The plan states that it would be more feasible for the City to purchase, or arrange for another entity to purchase these units than to replace the units if the owners give notice to opt-out of the program. The Redevelopment Agency or non-profit housing developers are listed as the most likely purchaser and a number of funding sources are identified for acquisition. Staff has contacted HUD as needed to ascertain whether the subsidized units are in jeopardy. The City’s last contacts regarding Palm Gardens was July 1996 when they learned that Palm Gardens had completed their Title 6 process and are under a regulatory agreement to remain affordable for 40 years. Periodically staff checks on Sunset Gardens and have been informed that the owners have not expressed any Notice of Intent to opt-out of the program.*

**Note: The City has recommended Policy 8a be modified. The City will prepare a more detailed implementation plan as incorporated into Policy 9 of the 2002 Housing Element.**

**Policy 9a.       Utilize available federal and state financing and subsidies including participation in the County’s CDBG grant request yearly.**

Implementation   See Program 6d. Housing Coordinator shall select from programs listed in  
Program:           program 6d and the RCHC study at least one per year.

Evaluation of Achievements:

*At this time, the Redevelopment Agency’s LMIHF has been adequate to provide housing rehabilitation loans and grants, and to assist proposed affordable housing developments. The City Council has elected to utilize the City’s annual CDBG fund allocation for other projects including the Galt Library and the Old Town Improvement Project. Due to limited staff, the City has not pursued other funding from the programs noted in the Housing Element. In July 2001, the City hired an additional planner and intends to evaluate other program options in the future.*

**Note: Policy 9a will now be incorporated into each individual policy’s action statement by providing a specific potential funding source.**

**Policy 9b. Encourage both owner and renter-occupied housing rehabilitation.**

Implementation Program: Currently available under CDBG program through Sacramento Housing and Redevelopment Agency:

- Low interest homeowner rehab loans
- Low interest rental rehab loans

Evaluation of Achievements:

*The City established its own Housing Rehabilitation Program in 1997. The City's Program includes loans and grants for income-qualified homeowners as well as loans for investors who rent to income-qualified tenants. At this time, the City has assisted approximately 13 rental units with this program. Investors seem to be reluctant to use the program if there are more than a few tenants because the City requires income verifications from all tenants, and the owner must sign a rent limitation agreement that maintains affordability for the term of the loan (or a minimum of ten years). The City generally refers clients to the County's program funding if they do not qualify under City program.*

**Note: The City has recommended Policy 9b be modified. This Policy is included in the 2002 Housing Element as Policy 10.**

**Policy 10. Conduct a vigorous code enforcement program.**

Implementation Program: Continued work of Code Compliance Officer.

Evaluation of Achievements:

*The Code Compliance Officer is a full-time staff position that primarily enforces violations of the building code, zoning code, and vehicle code. For the period January 1999 to March 2001, the Code Enforcement Officer responded to 35 housing-related code violations. There are no easily accessible log records for the period prior to 1999. The Code Enforcement Program operates primarily on a complaint basis. Additionally, the City provides for a clean-up day annually where residents of Galt can dispose of unwanted materials at no charge. Prior to the clean-up day the Code Enforcement Officer informs targeted areas in Galt that are especially in need of the service. The Code Enforcement Officer also advises tenants about Fair Housing Laws and refers complaints of housing related issues (discrimination, etc.) to appropriate enforcement agencies.*

**Note: The City has recommended Policy 10 be modified. This Policy is included in the 2002 Housing Element as Policy 11.**

**Policy 10a. Continue to support and work with the Concilio in its efforts.**

Implementation Program: Consider use of temporary shelter voucher in case of temporary displacement as a result of code violations and unsafe living conditions.

Evaluation of Achievements:

*The City maintains a good working relationship with the Galt Concilio, however the City acknowledges that there is not as much information sharing and interaction as there could be. This is likely due to the staff constraints of both agencies. For the vast majority of the time frame of the 1991 Housing Element, there were only two planners on City staff. Concurrently, the City was growing at a very fast rate (the City population more than doubled in the ten year period 1991-2001) so that most of City staff's time was spent processing residential, commercial and industrial development projects in order to comply with state-mandated time frames (Permit Streamlining Act). There was limited time to devote to other important activities. According to Sharon Gillies, the Galt Concilio does have access to temporary housing vouchers for temporarily homeless persons. The City plans to continue to work with the Concilio to coordinate these activities, consistent with Policy 12 of the 2002 Housing Element.*

**Note: The City has recommended Policy 10a be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 12.**

**Policy 11a. Overall attention to provision of adequate affordable housing.**

Implementation See Policies 1-8.  
Program:

Evaluation of Achievements:

*See previous discussions for policies 1-8. The City is also proposing a new policy whereby the City would meet with the Concilio to try to identify sites in the Sphere of Influence that may have existing farmworker housing or that may be appropriate for migrant farmworker housing. The identified sites will be rezoned so that they are reasonably protected in case of future annexation.*

**Note: The City has recommended Policy 11a be modified. This Policy is included in the 2002 Housing Element as Policy 3.**

**Policy 11b. Continue to support Concilio programs.**

Implementation N/A  
Program:

Evaluation of Achievements:

*See evaluation discussion under Policy 10a.*

**Note: The City has recommended Policy 11b be modified. This Policy is included in the 2002 Housing Element as Policy 12.**

**Policy 12. Allow second residential units, under a conditional use permit or administrative permit in single-family zones.**

Implementation Inclusion in updated Zoning Ordinance in R-A, and all R-1 zones.  
Program:

Evaluation of Achievements:

*In 1998, the City adopted Chapter 18.28 of the Galt Zoning Code related to Second Residential Units. The Zoning code permits second units in the R-A and all R-I zones as a permitted use (no conditional use permit required) as long as they meet the development standards of Chapter 18.28. Prior to 1998, the City simply relied on California State Law (Government 65852.2), which stated that, without an ordinance to the contrary, all cities and counties must allow second residential units that complied with the development standards set forth in the law. To date, few second residential units have been built. The City believes this can be attributed to Galt's overall younger population, the fact that it is not economically feasible for a homeowner to develop a second unit because the rent collected would probably not justify the amount of money it would take to construct, and the lack of incentive from the rental housing market. The City will continue its current zoning practices with respect to second units.*

**Note: The City has recommended Policy 12 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 15.**

**Policy 13. Support construction of elderly housing.**

Implementation Program: 13a. Allow density bonuses for elderly housing in new Zoning Ordinance.  
13b. Take advantage of federal and state programs when available (see Program 6a).

Evaluation of Achievements:

*The City has always supported elderly housing. Senior approved developments include: the New Hope Senior Apartments Project (affordability restrictions) and the Emerald Village Senior Community (owner-occupied with no affordability restrictions). In 2001, the City also approved Comfrey Senior Apartments (affordability restrictions). Both the New Hope Senior Apartment Project and the Comfrey Senior Apartment Project utilized Tax Credit financing. The City's housing rehabilitation program has also processed several loans and grants for elderly homeowners – particularly in the mobile home parks. The City is amending the zoning code to add a specific density bonus provision, and developers constructing elderly housing would be eligible, as they were before with the standard State law density bonus mandated for all cities and counties.*

**Note: The City has recommended Policy 13 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 15.**

**Policy 14. Provide for single-room occupancy and studio type living arrangements when it can be demonstrated that they will be utilized by the homeless, elderly, or migrant workers.**

Implementation Program: Allow for mixed use zoning in an already zoned commercial area to include residential of 20 percent or more if the units are single room occupancy or studio type units available and affordable to low- and very low-income migrant workers and elderly persons (as provided for in Section 65913.4 of the California Government Code). Incorporate this allowance into commercial and neighborhood commercial zoning.

Evaluation of Achievements:

*The Downtown Revitalization and Historic Preservation Specific Plan was adopted in 1995. This plan includes a use category for “Mixed Use Developments” which allows office/retail/service/ and residential uses on the same parcel subject to approval of a Conditional Use Permit in the Commercial Historic Business District. The City also allows residential units by right in a new zoning district called “Mixed Use” which can include other commercial/service type uses. The City has also provided for construction of multi-family units in the Historic Business District as long as they are part of a mixed-use project (e.g., apartments above a store front). The City did not include allowances for residential uses in the Commercial or Neighborhood Commercial zoning districts outside the Downtown Specific Plan area.*

*To date, there has been one mixed-use project developed in the City. This project is located in the downtown district and includes an office on the first floor and six residential units above. The City continues to believe mixed-use development provides an important opportunity for meeting future housing needs and market trends. The City is currently undertaking commercial revitalization in the downtown district as part of the Old Town Improvement Project. The completion of commercial revitalization first may promote future development of mixed-use areas with residential development. Part of the reason for the lack of mixed-use projects to date may be weak demand for residential uses in potential mixed-use areas and developer aversion to the risk of producing a new, untested product in Galt. To overcome these challenges, the City could make developers aware of the options available with mixed-use developments in Galt.*

**Note: The City has recommended Policy 14 be modified. This Policy is included in the 2002 Housing Element as Policy 16.**

**Policy 15. Continue to support the Concilio in its efforts.**

Implementation Program: Request that the AFDC’s temporary housing voucher program be administered in Galt.

Evaluation of Achievements:

*According to Danni Van Lone, Department of Human Assistance, there are already temporary housing vouchers available for homeless clients who qualify for Calworks. These are issued by the Department of Human Assistance, often at the request of the Concilio acting on behalf of a client. Ms. Van Lone was not aware of any other housing voucher programs for which the City could participate.*

**Note: The City has recommended Policy 15 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 12.**

**Policy 15a. Provide for permanent transitional and emergency housing shelter to meet this need in the City.**

Implementation Program: Provide as conditional use in commercial-residential zone in Zoning Ordinance update.



Evaluation of Achievements:

*Emergency shelters are permitted in the Public/Quasi-Public and Light Manufacturing zoning districts subject to approval of a Conditional Use Permit. The conditional use requirements would allow an emergency or transitional housing use in these zoning districts should a future need arise.*

**Note: The City has recommended Policy 15a be modified. This Policy is included in the 2002 Housing Element as Policy 17 and Policy 18.**

**Policy 15b. Provide City buildings for temporary shelter when need is acute.**

Implementation Program: Utilize Civic Center building when emergencies arise which put people out of their home in acute need situations such as fires, earthquakes, other disasters, code compliance evictions, etc. where a number of people are affected.

Evaluation of Achievements:

*The City has historically used the Littleton Center (Civic Center) as an emergency shelter for flood victims and others in need of temporary shelter. It is assumed that this will continue to be the policy of the City.*

**Note: The City has recommended Policy 15b be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 17.**

**Policy 16a. Continue to support Concilio programs.**

Implementation Program: Yearly funding.

Evaluation of Achievements:

*See evaluation discussion under Policy 10a.*

**Note: The City has recommended Policy 16a be modified. This Policy is included in the 2002 Housing Element as Policy 12.**

**Policy 16b. Encourage the establishment of large and small family daycare centers.**

Implementation Program: 16b.a. Incorporate allowance into R-A and R-1 zones consistent with State law. (California Health and Safety Code Section 1597.4)

16b.b. Support creation of community-based day care or after school program.

Evaluation of Achievements:

*The City complies with state law and allows small and large family day care homes by right in all residential zones. "Day care homes" are defined as serving less than 14 persons. The City also supported the creation of a community-based day care center as part of the Grizzly Hollow Unit III Planned Unit Development. The center was originally approved for up to 80 children, but the*

*owner later reduced the size down to 35 children. The City also offers a number of sports programs after school including basketball, softball, football, and soccer (County Line Program). Special interest classes (e.g. guitar, karate etc.) are offered in late afternoon to early evening. Finally, the Boys and Girls Club operates an after school program Monday through Friday from 2:30 – 6:00 p.m. in a City-owned facility.*

**Note: The City has recommended Policy 16b be modified. This Policy is included in the 2002 Housing Element as Policy 19.**

**Policy 17. Encourage the establishment of care homes and programs in the City.**

Implementation Program: Incorporate into Zoning Ordinance in accordance with state law.

Evaluation of Achievements:

*“Residential Care Providers” (including virtually all care home classifications identified in state law) are permitted in all residential zones in the City as well as the Office Professional zone. The City also allows Convalescent Hospitals in several zoning districts.*

**Note: The City has recommended Policy 17 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 15.**

**Policy 18. Require developers of multi-family developments, including duplexes, to provide units for larger families.**

Implementation Program: In multi-family projects of 10 or more units, the City shall require that a minimum of 7 percent of the units be three- bedroom or more. Developments guaranteed as retirement communities or for the elderly may be exempted from this requirement. (Note: The City in 1980 had a 7.7 percent overcrowding rate and 7.6 percent households with over 5 persons per household – U.S. Census).

Evaluation of Achievements:

*Since adoption of the 1991 Housing Element, the City has processed applications for five multiple family projects of ten or more units (Grizzly Mesa, Grizzly Hollow III Planned Unit Development, Hudson Bay Apartments, New Hope Senior Apartments and Comfrey Senior Apartments). Since Comfrey Senior and New Hope Senior Apartments are senior-restricted developments, they are exempt from the requirement to provide three bedroom units. Grizzly Mesa was approved for 11 fourplexes and three duplexes (50 units) of which ten were conditioned to include three bedrooms or more (20 percent). Grizzly Hollow Unit III PD was approved to include 18 three-bedroom units out of their 54 total units (33 percent) and Hudson Bay Apartments includes 47 out of their total 80 units (59 percent).*

**Note: The City has recommended Policy 18 be modified. This Policy is included in the 2002 Housing Element as Policy 20.**

**Policy 19. Require tree plantings in new subdivisions.**

Implementation Inclusion in updated Zoning Ordinance.  
Program:

Evaluation of Achievements:

*The Galt Zoning Code requires a front yard landscape plan for all new single-family homes with a minimum requirement for one tree.*

**Note: The City has recommended Policy 19 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 22.**

**Policy 20. Encourage PG&E to extend natural gas lines to all areas in the City.**

Implementation Discussions with PG&E.  
Program:

Evaluation of Achievements:

*There are three relatively small sections of the City that do not have natural gas lines available (Meadowview Subdivision, Franston Road area, and the McFarland Place Subdivision). The Housing Rehabilitation Program Manager contacted PG&E to acquire information about the costs and process to retrofit these areas with natural gas lines. The City was told by PG&E that a retrofit would be more expensive than installation of new lines in a new subdivision. At present, consumer costs of running appliances on natural gas versus electricity are nominal. As a result, the benefits do not justify the cost to the City.*

**Note: The City has recommended Policy 20 be discontinued. It will no longer appear as a policy in the Housing Element.**

**Policy 21. Review proposed developments for solar access.**

Implementation As projects are proposed include request for discussion of solar site planning  
Program: considerations in subdivision applications.

Evaluation of Achievements:

*When subdivisions are proposed, staff evaluates the orientation of the homes and streets as part of the standard review process. To the extent possible, staff encourages a predominately north-south axis for the house orientation to allow the best solar access. This is not always possible since the City has to provide good north-south street systems for traffic circulation, and homes along north-south streets usually face east west. The popular curvilinear street systems also make it difficult to maximize solar access. However, the City tries to ensure that the majority of homes are on a north-south axis. The City has not been consistent in including solar orientation as a finding for map approvals. This will be added to the standard findings.*

**Note: The City has recommended Policy 21 be modified. This Policy is included in the 2002 Housing Element as an action statement under Policy 22.**

**Policy 22            Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.**

Implementation Program: Consider hiring a Housing Coordinator or other staff person to provide information on fair housing laws, refer complaints of discrimination to appropriate enforcement agencies, and compile yearly reports from local banks on equal opportunity efforts. Code Compliance Officer shall serve this function until Housing Coordinator is hired. The staff person in charge shall actively promote the program through distribution of posters at local banks and realtors, posting them at City Hall and shall refer complaints to the District Office of Fair Employment and Housing, and report on progress at the annual City Council update session.

Evaluation of Achievements:

*The City hired a new senior staff member in April 2001 that is in charge of the Housing Rehabilitation Loan Program. It is expected that this person will take over some of the duties of providing information on fair housing laws to the community. However, the Code Enforcement Officer currently handles that function as complaints are received (primarily tenant-landlord disputes). Most of the duties will continue to be handled by the Code Enforcement Officer since he is the person most directly involved with housing violations and is the first point of contact for the City.*

**Note: The City has recommended Policy 22 be continued without modifications. This Policy is included in the 2002 Housing Element as Policy 23.**

**Policy 23.            Actively pursue surface water resources.**

Implementation Program: Continue to negotiate with Bureau of Reclamation for water allotment via an extended Folsom South Canal. (See Public Facilities Element for detail).

Evaluation of Achievements:

*According to the City's Public Works Director, the acquisition and treatment of surface water is substantially more expensive than the use of groundwater. Recent studies have shown that the City has a more than adequate supply of groundwater for at least buildout of the existing City Limits (30,000± population). There is no indication that the groundwater table is being depleted. Future annexations of substantial acreage would need to provide adequate data that the project would not result in a depletion of the ground water supply.*

*The City did actively participate in the Water Forum process, which was initiated in 1992 and had the objective of formulating a Sacramento Metropolitan Area-wide plan for providing a safe and reliable water supply in an environmentally sound manner. The Water Forum also proposed to provide for the efficient management of available surface water, groundwater, and reclaimed water resources and water conservation to meet the Sacramento Metropolitan Area water needs through the year 2030. In late 1999, the City Council determined not to continue in the Forum's efforts because the result of the Forum was to establish a Regional Water Agency that was expensive to operate and did not address water needs for Galt to the City's satisfaction. The City has no current plans to continue pursuing surface water resources.*

**Note: The City has recommended Policy 23 be discontinued. It will no longer appear as a policy in the Housing Element.**

**Policy 24. Encourage Redevelopment Agency to assist in providing affordable housing as required by State law.**

Implementation Program: Request Redevelopment Agency to consider affordable housing goals in its future policies including (listed by priority):

1. Housing rehabilitation.
2. Direct use of redevelopment funds to create affordable housing, which could include rehabilitation, grants, development loans, or land purchase and lease or cost write down to affordable housing developer.
3. Extension of public facilities to assist in lowering housing costs.

Evaluation of Achievements:

*The City of Galt Redevelopment Implementation Plan includes two specific policies to implement this goal. The first is “Develop programs encouraging the maintenance of existing residences and identifying assistance programs for the rehabilitation of substandard units to preserve the City’s affordable housing stock.” The second is “Provide opportunities for participation by owners and tenants in the revitalization of their properties.” There are also more general policies related to the extension or improvement of public facilities such as “Re-plan, redesign and development of undeveloped areas which are stagnant or improperly utilized” and “Eliminate environmental deficiencies in the Project Area, including, among others, small and irregular lots, incompatible and uneconomic land uses, obsolete and aged building types, and inadequate or deteriorated public improvements.” The Redevelopment Agency has provided financial assistance to almost all of the affordable housing developments in the City as set forth in Policy 1 above.*

**Note: The City has recommended Policy 24 be discontinued, as it is redundant to other policies.**

**Policy 25. Use Historic Building Code when appropriate, which can lower renovation costs.**

Implementation Program: Make information available and encourage dissemination of information to all owners of historic residential structures of State Historic Building Code.

Evaluation of Achievements:

*The Building Department/Code Enforcement Officer, in conjunction with the Planning Department, generally advise applicants about the Historic Building Code when they apply for a building permit on an historic structure. This is relatively easy to do, as any exterior alteration to an historic structure, that requires a building permit, is required to obtain approval from the Historic Preservation Advisory Committee. Planning and Building staff attend those meetings and try to work with the Committee and the applicant to maintain the historic appearance of the building while being sensitive to budgetary constraints. The Historic Building Code does offer some relief to owners of historic residential structures, but it is primarily related to structural design with regard to seismic retrofitting, energy requirements, and handicap accessibility. Since*

*the information can be somewhat technical, the City generally prefers to meet with clients and discuss their unique property face to face.*

**Note: The City has recommended Policy 25 be modified. This Policy is included in the 2002 Housing Element as Policy 24.**

**Policy 26. Continue to upgrade sewer and water delivery system and update impact fees as necessary.**

Implementation See Public Facilities Element.  
Program:

Evaluation of Achievements:

*This is an ongoing responsibility of the Public Works Department. Many times the upgrading of sewer and water delivery systems is conducted as part of a new development project, but the City has also retrofitted and upgraded older parts of the system as needed. The most notable recent examples of implementation include the Lincoln Way Improvement Project (replacement of water and sewer lines in the downtown area as well as storm drain improvements) and the Old Town Improvement Project (new waterline in 4<sup>th</sup> Street and storm drain improvements throughout the project area). The City adopted the water connection fee in 1988 and the sewer connection fee in 1990. These fees were not increased during the 1990s primarily because the housing market took a downturn in the mid to late 1990s. As a result, the City Council did not want to raise fees thereby further reducing Galt's competitiveness in the region for housing opportunities. The fees have since been updated (May 2001) based on the Construction Cost Index for each year since adoption.*

**Note: The City has recommended Policy 26 be continued without modifications. This Policy is included in the 2002 Housing Element as Policy 25.**

**Policy 27. Utilize alternative roadway standards for the City to lower costs of housing development.**

Implementation Prepare alternative standards that can be used to satisfy the density bonus  
Program: alternative of Housing Program 6.

Evaluation of Achievements:

*The City utilizes Sacramento County Improvement Standards, which include alternative roadway standards depending on the classification of the road (arterial, collector, primary residential street etc.). It has been the City's policy to utilize only the 50-foot minimum residential street right-of-way standard, however, a 40-foot minor residential street right-of-way standard can be used for residential areas (Greenwood/Ashbrook). The City can also utilize the Planned Development provisions of the Municipal Code to vary the development standards when needed to ensure the density bonus alternative. However, the City does encounter difficulties from emergency service providers as well as refuse collection providers when streets are too narrow (especially if the total right-of-way width is less than 40 feet). To maintain the 20-foot minimum travel way needed for emergency vehicles, with parking allowed on both sides of the street and 4-foot sidewalks, it is almost impossible to reduce the right-of-way width much below a 50-foot standard. The City has generally preferred to work with the developers to ensure that the*

*projects have good accessibility for emergency vehicles. The City then tries to reach agreement on the density bonus needs of the developer in other ways such as reduced lot sizes or innovative housing types (cluster housing, etc.).*

**Note: The City has recommended Policy 27 be discontinued. It will no longer appear as a policy in the Housing Element.**

**Policy 28.        Revise the Housing Element every 5 years or as needed and include public participation in revisions.**

Implementation    28a. Update critical data yearly.  
Program:

28b. Revise full Element when SACOG Fair Share Plan is prepared every 5 years or if conditions deem a revision of targets earlier.

28c. Conduct public workshop(s) and request Concilio and other community group input during revision.

**Evaluation of Achievements:**

*The City has complied with all state mandated Housing Element updates. However, budgetary constraints and limited staff have impeded their ability to update Housing Element data on a yearly basis, nor does it seem necessary. The City is in the process of the 2002 update and has developed a list of over 85 stakeholders including, but not limited to, the Concilio, the school districts, South County Transit, all local realty offices, the Chamber of Commerce, Habitat for Humanity, the mobile home parks, and large employers in the City. These stakeholders have received or will receive direct mailed notice of the two public workshops and the subsequent public hearings on the project. The City also has an announcement on the City's website that includes the workshop dates, the Housing Needs Assessment data, and the Draft Housing Element. Finally, press releases were sent to both the Galt Herald and the Lodi Sentinel for each workshop and meeting. Public notices were also placed in the Galt Herald.*

**Note: The City has recommended Policy 28 be modified. This Policy is included in the 2002 Housing Element as Policy 27.**

## APPENDIX C

**Table C-1**

### Stakeholder Groups Contacted for Participation in the Housing Element Update

Organizations	
Galt City Clerk and Manager	Fairsite Elementary
Galt Code Enforcement Officer	Vernon E. Green Middle School
Galt Police Department	Marengo Ranch Elementary
Galt Community Concilio	New Hope Senior Village
Chamber of Commerce	Galt City Council
Elliot Homes	Galt Planning Commission
Emerald Park Company	South County Transit
Kimball Hill Homes	Valley Oaks Senior Housing
Four Seasons Construction	Champions 1 & 2
Uniquity	Galt Area Historical Society
Boys and Girls Club of Galt	Galt Area Crime Stoppers
F & M Bank	Friends of the Galt Library
Stockman's Bank	Galt Christian Church
Bank of Lodi	St. Christopher's Catholic Church
Union Bank of California	Seventh Day Adventist
Galt Fire District	Department of Human Assistance, Sacramento County
Galt Joint Union Elementary School District	Heritage Mobile Home Park
Galt Joint Union High School District	Air Products & Chemicals
Building Material Distributors	Spaans Cookie Company
Consolidated Fabricators	Three Palms Mobile Home Park
Carson's Coatings	Galt Mobile Estates
Cardinal Glass	V.F.W. Post 9888
River Oaks Elementary	Gonzales Labor Contractor
Valley Oaks Elementary	Habitat for Humanity
Sac Bee Neighbors	Lodi News Sentinel
Building Industry Association	Galt Herald
Shepherd of the Valley Lutheran Church	Galt Building Department
New Hope Assembly of God	Bay Development Group
Church of Jesus Christ of LDS	Mercy Housing
Jehovah's Witnesses Kingdom Hall	Realty Executives
Horizon Community Church	Schaffer, Suess & Boyd
St. Luke's Episcopal Church	O'Hara Realty
Galt Bible Church	A Better Way Realty
Realty World-Parker-Del Grande	Century All Valley Realtors
Prudential California Realty	Dry Creek Realty
Galt Sunrise Rotary Club	Galt Lions Club
Galt Kiwanis Club	Galt Rotary Club
SETA/Sacramento Works	

Source: City of Galt, October 2001.



## APPENDIX D: GLOSSARY OF U.S. CENSUS TERMS

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The following terms have been defined by the U.S. Census for interpreting data found in Census reports and tables. These definitions are generally current. For reports based on earlier surveys, especially those published before 1990, the user should consult the printed reports for those years. As reports and surveys continue to evolve, definitions may also alter to accommodate these changes. These definitions can be further examined on the U.S. Census website at [www.census.gov](http://www.census.gov).

**Children.** The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

**Own children** in a family are sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily.) For each type of family unit identified in the CPS, the count of "own children under 18 years old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

**Related children** in a family include own children and all other children under 18 years old in the household who are related to the householder by birth, marriage, or adoption. The count of related children in families was formerly restricted to never-married children. However, beginning with data for 1968 the Bureau of the Census includes ever-married children under the category of related children. This change added approximately 20,000 children to the category of related children in March 1968.

**Ethnic origin.** People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

People who were Non-Hispanic White origin, were identified by crossing the responses to two self-identification questions: (1) origin or descent and (2) race. Respondents were asked to select their race (and the race of other household members) from a "flash card" listing racial groups. Beginning with March 1989, the population is divided into five groups on the basis of race: White, Black, American Indian, Eskimo or Aleut, Asian or Pacific Islander, and Other races. The last category includes any other race except the four mentioned. Respondents who selected their race as White and indicated that their origin was not one of the Hispanic origin subgroups Mexican, Puerto Rican, Cuban, Central or South American, were called Non-Hispanic White origin.

**Family.** A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count

of family members differs from the count of family household members because family household members include any non-relatives living in the household.

**Family group.** A family group is any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. A household may be composed of one such group, more than one, or none at all. The count of family groups includes family households, related subfamilies, and unrelated subfamilies.

**Family household.** A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. See the definition of family.

**Group quarters.** As of 1983, group quarters were defined in the current population survey as noninstitutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge. (Prior to 1983, group quarters included housing units containing five or more people unrelated to the person in charge.) Examples of people in group quarters include a person residing in a rooming house, in staff quarters at a hospital, or in a halfway house. Beginning in 1972, inmates of institutions have not been included in the Current Population Survey.

**Household.** A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily". (See definitions of Family household and Nonfamily household).

**Household, family, or subfamily, Size of.** The term "size of household" includes all the people occupying a housing unit. "Size of family" includes the family householder and all other people in the living quarters who are related to the householder by birth, marriage, or adoption. "Size of related subfamily" includes the husband and wife or the lone parent and their never-married sons and daughters under 18 years of age. "Size of unrelated subfamily" includes the reference person and all other members related to the reference person. If a family has a related subfamily among its members, the size of the family includes the members of the related subfamily.

**Household, nonfamily.** A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

**Householder.** The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the "reference person" to whom the relationship of all other household members, if any, is recorded.

The number of householders is equal to the number of households. Also, the number of family householders is equal to the number of families.

*Head versus householder.* Beginning with the 1980 CPS, the Bureau of the Census discontinued the use of the terms "head of household" and "head of family." Instead, the terms "householder" and "family householder" are used. Recent social changes have resulted in greater sharing of household responsibilities among the adult members and, therefore, have made the term "head" increasingly inappropriate in the analysis of household and family data. Specifically, beginning in 1980, the Census Bureau discontinued its longtime practice of always classifying the husband as the reference person (head) when he and his wife are living together.

**Mean (Average) income.** Mean (average) income is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. The means for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The means (averages) for people are based on people 15 years old and over with income.

**Median income.** Median income is the amount which divides the income distribution into two equal groups, half having incomes above the median, half having incomes below the median. The medians for households, families, and unrelated individuals are based on all households, families, and unrelated individuals, respectively. The medians for people are based on people 15 years old and over with income.

**Single,** when used as a marital status category, is the sum of never-married, widowed, and divorced people. "Single," when used in the context of "single-parent family/household," means only one parent is present in the home. The parent may be never-married, widowed, divorced, or married, spouse absent.

**Married couple.** A married couple, as defined for census purposes, is a husband and wife enumerated as members of the same household. The married couple may or may not have children living with them. The expression "husband-wife" or "married-couple" before the term "household," "family," or "subfamily" indicates that the household, family, or subfamily is maintained by a husband and wife. The number of married couples equals the count of married-couple families plus related and unrelated married-couple subfamilies.

**Mobility status.** The population was classified according to mobility status on the basis of a comparison between the place of residence of each individual to the time of the March survey and the place of residence 1 year earlier. Nonmovers are all people who were living in the same house at the end of the migration period and the beginning of the migration period. Movers are all people who were living in a different house at the end of the period rather than at the beginning. Movers are further classified as to whether they were living in the same or different county, state, region, or were movers from abroad. Movers are also categorized by whether they moved within or between central cities, suburbs, and nonmetropolitan areas of the United States.

**Poverty definition.** Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family's total income is less than that family's threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, medicaid, and food stamps).

Poverty statistics are based on a definition developed by Mollie Orshansky of the Social Security Administration (SSA) in 1964<sup>1</sup> and revised in 1969 and 1981 by interagency committees. This definition was established as the official definition of poverty for statistical use in all Executive departments by the Bureau of the Budget (BoB) in 1969 (in Circular No. A-46); after BoB became The Office of Management and Budget, this was reconfirmed in Statistical Policy Directive No. 14.

The original poverty definition provided a range of income cutoffs or thresholds adjusted by such factors as family size, sex of the family head, number of children under 18 years old, and farm-nonfarm residence. At the core of this definition of poverty was the economy food plan, the least costly of four nutritionally adequate food plans designed by the Department of Agriculture. It was determined from the Department of Agriculture's 1955 Household Food Consumption Survey that families of three or more people spent approximately one-third of their after-tax money income on food; accordingly, poverty thresholds for families of three or more people were set at three times the cost of the economy food plan. Different procedures were used to calculate poverty thresholds for two-person families and people living alone in order to compensate for the relatively larger fixed expenses of these smaller units. For two-person families, the cost of the economy food plan was multiplied by a factor of 3.7 (also derived from the 1955 survey). For unrelated individuals (one-person units), no multiplier was used; poverty thresholds were instead calculated as a fixed proportion of the corresponding thresholds for two-person units. Annual updates of these SSA poverty thresholds were based on price changes of the items in the economy food plan.

As a result of deliberations of a Federal interagency committee in 1969, the following two modifications to the original SSA definition of poverty were adopted<sup>2</sup>:

- The SSA thresholds for nonfarm families were retained for the base year 1963, but annual adjustments in the levels were based on changes in the Consumer Price Index (CPI) rather than on changes in the cost of foods in the economy food plan.
- The farm thresholds were raised from 70 to 85 percent of the corresponding nonfarm levels. The combined impact of these two modifications resulted in an increase in the tabulated totals for 1967 of 360,000 poor families and 1.6 million poor people.

In 1981, three additional modifications in the poverty definition recommended by another interagency committee were adopted for implementation in the March 1982 CPS as well as the 1980 census:

- Elimination of separate thresholds for farm families.
- Elimination (by averaging) of separate thresholds for female-householder families and "all other" families (earlier termed "male-headed" families).
- Extension of the detailed poverty threshold matrix to make the largest family size category "nine people or more"
- For further details, see the section, "Changes in the Definition of Poverty," in Current Population Reports, Series P- 60, No. 133.

<sup>1</sup> For a detailed discussion of the original SSA poverty thresholds, see Mollie Orshansky, Counting the Poor: Another Look at the Poverty Profile, Social Security Bulletin, vol. 28, no. 1, January 1965, pp. 3-29 (reprinted in Social Security Bulletin, vol. 51, no. 10, October 1988, pp. 25-51); and Who's Who Among the Poor: A Demographic View of Poverty, Social Security Bulletin, vol. 28, no. 7, July 1965, pp. 3-32.

<sup>2</sup> Poverty thresholds for 1959-1967 were recalculated on this basis, and revised poverty population figures for those years were tabulated using the revised thresholds. These revised 1959- 1967 poverty population figures have been published in Census Bureau reports issued since August 1969 (including the present report). Because of this revision, poverty statistics from documents dated before August 1969 are not comparable with current poverty statistics.

The poverty thresholds are increased each year by the same percentage as the annual average Consumer Price Index (CPI). The poverty thresholds are currently adjusted using the annual average CPI-U (1982-84 = 100). This base year has been used since 1988. From 1980 through 1987, the thresholds were adjusted using the CPI-U (1967 = 100). The CPI (1963 = 100) was used to adjust thresholds prior to 1980.

For further information on how the poverty thresholds were developed and subsequent changes in them, see Gordon M. Fisher, *"The Development and History of the Poverty Thresholds,"* Social Security Bulletin, vol.55, no.4, Winter 1992, pp. 3-14.

**Race.** The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

The population is divided into five groups on the basis of race: White; Black; American Indian, Eskimo or Aleut; Asian or Pacific Islander; and Other races beginning with March 1989. The last category includes any other race except the four mentioned. In most of the published tables "Other races" are included in the total population data line but are not shown individually.

**Tenure.** A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only" if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Units in structure.** In the determination of the number of units in a structure, all housing units, both occupied and vacant, were counted. The statistics are presented in terms of the number of occupied housing units in structures of specified size, not in terms of the number of residential structures.

**Unmarried couple.** An unmarried couple is composed of two unrelated adults of the opposite sex (one of whom is the householder) who share a housing unit with or without the presence of children under 15 years old. Unmarried couple households contain only two adults.

## APPENDIX E: PERMIT AND DEVELOPMENT IMPACT FEES

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Current City permit and development impact fees can be obtained by requesting a Galt Fee Schedule from the Planning Department:

Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632  
Phone – (209) 366-7230



## Noise Element

### Introduction

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.

In addition to describing the City's noise standards, this element contains goals, policies, and implementation measures related to noise.

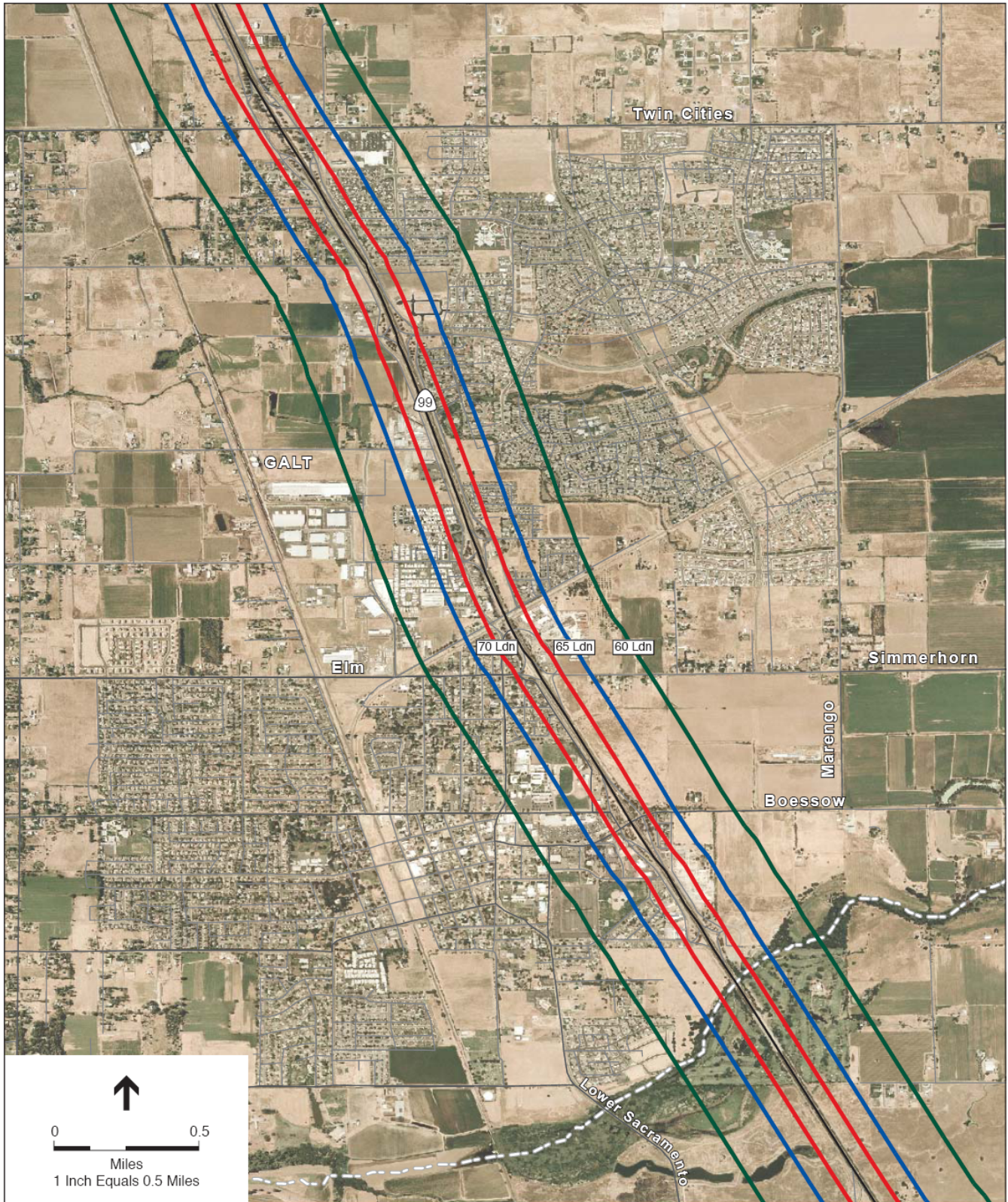
### Noise Standards

The noise level performance standards for all new projects in Galt are shown below in Table N-1. Each of the noise levels specified in the below table shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). Also, for the purposes of compliance with the provisions of this element, the City defines transportation noise sources as traffic on public roadways, railroad line operations, and aircrafts in flight (note: regulation of railroad and aircraft noise is preempted by Federal and State regulations). Figures N-1 and N-2 show the existing (2005) and future (2030) traffic noise contours for State Route 99. Other noise sources are presumed to be subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, loading docks, and similar activities and operations.

<b>Table N-1</b> <b>Noise Level Performance Standards for Residential Areas Affected by Non-Transportation Noise<sup>1</sup></b>		
<b>Noise Level Descriptor</b>	<b>Daytime (7:00 a.m. – 10:00 p.m.)</b>	<b>Nighttime (10:00 p.m. – 7:00 a.m.)</b>
Hourly $L_{eq}$ dB	50	45
Maximum Level, dB	70	65
Notes: <sup>1</sup> These standards apply to new or existing residential areas affected by new or existing non-transportation sources.		

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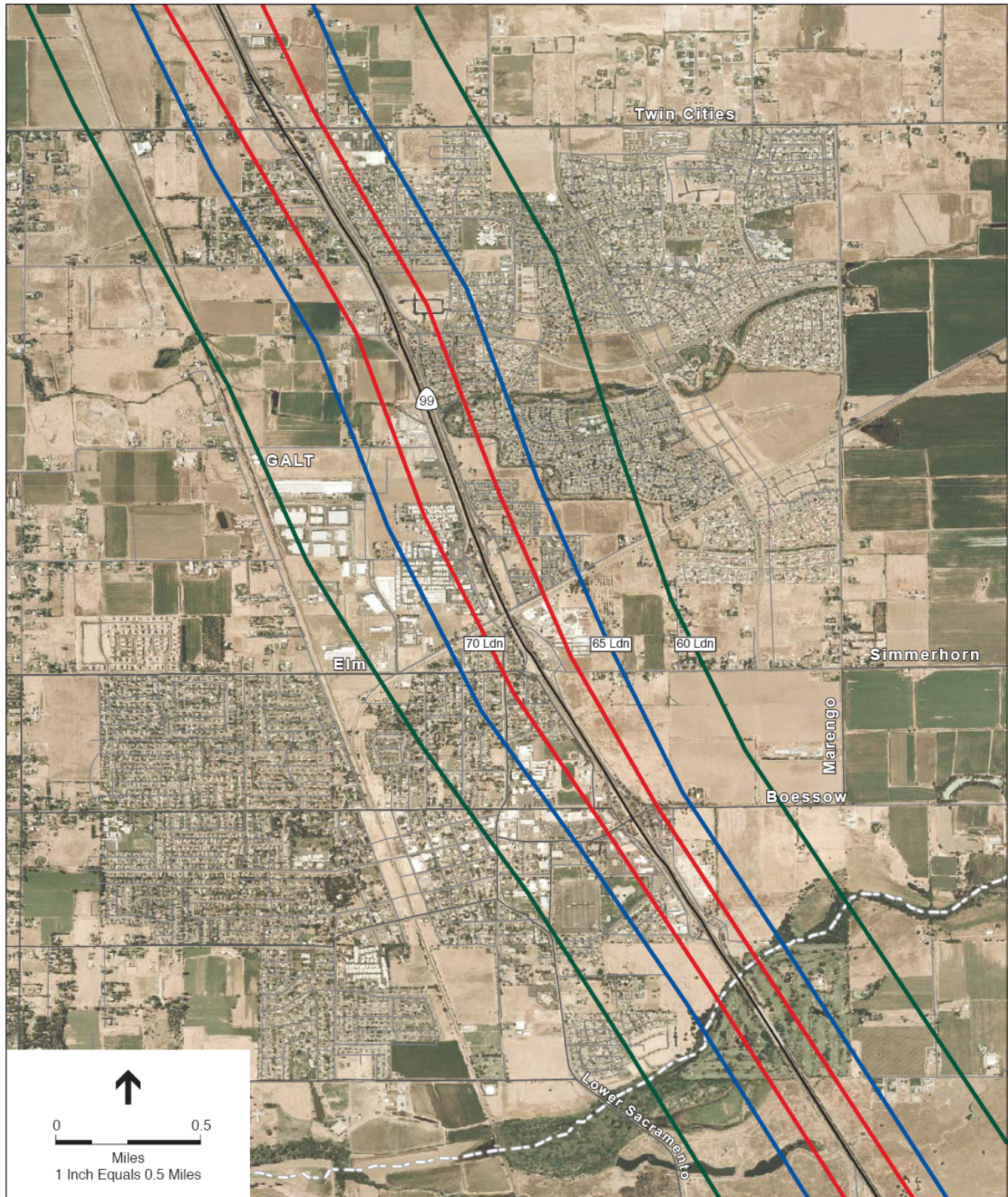
SOURCE: ESRI, 2006; NAIP, 2008; and ESA, 2008

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**Figure N-1**  
2005 Traffic Noise Contours for State Route 99

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SOURCE: ESRI, 2006; NAIP, 2008; and ESA, 2008

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**Figure N-2**  
2030 Traffic Noise Contours for State Route 99

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## Noise

The goal and policies in this section help to protect noise-sensitive uses from excessive noise. Noise-sensitive uses in Galt include residential areas, motels, medical facilities, nursing homes, churches, meeting halls, offices, schools, and playgrounds. New development must be designed so as not to result in excessive noise on adjacent properties, and development of new noise-sensitive uses in areas projected to have high noise levels must be constructed so as to reduce noise levels.

### Goal N-1

To protect Galt's residents and visitors from the harmful and annoying effects of exposure to excessive noise.

#### Policy N-1.1: Noise-Generating Uses

The City should work to reduce noise levels and land use conflicts surrounding existing noise generating uses.

#### Policy N-1.2: Noise Mitigation

The City shall develop and implement effective strategies to abate and avoid excessive noise exposures in the city by requiring that effective noise mitigation measure be incorporated in the design of new noise-generating and new noise-sensitive land uses.

#### Policy N-1.3: Neighborhood Noise Protection

The City should protect areas within the city where the present noise environment is within acceptable limits.

#### Policy N-1.4: Noise Level Performance Standards

The City shall use noise level performance standards for reviewing development proposals.

#### Policy N-1.5: "Noise-Impacted" Designation

The City should establish an overlay zone titled "Noise-Impacted" for any areas within the city exposed to existing or projected exterior noise levels exceeding 60 db  $L_{dn}$ /CNEL or the Noise Level Performance Standards in Table N-1.

#### Policy N-1.6: Noise-Sensitive Land Separation

The City shall separate noise-sensitive land uses from noise-impacted areas in new developments unless effective mitigation measures are provided and implemented. Noise-sensitive land uses include, but are not limited to, residential land uses, schools, health care facilities, libraries, and churches.

#### Policy N-1.7: EIR Acoustical Analyses

The City shall require project Environmental Impact Reports (EIR) to contain valid acoustical analysis where appropriate.

#### Policy N-1.8: Development near Major Roadways and Thoroughfares

The City shall require noise mitigation for new sensitive receptors near major roadways and thoroughfares by requiring noise buffering and/or special construction techniques (e.g., increased insulation, special windows, etc.) in new construction.

#### Policy N-1.9: Sound Attenuation Features

The City should require sound attenuation features such as walls, berming, and distance separation between commercial, industrial, and residential uses to reduce noise and vibration impacts.

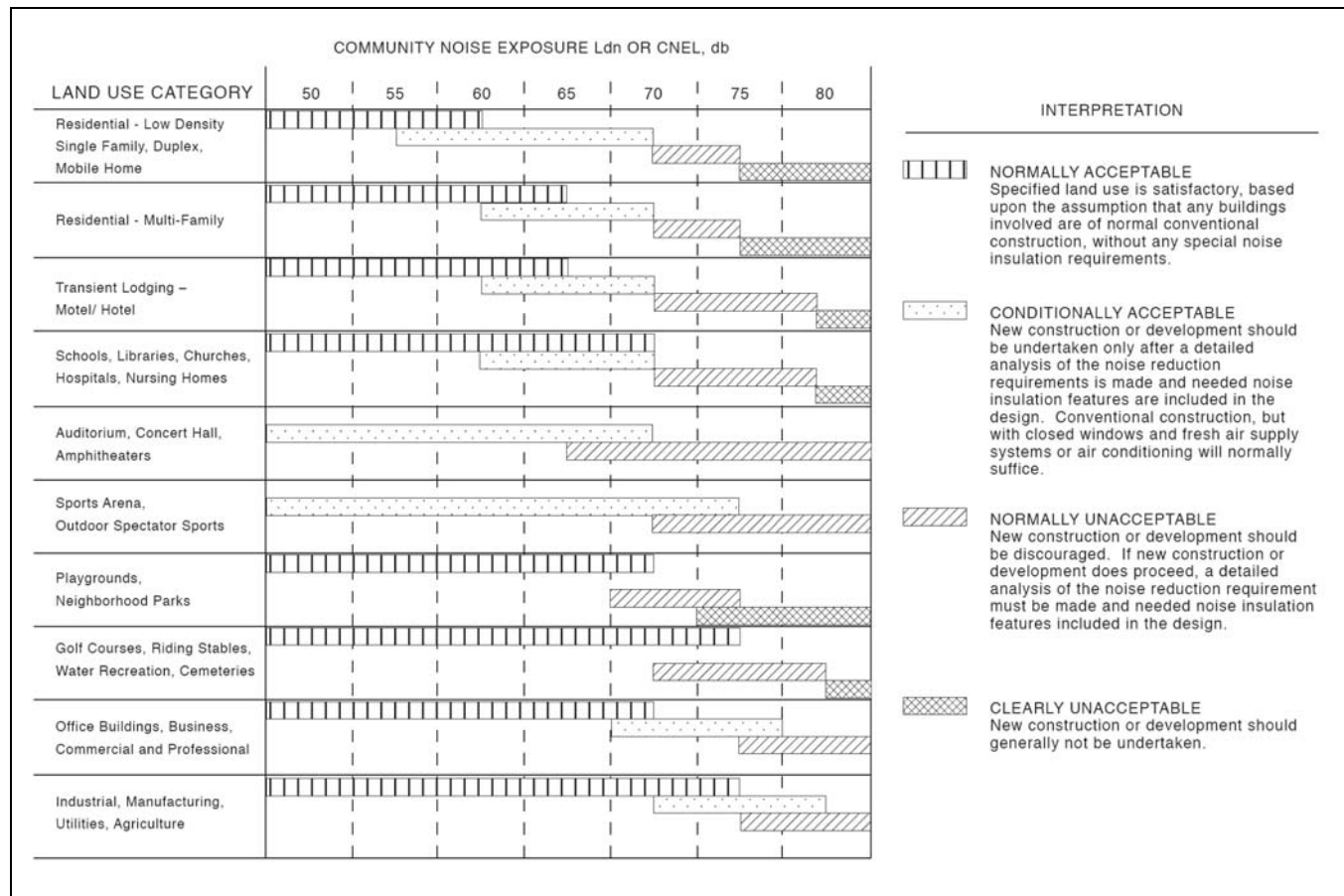


### Policy N-1.10: Noise Mitigation

The City shall require noise mitigation in new development along major streets, highways, and railroad tracks.

### Policy N-1.11: Land Use Compatibility

The City shall allow the development of noise sensitive land uses which include, but are not limited to, residential neighborhoods, schools, and hospitals, only in areas where existing or projected noise levels are “acceptable” according to the chart below. Noise mitigation measures may be required to reduce noise in outdoor activity areas and interior spaces to achieve these levels.



Sources: State of California General Plan Guidelines, Office of Planning and Research, 1998; and ESA, 2008

### Policy N-1.12: City Equipment/Noise Element Compliance

The City shall ensure that City facilities and equipment are consistent with this element.

### Policy N-1.13: Construction Noise

The City shall seek to limit the potential noise impacts of temporary construction activities on surrounding land uses by limiting hours of operation in accordance with City's noise ordinance.

### Policy N-1.14: Zoning Ordinance Consistency

The City shall ensure consistency between the Noise Element and the Zoning Ordinance.



## Public Facilities and Services Element

### Introduction

City development is dependent on a complicated network of public facilities and services. Each type of facility or service has a unique set of opportunities and constraints and must adapt to growth and change differently. The Public Facilities and Services Element focuses on water production, treatment, and distribution; sewage collection and treatment; flood protection; parks and recreational open space; storm drainage; solid waste collection and disposal; fire protection and emergency medical service; law enforcement; schools; and other utilities such as gas, electricity, and communications. This element provides guidance for the logical and efficient extension of these services as new development occurs. The City will also provide for the development of major public facilities through capital improvement projects to accommodate growth projected under the General Plan consistent with applicable State and Federal law. Transportation facilities are discussed separately in the Circulation Element.

This element contains goals, policies, and implementation measures related to the following topics:

- 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

### Public Facilities and Services Funding

The goal and policies in this section seek to identify funding methods for new facilities and services as new development occurs, and to consider how the ongoing maintenance and operations of these facilities will be funded to ensure that operational levels do not decline. New development is generally responsible for financing and/or providing for the extensions of the services it requires. The City will plan for the development of major public facilities through its Capital Improvement Program, which identifies capital improvement projects to accommodate growth projected under the General Plan consistent with applicable State and Federal law.

**Goal  
PFS-1**

To ensure the timely development of City public facilities and services, the maintenance of specified service levels for City public facilities, and that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

**Policy PFS-1.1: General Financing**

The City shall continue to provide for the location and development of needed public buildings and facilities.

**Policy PFS-1.2: Availability of Facilities and Services**

The City should direct urban development to avoid scattered major new construction activities to minimize the cost of providing new public facilities and services. The City shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means) in a timely fashion; and
- b. The facility improvements are consistent with applicable master or facility plans adopted by the City.

**Policy PFS-1.3: Capital Improvements Programs (CIP)**

The City shall coordinate capital improvements programs with development fees, schedule annual growth monitoring, and utilize specific plans for large parcels of land.

**Policy PFS-1.4: Financing from New Development**

The City shall require development proposals to include plans for development and financing of public facilities and services.

**Policy PFS-1.5: Public Facility Master Plans**

The City shall prepare and annually review public facility master plans, and regularly update the plans to ensure compliance with appropriate State and Federal laws, use of modern and cost-effective technologies, and compatibility with current land use policy.

**Policy PFS-1.6: Capital Improvement Program**

The City shall review and update the Capital Improvement Program (CIP) yearly to ensure the implementation and adequacy of the plan.

**Policy PFS-1.7: Public Facility Financing**

The City shall continue to use developer fees and other methods (i.e., grant funding and assessment districts) to finance public facility design, construction, operation, and maintenance.

**Policy PFS-1.8: Ultimate Capacity Needs**

The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.



**Policy PFS-1.9: Fair Share Costs on New Developments**

The City shall require that new development pay its fair share of the cost of providing new public services and/or the costs of expanding/upgrading existing facilities and services impacted by the new development.

**Policy PFS-1.10: Broad-Based Funding Sources**

The City shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the city.

**Policy PFS-1.11: Fiscal Impact Analysis for Specific Plans and Significant General Plan Amendments**

The City shall require preparation of a fiscal impact analysis for all specific plans or significant general plan land use amendments. The analysis will examine the fiscal impacts on the City that result from large-scale development. The fiscal analysis shall project a positive fiscal impact from new development or include mechanisms to fund projected fiscal deficits.

## **Water Supply, Treatment, and Delivery**

Galt relies on groundwater for its municipal water supply, as do most of the surrounding agricultural operations. The goals and policies in this section seek to ensure a safe and adequate water supply for existing and future development and to promote water conservation and reuse.

**Goal  
PFS-2**

To ensure an adequate, safe, and reliable water supply sufficient to meet the future needs of the city.

**Policy PFS-2.1: Water Availability**

The City shall assure the provision of necessary water services for the community.

**Policy PFS-2.2: Groundwater Protection**

The City should protect the groundwater basin from overdraft from city use of groundwater. To this end, the City shall study, working closely with other public and private entities as deemed appropriate, the safe yield of the groundwater basin. Water management programs such as conjunctive use and recharge programs should also be considered. The City should use this information to determine the most appropriate long-term water supply to serve Galt.

**Policy PFS-2.3: Surface Water Protection**

The City shall protect surface water resources, including rivers, creeks, streams, sloughs, and marshes, from development impacts.

**Policy PFS-2.4: Ground Water Protection Response Plan**

The City shall develop a response plan to address any safe groundwater yield and/or projected water requirement imbalances discovered as a result of studies undertaken pursuant to Policy PFS-2.2. This response plan will include an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.

**Policy PFS-2.5: Water Services**

The City shall not extend water service to areas outside the city limits prior to annexation unless the City amends the Utility Services Area with LAFCO.

**Policy PFS-2.6: Water System Capacity**

The City shall plan, secure funding for, and procure sufficient water treatment capacity and infrastructure to meet projected water demands.

**Policy PFS-2.7: Water Capacity and Infrastructure for New Developments**

The City shall ensure that water supply capacity and infrastructure are in place prior to granting building permits for new development.

**Policy PFS-2.8: Water Quality Monitoring**

The City shall monitor water quality regularly to ensure that safe drinking water standards are met and maintained in accordance with State and EPA regulations and take necessary measures to prevent contamination.

**Policy PFS-2.9: Water Conservation**

The City shall, to the extent practicable, promote water conservation and reduced water demand by:

- a. Requiring water-conserving building design and equipment in new construction;
- b. Encouraging water-conserving landscaping and other conservation measures; and
- c. Encouraging retrofitting of existing development with water-conserving devices.

**Policy PFS-2.10: Inter-Agency Water Conservation**

The City should work with other agencies to promote water conservation measures countywide.

**Policy PFS-2.11: Water Supply**

The City shall monitor water demand growth trends to anticipate water supply needs.

**Policy PFS-2.12: Fire Protection**

The City shall ensure adequate water pressure throughout the city limits for fire protection purposes.

**Policy PFS-2.13: Reclaimed Water**

The City should encourage the use of reclaimed water, including the installation of secondary plumbing systems (aka “purple pipe”), in all new Specific Plans for landscape irrigation.

**Policy PFS-2.14: Water Meter Retrofit Program**

At the direction of the City Council, the City shall prepare and implement a water meter retrofit program (consistent with State requirements as indicated in AB 2572) whereby all existing non-metered connections would be retrofitted with a water meter to improve water conservation.

**Wastewater Collection, Treatment, Disposal, and Reuse**

The City provides sewer collection, treatment, and disposal services. The City’s wastewater treatment plant is located in an incorporated island north of the city, west of SR 99. New development will require construction of an expanded facility and new trunk lines.

The wastewater treatment facility must be upgraded to meet current (2007) State water quality standards regardless of future growth. The current capacity of the facility is sufficient to meet the needs of residents and businesses within the existing city limits. The facility must be expanded to provide service to new growth areas.

The goal and policies in this section seek to provide for the logical expansion and extension of the wastewater system to serve future development.

**Goal  
PFS-3**

To ensure adequate wastewater collection and treatment and the safe reclamation of treated effluent.

**Policy PFS-3.1: Treatment Facilities Safety**

The City shall ensure that sewage treatment plant operations and sludge disposal do not result in a health or safety hazard to persons, wildlife, or livestock.

**Policy PFS-3.2: Sewer Systems**

The City shall continue to assure the provision of necessary sewer services for the community financed on a benefit received basis or other fair and reasonable method of funding.

**Policy PFS-3.3: Septic Systems**

The City should not permit the development and use of new individual septic systems within city limits except as may be allowed in the Galt municipal code.

**Policy PFS-3.4: Sewage Treatment**

The City shall oppose urban development within the sphere of influence which is not sewerred and shall oppose the use of "package treatment plants". Urban development should be considered as less than 2 acre parcels on the west side of the Planning Area and less than 5 acre parcels on the north and east side of the Planning Area.

**Policy PFS-3.5: Sewer Enhancements**

The City shall continue its program of upgrading sewer lines to minimize inflow and infiltration problems.

**Policy PFS-3.6: Sewage Sludge**

The City shall dispose of sewage sludge in accordance with State regulations.

**Policy PFS-3.7: Compliance with Clean Water Act**

The City shall comply with the requirements of the Clean Water Act with the intent of minimizing the discharge of pollutants to surface waters.

**Policy PFS-3.8: Sewer Services**

The City should not extend sewer service to areas outside the city limits prior to annexation unless the City amends the Utility Services Area with LAFCO.

**Policy PFS-3.9: Expand Use of Reclaimed Water**

The City shall encourage the use of tertiary treated wastewater for irrigation of agricultural lands, large landscaped areas, and recreation/open space areas within close proximity to the City's WWTP to help ensure ongoing compliance with RWQCB requirements.

**Policy PFS-3.10: Point Source Control**

The City shall work with the RWQCB to ensure that all point source pollutants are adequately mitigated (as part of the CEQA review and project approval process) and monitored to ensure long-term compliance.

**Stormwater Drainage**

The City's storm drainage system consists of collection, conveyance, detention, and pumping facilities. Stormwater is ultimately pumped and discharged into several area waterways. Future development will require the development of new storm drainage and flood protection systems. In addition, Federal and State water quality standards will require examination of the quality of stormwater released into public waterways. Policies of this section require the development of new storm drainage and flood protection systems in the safest and most efficient manner.

**Goal  
PFS-4**

To collect and dispose of stormwater in a manner that protects the city's residents and property from the hazards of flooding, manages stormwater in a manner that is safe and environmentally sensitive, and enhances the environment.

**Policy PFS-4.1: Storm Drain Enhancements**

The City shall continue to upgrade the storm drainage facilities in the older section of the city, and provide for systems needed in newly developing areas.

**Policy PFS-4.2: Conservation/Stormwater**

The City shall develop storm water drainage facilities consistent with the policies of the Conservation and Open Space Element.

**Policy PFS-4.3: Stormwater Quality**

The City shall ensure compliance with Federal and State clean water standards by continuing to monitor and enforce provisions to control non-point source and point source water pollution contained in the U.S. Environmental Protection Agency NPDES program.

**Policy PFS-4.4: Project Design**

The City should encourage project designs that minimize drainage concentrations and impervious surfaces.

**Policy PFS-4.5: Grading During the Rainy Season**

The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.

**Policy PFS-4.6: Erosion Control Plan**

The City shall require new development projects to prepare an erosion control plan.

**Policy PFS-4.7: Mitigating Stormwater Runoff**

The City shall require projects that have significant impacts on the quantity and quality of surface water runoff to incorporate mitigation measures for impacts related to urban runoff.

**Policy PFS-4.8: Joint Use of Detention Facilities**

The City shall encourage stormwater detention facilities to be designed for multiple purposes, including recreational (e.g., parks, ball fields, etc.) stormwater quality improvement, and/or waterfowl habitat.

**Policy PFS-4.9: Detention Requirements**

The City should require detention storage with measured release to ensure that the capacity of downstream creeks and sloughs will not be exceeded. To ensure downstream capacity is not exceeded, the following measures will be applied:

- a. Outflow to creeks and sloughs should be designed and constructed to avoid exceeding downstream channel capacities; and
- b. Storage facilities should be designed and constructed to prevent problems caused by timing of storage outflows.

**Solid Waste Collection and Disposal**

Solid waste collection and disposal and curbside recycling in Galt are provided by a franchise agreement with California Waste Recovery Systems based in Lodi. Waste is disposed at one of several locations, including Foothill-Sanitary Landfill, L-D Landfill, North County Landfill, and Sacramento County Landfill. Policies in this section seek to reduce the amount of waste produced through source reduction, reuse, and recycling, and to ensure safe disposal of waste. The goal of this plan is to reduce the total amount of waste generated and disposed of through source reduction, recycling and composting, and safe transformation and land disposal of solid wastes.

**Goal  
PFS-5**

To ensure the safe and efficient disposal and recycling of solid waste generated in Galt.

**Policy PFS-5.1: Waste Collection**

The City shall require waste collection in all new developments.

**Policy PFS-5.2: Waste Reduction**

The City shall promote maximum use of solid waste reduction, recycling, composting, and environmentally-safe transformation of wastes.

**Policy PFS-5.3: Solid Waste Facilities**

The City shall require that all solid waste facilities be located in areas free of incompatible land uses and prohibit future incompatible land uses on surrounding lands.

**Policy PFS-5.4: Solid Waste Recycling**

The City shall encourage recycling in public and private operations to reduce demand for solid waste disposal capacity.

**Policy PFS-5.5: Recycled Materials Use**

The City shall investigate using recycled materials and products where economically feasible.

**Policy PFS-5.6: Hazardous Materials Disposal**

The City shall require the proper disposal and recycling of hazardous materials.

**Policy PFS-5.7: Construction Debris Recycling**

The City shall require the recycling of construction debris to the extent practicable.

## Law Enforcement

Public safety is one of the most important aspects of the quality and enjoyment of a community. The policies in this section address public safety by setting standards for police service. Public safety can also be addressed through other public safety programs and the design of new residential and commercial development and remodels and public facilities such as parks, and pedestrian and bike trails.

### Goal PFS-6

To deter crime and to meet the growing demand for police services associated with increasing population and commercial/employment development in the city.

#### **Policy PFS-6.1: Neighborhood Security**

The City should continue to promote neighborhood security programs.

#### **Policy PFS-6.2: Police Protection**

The City should continue to provide adequate police protection and law enforcement by maintaining a police department capable of meeting the needs of the community.

#### **Policy PFS-6.3: Maintaining Service Standards**

The City shall strive to achieve and maintain staffing levels consistent with the adopted recommendations of the 2007 Matrix Report and provide necessary equipment and vehicles to ensure maximum efficiency within the City's overall budgetary constraints.

#### **Policy PFS-6.4: Reducing Crime through Site Design**

The City shall require developers to incorporate best available practices in residential and nonresidential site plan design and construction using principles of Crime Prevention through environmental design, Safescape, eyes-on-the-street design techniques, and related programs in order to minimize criminal activities including vandalism, graffiti, and burglary.

#### **Policy PFS-6.5: Police Facility Funding**

The City shall require new development to develop or fund police facilities, equipment, and personnel that, at a minimum, financially support standards identified in Policy PFS-6.4.

## Fire Protection and Emergency Medical Services

Fire protection and emergency medical services are a critical component of public safety. The Galt Fire Protection District, which was founded in 1921, recently merged with the Elk Grove Fire Protection District to form the Cosumnes Community Services District Fire Department. Fire protection depends on several factors including personnel and equipment, available water supply and pressure, response time, and reducing potential fire hazards. Buildings can also be constructed with fire resistant materials, smoke alarms, or sprinkler systems to reduce fire hazards.

### Goal PFS-7

To protect residents, employees, and visitors in Galt from injury and loss of life and to protect property from fires.

**Policy PFS-7.1: Fire Protection**

The City shall continue to support the Cosumnes Community Services District Fire Department for fire protection and emergency medical service capable of meeting the needs of the community based on the benefit received. In addition, the City shall work with the Cosumnes Community Services District regarding necessary public fire facilities, equipment, and operational costs for the provision of fire prevention, fire protection, and emergency medical services to Galt residents.

**Policy PFS-7.2: Local Access to Fire Services**

The City shall encourage the Cosumnes Community Services District Fire Department to provide services that specifically benefit and are easily accessible to all Galt Residents.

**Policy PFS-7.3: Fire Code**

The City shall comply with the provisions of the California Fire Code (Title 24, Part 9) with City amendments.

**Policy PFS-7.4: Fire Protection and Emergency Medical Facilities**

The City shall cooperate with CCSD in the development of a new master plan for fire and emergency medical facilities and services, which includes the City of Galt, and shall periodically review the city fire protection impact fee, based upon an updated Government Code 66000 (AB 1600) study to be completed by CCSD. In conjunction with the district, the City will review the City's public safety special tax applicable to new development.

**Policy PFS-7.5: Traffic Control and Calming Measures**

The City shall design and install traffic controls and traffic calming measures to minimize impacts on emergency vehicle response. Traffic signals shall be equipped with electronics to permit emergency vehicles to override the traffic signals to expedite emergency response.

**Parks and Recreational Open Space**

The City provides and maintains public park facilities and services for all age and income groups. The General Plan sets the framework for an expanded park system with physical recreational facilities to provide the opportunity for a variety of recreational activities. Even when the City is not directly responsible for their development and operation, the City plays an important role in the siting and planning of these facilities. The General Plan also promotes the creation/expansion of a Civic Center, library services, and arts and cultural activities.

Parks and recreation activities foster community interaction and a sense of community involvement. The City seeks to provide an opportunity for residents to enjoy active and passive recreation facilities. The goals and policies in this section set standards for providing for the development of new parks and recreation facilities. The City will continue to work with the school districts and other public and community groups to jointly use facilities and operate programs when feasible and mutually beneficial.

**Goal  
PFS-8**

To maintain and expand the public park system, recreational, and civic facilities suited to the needs of residents, employees, and visitors.

**Policy PFS-8.1: Parks/Resident Ratio**

The City shall require new developments to provide for park acreages at a minimum of 5 acres/1,000 residents and make land acquisition for parks and open space a recreation priority.

**Policy PFS-8.2: Dry Creek and Deadman Gulch Recreation Areas**

The City shall require developers of land adjacent to Dry Creek and Deadman Gulch to provide a continuous pedestrian and bicycle trail system, set aside land for a dedicated wildlife habitat, and provide related amenities.

**Policy PFS-8.3: Park/Recreation Master Plan**

The City shall update the park and recreation master plan consistent with the General Plan.

**Policy PFS-8.4: Joint Use of Parks**

The City shall encourage neighborhood park development adjacent to school sites and similar community-oriented facilities (e.g., Boys and Girls Club, FFA, etc.) to maximize land and facility use and shall negotiate joint use agreements whenever possible.

**Policy PFS-8.5: Parks/Recreation Funding**

The City shall continue to explore sources of parks and recreation funding.

**Policy PFS-8.6: Galt Market Revenue**

The City shall continue to seek ways to increase revenue from Galt Market for parks and recreation funding.

**Policy PFS-8.7: Park Design Factors**

The City shall consider the following factors in the design of new parks:

- a. Safety
- b. Security
- c. Maintenance
- d. Accessibility
- e. Landscaping complimentary to the surrounding environment
- f. Travel distance of users
- g. Passive versus active use areas
- h. Restroom facilities
- i. Citizen input
- j. Adequacy of off-street parking
- k. Flexibility for programming activities
- l. Nature education opportunities
- m. Linkages to other parks, open space areas, and significant community activity centers

**Policy PFS-8.8: Service Clubs**

The City should encourage local service clubs and non-profit organizations to participate in the development and improvement of City parks and recreation facilities.

**Policy PFS-8.9: Park Siting**

The City should ensure that recreation facilities are sited to minimize negative impacts (i.e., parking, night lighting, and excessive noise) on surrounding neighborhoods and should strive to maintain a standard of one park within a ½-mile of all new homes.



**Policy PFS-8.10: Crime Prevention**

The City shall seek to protect the users of the parks, reduce vandalism, and work with law enforcement agencies to eliminate crime at parks and recreation facilities.

**Policy PFS-8.11: Park Linkages**

The City shall encourage pedestrian and bicycle trail linkages between parks, open space areas, wildlife habitat, and significant community activity centers.

**Policy PFS-8.12: Natural Resource Protection in Park and Open Space Design**

The City shall incorporate natural resource protection, wildlife habitat, and stormwater quality techniques into parks and open space design to encourage sustainability.

**Policy PFS-8.13: Performing Arts Center**

The City should encourage the development of a performing arts center and related facilities in the community.

## Education

The availability and quality of education in Galt is an important factor in quality of life, and is also important in terms of the attractiveness of Galt for economic development. Galt Joint Union Elementary School District and the Galt Joint Union High School District are the providers of primary and secondary education. The goal and policies in this section describe the City's commitments to cooperating with the school districts.

**Goal  
PFS-9**

To coordinate with the school districts in their efforts to provide for the educational needs of all Galt residents, and to ensure that adequate school facilities are available and appropriately located to meet the needs of Galt residents.

**Policy PFS-9.1: Development Coordination**

The City and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner.

**Policy PFS-9.2: School Locations**

The City shall encourage school facility siting that establishes schools as focal points within community and neighborhood centers to provide a range of services.

**Policy PFS-9.3: Accessibility to Residential Uses**

The City should plan and approve residential uses that are accessible to school sites in order to enhance neighborhoods, minimize transportation requirements and costs, and minimize safety problems.

**Policy PFS-9.4: Coordination with Land Use Planning**

The City's land use planning should be coordinated with the planning of school facilities and shall involve the school districts in the early stages of the land use planning process.

**Policy PFS-9.5: Pedestrian and Bicycle Safety and Access**

The City should encourage the location of schools in areas with safe pedestrian and bicycle access.

**Policy PFS-9.6: School Off-Street Parking and Pick-Up/Drop-Off Areas**

The City should encourage the design and improvement of school facilities to provide adequate off-street parking and areas for student pick-up and drop-off to minimize safety problems and neighborhood impacts.

## Childcare

Many of Galt's families include a single working parent or two working parents. These families need help with child care. Child care takes many forms, from friends and relatives, unlicensed babysitters, to licensed family day care homes and child care centers. As Galt continues to grow, demand for child care will increase. The availability and affordability of high-quality child care is an important factor in the quality of life for many Galt residents.

Other chapters and sections of the General Plan Policy Document also include policies related to child care. The goals and policies in this section promote the availability of an adequate, diverse supply of high quality child care to meet the needs of Galt residents.

**Goal  
PFS-10**

To ensure that an adequate and diverse supply of quality child care facilities and services is available in Galt.

**Policy PFS-10.1: Development of Childcare Facilities**

The City should encourage the development of a range of child care facilities and arrangements, including family day care homes, quasi-public and private child care centers, before- and after-school programs, and recreational activities, in order to provide alternatives to fulfill the needs of Galt residents and employees.

**Policy PFS-10.2: After-School Activities**

The City should encourage the Galt Joint Union School District in coordination with the Boys and Girls Club, FFA, or other appropriate youth-oriented organization to provide after-school care and activities for children.

**Policy PFS-10.3: Childcare Facilities in Multi-Family Housing**

The City should encourage the development of child care facilities in multi-family housing developments, near major transportation corridors, and at employment sites.

## Gas and Electric Services

Gas and electrical utilities are important for future residential and economic growth in Galt. Although provided by private utility companies, most of these services are critical for existing and new development. These facilities should be sited carefully to minimize health hazards and negative aesthetic impact. The goal and policies in this section describe the level of gas and electrical services that will be provided in Galt.

**Goal  
PFS-11**

To promote adequate levels of utility services provided by private companies and to ensure that these are constructed in a fashion that minimize their negative effects on surrounding development.

**Policy PFS-11.1: Development Plan Coordination**

The City shall communicate its major development plans with utility companies and coordinate planning of facility extensions.

**Policy PFS-11.2: Underground Utility Requirement**

The City shall require underground installation of electrical distribution utility lines in new developments and areas that are redeveloped, except where infeasible for operational reasons.

**Policy PFS-11.3: Promote Technology**

The City shall promote technological improvements and upgrading of utility services in Galt.

**Policy PFS-11.4: Coordination with Utility Providers**

The City should coordinate with gas and electricity service providers to locate and design gas and electric systems to minimize environmental and other impacts to existing and future residents.

## Information Technology

The City of Galt will make a conscious effort to foster the use of emerging information technology. Increased use of information technology can increase interaction and cooperation among the community, government, industry, and education. Use of this technology can improve the lives of Galt residents by increasing mobility (while lessening the burden on the physical transportation structure and reducing related environmental pollutants). The goal and policies in this section describe ways to enhance the availability of technology that can improve educational opportunities in schools and attract new technology dependent employers.

**Goal  
PFS-12**

To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.

**Policy PFS-12.1: Infrastructure Development**

The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from new and emerging communication technologies including wireless communications.

**Policy PFS-12.2: Enforcement**

The City should formally monitor information technology development and city infrastructure issues (both planning and enforcement).

**Policy PFS-12.3: Digital Documents**

The City shall strive to make essential City documents available for immediate retrieval by electronic transfer technologies.

**Policy PFS-12.4: Pre-Wired New Construction Requirement**

The City should consider requiring that all new residential, commercial, and employment areas be wired for modern information technologies.

**Policy PFS-12.5: Reducing Visual Impact of Telecommunication Facilities**

To minimize the visual impact of wireless communication facilities (e.g., cell towers), the City should require that they meet the following conditions:

- a. Are located away from residential and open space areas;

- b. Are not visibly intrusive to residential neighborhoods or public right-of-way;
- c. When possible, are co-located with other wireless facilities on existing buildings, towers, poles, or other existing support structures; and
- d. Are painted, camouflaged, or textured in a manner as to reduce their visual impacts.



## Safety and Seismic Element

### Introduction

Planning for urban growth and development requires consideration of a wide range of public safety issues. Safety hazards may be naturally induced, such as seismic, geologic, flood, and wildland fire hazards; some hazards may be the result of natural hazards which are exacerbated by human activity and alteration of the natural environment, such as dam failure, urban fire, and development in sensitive areas such as floodplains and areas subject to erosion and landsliding; and some hazards are manmade including aircraft crash hazards, hazardous materials, and crime. In addition to safety issues related to hazardous conditions, the planning process should account for other issues related to community health and safety, including crime and noise exposure.

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 element outlines the City's strategy for ensuring the maintenance of a healthy and safe physical environment in Galt.

This element 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

### General Health and Safety

The goal and policies in this section are intended to protect Galt residents, businesses, and visitors from the harmful effects of natural and man-made hazards. These policies address general health and safety concerns such as disaster planning, building inspections, infrastructure, and agency coordination. Additional policies related to safe neighborhood design (e.g., crime determinant, anti-graffiti, eyes-on-the-street) are located in the Law Enforcement section of the Public Facilities and Services Element.

#### Goal SS-1

To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.

#### Policy SS-1.1: City Emergency Operations Plan (EOP)

The City shall continue to enforce the Emergency Operations Plan.

**Policy SS-1.2: Inter-Agency Coordination**

The City shall cooperate with the Cosumnes Community Services District Fire Department, the Red Cross, the County and State Offices of Emergency Services, Sacramento County Environmental Management Department, and the Federal Office of Emergency Preparedness in their efforts to do emergency planning, evacuation planning, and public disaster education.

**Policy SS-1.3: Rehabilitation Loans for Seismic Retrofitting**

The City shall advertise rehabilitation loan program information for seismic retrofitting of older structures in Downtown.

**Policy SS-1.4: Structural Improvements Grants/Loans**

The City should consider making available grants, loans, or redevelopment funds for structural improvements needed for earthquake and/or fire safety, based on funds available.

**Policy SS-1.5: Street Numbering System**

The City shall maintain a uniform system of numbering homes and businesses, requiring that numbers are legible from the street.

**Policy SS-1.6: Street Improvements**

The City shall consider improving any substandard streets to meet current City standards whenever financially possible.

**Policy SS-1.7: California Building Standard Code**

The City shall continue to require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the California Building Standard Code.

## **Seismic and Geologic Hazards**

The goal and policies in this section seek to ensure that new buildings and facilities are designed to withstand seismic and geologic hazards. The primary seismic and geologic hazards affecting development in Galt include earthquakes and expansive soils. Generally flat in topography, Galt does not face risks from landslides or seiches. All soils have properties and characteristics such as erosion potential, shrink-swell behavior, and permeability that determine their suitability and constraints for building sites, grading, infrastructure, and drainage systems. Such soils require special engineering attention to design to ensure the safety of any buildings or improvements.

**Goal  
SS-2**

To minimize the loss of life, injury, hardships, and property damage due to seismic and geological hazards.

**Policy SS-2.1: Geologic and Soils Information**

The City shall require soils reports for new projects and use the information to determine appropriate permitting requirements.

**Policy SS-2.2: Seismically-Engineered Public Structures**

The City should ensure that all existing and future public structures, such as buildings and water storage tanks, are of sufficient construction to withstand seismically induced ground shaking and related geologic hazards.

**Policy SS-2.3: Grading/Erosion Control**

The City shall require grading and erosion control plans to be prepared by a qualified engineer or land surveyor.

**Flood Hazards**

The goal and policies of this section seek to protect development from flood damage. The Galt Planning Area is bounded on the north by Laguna and Skunk Creeks, on the west by the Cosumnes River, and on the south by Dry Creek. In the event of a severe storm, these water bodies, along with Deadman Gulch, could overtop resulting in flooding. The Federal Emergency Management Agency (FEMA) conducts studies to identify floodplains and to require existing development in those areas to secure flood insurance. The FEMA-mapped 100-year and 500-year floodplains within the Planning Area are shown in Figure SS-1.

**Goal  
SS-3**

To protect the lives and property of residents and visitors to Galt from flooding hazards and manage floodplains for their open space and natural resource values.

**Policy SS-3.1: Floodplain Mapping**

The City shall use the most current FEMA floodplain map to direct development outside of the 100-year floodplain.

**Policy SS-3.2: Development in 100-year Floodplain**

The City shall prohibit development in the 100-year floodplain of streams to minimize safety hazards, property loss, environmental disruption, and to promote stream enhancement, improved water quality, recreational opportunities, and groundwater recharge.

**Policy SS-3.3: Natural Drainageways Enhancements**

The City should promote the aesthetic, environmental, and functional improvement of natural drainageways where water courses have been disrupted in such a manner as to balance the protection of abutting uses with the consideration of environmental, recreational, and open space needs.

**Fire Hazards**

The goal and policies in this section seek to ensure that new development is constructed in a way as to minimize potential fire hazards and to provide public education concerning fire prevention. Additional goals and policies related to fire protection service levels and maintenance of the Cosumnes Community Services District Fire Department are located in the Public Facilities and Services Element.

Structural and wildland fire hazards can threaten life and property in Galt. Wildland fires resulting from either natural or manmade causes occur in grassland areas, vacant lots, and fallow agricultural areas overrun by weeds or other highly-flammable vegetation. Structural fires usually result from manmade causes and can spread easily. Structural fire hazards are greatest in those structures built before building and fire codes were established.

**Goal  
SS-4**

To minimize the risk of loss of life, injury, distress, and damage to property resulting from natural and human-made fires.

**Policy SS-4.1: Building Inspections**

The City shall assist, if necessary, the Cosumnes Community Services District Fire Department in the correction of California Code violations identified during inspections of existing buildings.

**Policy SS-4.2: Fire Protection for Public Buildings**

The City shall assist, if necessary, the Cosumnes Community Services District Fire Department in their efforts to ensure that existing and new buildings used for public assemblage comply with State codes and local ordinances for fire protection.

**Policy SS-4.3: Variance Approval for Fire Vehicle Access**

The City shall not grant variances for width of public street frontage unless the applicant for such variances demonstrates that sufficient access for fire vehicles is available, consistent with the Fire Code as amended or demonstrates that a unique hardship exists under applicable regulations due to the physical characteristics of the parcel(s).

**Policy SS-4.4: Water Supply for New Developments**

The City shall approve developments only if sufficient water supply and emergency vehicle access are available at the time combustible materials are brought on the construction site.

**Policy SS-4.5: Fire Fighting Resources in Development Plans**

The City shall require all development projects to mitigate fire protection and emergency medical service impacts associated with capital facilities and equipment, including personnel.

**Policy SS-4.6: Fire Sprinklers**

The City shall require sprinkler systems in all new commercial, office, public, and industrial construction, in accordance with City ordinances. The City shall require fire sprinklers in all new residences.

## **Hazardous Materials**

The goal and policies in this section focus on the safe use, storage, transport, and disposal of hazardous materials, as well as proper siting of hazardous waste storage and uses relative to sensitive land uses such as homes and schools. Galt contains industries and activities that involve the transport, storage, or use of toxic and hazardous chemicals, posing potential safety hazards in the event of unintentional exposure, leak, fire, or accident. Some of the byproducts of industrial processes in Galt are hazardous materials, which need proper disposal. Residents and businesses in Galt also generate household hazardous wastes such as waste oil, paint, and solvents.

**Goal  
SS-5**

To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

**Policy SS-5.1: Fuel and Chemical Storage Tank Construction**

The City shall require that all fuel and chemical storage tanks are sufficiently constructed and include spill containment areas to prevent seismic damage, leakage,



fire and explosion, and are structurally or spatially separated from sensitive land uses such as residential neighborhoods, schools, hospitals and places of public assembly.

**Policy SS-5.2: Hazardous Waste Facility Location**

The City shall use land use controls and other City permits to separate hazardous waste facilities from incompatible uses. This includes, but not limited to, schools, daycares hospitals, public gathering areas, and high-density residential housing.

**Policy SS-5.3: New Development**

The City shall consider the risks inherent in use, production, storage, and transport of hazardous substances when considering development proposals and their safety features.

**Policy SS-5.4: Rancho Seco Nuclear Generating Station**

The City shall coordinate efforts with Sacramento County and the Cosumnes Community Services District Fire Department to plan emergency evacuation routes in the event that the Ranch Seco Nuclear Generation Station becomes an active nuclear facility in the future. In addition, the City and the District shall continue to discuss water storage needs to provide sufficient stored water to meet needs in the event of conflagrations.

**Policy SS-5.5: Hazardous Materials Management**

The City shall continue to cooperate with the County and the CCSD Fire Department in the identification of hazardous material users (both large and small scale) and in the development of an inspection process and hazardous materials management plan.

**Policy SS-5.6: Hazardous Materials Inventory**

The City shall require, as appropriate and as a component of the environmental review process or business license review/building permit review a hazardous materials inventory for project sites, including an assessment of materials and operations for any development applications.

**Policy SS-5.7: Household Hazardous Waste Collection**

The City should continue to provide opportunities for residents to conveniently dispose of household hazardous waste.

**Policy SS-5.8: Increase Public Awareness**

The City shall continue to work with the appropriate waste disposal service provider to educate the public as to the types of household hazardous wastes and the proper methods of disposal.

**Policy SS-5.9: Hazardous Materials Studies**

The City shall ensure that the proponents of applicable new development projects address hazardous materials concerns through the preparation of Phase I or Phase II hazardous materials studies for each identified site as part of the design phase for each project. Recommendations required to satisfy Federal or State cleanup standards outlined in the studies will be implemented as part of the construction phase for each project.

## **Railroad Corridors**

The goal and policies in this section focus on ensuring safe and efficient railroad corridors through Galt. A mainline for the Union Pacific Railroad runs north/south bisecting the city. Long freight trains run on this track and pass through Galt at speeds between 30 and 60 mph. There is also a less-used spur line that runs

parallel to Amador Avenue. These rail lines are important for local, regional, and national economic development. However, they also pose numerous safety and logistical problems for the city.

**Goal  
SS-6**

To minimize potential land use and safety conflicts associated with railroad corridors.

**Policy SS-6.1: Grade Separations.**

The City should work to provide grade separations at all railroad crossings on arterial streets to both ensure public safety and minimize traffic delay.

**Policy SS-6.2: Rail Facilities and Existing Development**

The City should ensure that new railroad rights-of-way or yards adjacent to existing residential or commercial areas are screened to reduce noise, air, and visual impacts.

**Policy SS-6.3: Railroad Safety**

As appropriate, the City should coordinate with the California Public Utilities Commission and Union Pacific to address railroad safety issues as part of all future new development that affects local rail lines. Specific measures that could be incorporated into the design of future projects affecting rail lines include, but are not limited to:

- Installation of grade separations at crossings, such as physically separating roads and railroad track by constructing overpasses or underpasses;
- Installation of additional warning signage;
- Maintaining the visibility of warning devices and approaching trains where sound walls, landscaping, buildings, etc. would be installed near crossings;
- Prohibiting parking within 100 feet of crossings to improve the visibility of warning devices and approaching trains;
- Installing pedestrian-specific warning devices and channelization;
- Constructing pull-out lanes for buses and vehicles transporting hazardous materials;
- Installing vandal-resistant fencing or walls to limit the access of pedestrians onto the railroad right-of-way; and
- Eliminating driveways near crossings.

**Policy SS-6.4: Ensure Safe Routes to Schools**

As funding permits, continue to work with local transit providers, Union Pacific, and local school districts to ensure that railroad crossings include pedestrian crossings, bike safety, and handicapped accessibility features to improve safe walking and bicycling routes to school.



## Implementation Programs

### Introduction

The section summarizes the implementation programs associated with the goals and policies of the Policy Document. Implementation programs are shown as follows:

- Table IMP-1: Circulation Element Implementation Programs
- Table IMP-2: Community Character Element Implementation Programs
- Table IMP-3: Conservation and Open Space Element Implementation Programs
- Table IMP-4: Economic Development Element Implementation Programs
- Table IMP-5: Historic Resources Element Implementation Programs
- Table IMP-6: Housing Element Implementation Programs
- Table IMP-7: Land Use Element Implementation Programs
- Table IMP-8: Noise Element Implementation Programs
- Table IMP-9: Public Facilities and Services Element Implementation Programs
- Table IMP-10: Safety and Seismic Element Implementation Programs

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**Table IMP-1**  
**Circulation Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<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.	C-1.3 C-1.9 C-1.10 C-2.1 C-2.2 C-2.3 C-2.4 C-2.5 C-2.6 C-2.7 C-2.8 C-1.11	City Manager Assistant City Manager Public Works Director	■			■
<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.	C-5.6	City Manager Assistant City Manager Public Works Director Community Development Director				■
<b>C-C: Bike and Pedestrian Master Plan</b> The City should update the Bike and Pedestrian Master Plan every five years to maintain eligibility for grant funding. The plan shall also be updated to address the issues noted in the policies.	C-6.1 C-6.2 C-6.3 C-6.4 C-6.5 C-6.6 C-6.11	Community Development Director Public Works Director	■	■	■	
<b>C-D: Transit Planning</b> The City will work with local transit service providers to improve transit in the City.	C-4.6 C-5.1 C-5.2 C-5.3 C-5.4 C-5.5 C-5.6 C-5.7	Public Works Director Community Development Director				■

<b>C-E: Sidewalk Maintenance and ADA Program</b> The City should maintain and inventory of City sidewalks and continue implementation of ADA compliance plans and periodic maintenance of sidewalks via the CIP funding program.	C-3.3 C-3.4	Public Works Director City Council				■
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**Table IMP-2**  
**Community Character Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going
<b>CC-A: Existing Neighborhoods</b> 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.	CC-1.3	Community Development Director Building Official Assistant City Manager Public Works Director				■
<b>CC-B: Signage</b> The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.	CC-1.9	Community Development Director	■			
<b>CC-C: Public Art</b> The City shall adopt an Art in Public Places Ordinance.	CC-1.10	City Council Planning Commission Community Development Director	■			
<b>CC-D: Downtown Design Guidelines</b> 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.	CC-3.3	City Council Planning Commission Community Development Director				■
<b>CC-E: Tree Selection</b> 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.	CC-4.2	City Council Planning Commission Community Development Director	■			

**Table IMP-2  
Community Character Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>CC-F: Master Landscape and Lighting District Plan</b> The City shall prepare a Master Landscape and Lighting District to finance the maintenance of natural areas in new developments or provide an alternative financing mechanism.	CC-4.3	City Council Public Works Director		■		
<b>CC-G: Enhance Visual Quality</b> The City should work to improve visual quality of rail corridors and major road corridors in the city.	CC-1.5 CC-2.5 CC-2.7	Building Official Code Enforcement Officer Community Development Director				■



**Table IMP-3**  
**Conservation and Open Space Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<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.	All COS policies	City Council City Manager				■
<b>COS-B: Flood Protection Ordinance</b> The City should monitor and update the flood protection ordinance to assure adequate flood controls.	COS-1.1 COS-1.2	City Manager Public Works Director				■
<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.	COS-1.6 COS-1.8	City Manager Public Works Director	■			■
<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.	COS-1.17	City Council Planning Commission Community Development Director	■			
<b>COS-E: Infill Development Priority</b> 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.	COS-5.3	City Council Planning Commission Community Development Director	■			
<b>COS-F: City Fleet Vehicles</b> The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.	COS-6.4 COS-6.5	City Council City Manager	■			■

**Table IMP-3  
Conservation and Open Space Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>COS-G: Support Energy Conservation Legislation</b> The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.	COS-7.1 COS-7.2	City Council City Manager				■
<b>COS-H: City Facilities</b> 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.	COS-7.9	City Council City Manager				■
<b>COS-I: Energy Efficiency</b> The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.	COS-7.11	City Council City Manager				■
<b>COS-J: Energy Conservation Features</b> The City shall coordinate with utility providers to provide City residents with information on a variety of energy conservation features including tree planting programs, energy efficient development, and increased use of renewable energy sources.	COS-7.17	City Manager Community Development Director	■			■
<b>COS-K: Greenhouse Gas Emissions Reduction Plan</b> The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.	COS-7.1	City Manager City Council Community Development Director Public Works Director	■			
<b>COS-L: Green Construction</b> The City shall amend the municipal code as necessary to remove barriers to green construction.	COS-7.1 COS-7.18	Community Development Director Public Works Director	■			

**Table IMP-4**  
**Economic Development Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>ED-A: City Staff Participation</b> The City should dedicate staff resources to economic development activities and identify ways to improve upon existing initiatives. The role of City staff should include business assistance, business recruitment, participation in regional economic development initiatives, coordination with regional labor force development agencies, promoting Galt as a business location, coordinating funding resources, business outreach, and participation with local business associations.	All ED policies	City Manager Assistant City Manager				■
<b>ED-B: Sales Tax Trend Tracking</b> The City should use audits of its sales tax data to track taxable sales growth by industry category. This data can be used to track retail store sales, as well as identify non-retail businesses that generate sales tax from point-of-sale transactions. This information would also be used to prioritize the business outreach program, and provide comparison data for fiscal analyses.	ED-1.1 ED-1.2	Assistant City Manager Finance Director				■
<b>ED-C: Targeted Marketing Message</b> The City shall develop specific marketing messages for different industry sectors, based on Galt's strengths, local and regional market positions, and future growth opportunities. Local-serving sectors would focus on Galt's location along State Route 99, the significant unmet local spending demand, and future spending growth. Export-oriented industry prospects would focus on available sites, the attributes of the local workforce, and growth prospects from Galt's proximity to regional economic centers around Sacramento and Stockton.	ED-1.3 ED-2.4 ED-3.2 ED-3.3 ED-3.4	City Manager Assistant City Manager	■			
<b>ED-D: Business Attraction</b> 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.	ED-1.3 ED-3.3 ED-3.4	City Manager Assistant City Manager	■			■

**Table IMP-4  
Economic Development Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going
<b>ED-E: Vacancy and Parcel Tracking</b> 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.	ED-1.4 ED-3.1	City Manager Assistant City Manager Community Development Director				■
<b>ED-F: Funding Resources</b> 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: <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>	ED-2.2 ED-4.1	City Manager Public Works Director				■
<b>ED-G: Supplier Business Attraction</b> The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.	ED-3.3 ED-3.4	City Manager Assistant City Manager				■
<b>ED-H: Employment Trend Tracking</b> 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	ED-3.2 ED-3.3 ED-3.4	City Manager Assistant City Manager	■			■

**Table IMP-4**  
**Economic Development Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going
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.						
<b>ED-I: Existing Business Outreach</b> 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.	ED-4.1 ED-4.2	City Manager Assistant City Manager	■			■
<b>ED-J: Business Climate Improvement</b> 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.	ED-4.1 ED-4.2 ED-4.3	City Manager Assistant City Manager	■	■		
<b>ED-K: Rapid Response to Major Business Needs</b> 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	ED-4.1 ED-4.2 ED-4.3 ED-5.1 ED-5.2 ED-5.3	City Council City Manager Assistant City Manager	■			■

**Table IMP-4  
Economic Development Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going
significant facility expansion, or a change in facility operations that necessitates retraining the existing workforce.						
<b>ED-L: Job Training</b> 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.	ED-5.1 ED-5.3	City Manager Assistant City Manager	■			■
<b>ED-M: Job Training Agencies in Galt</b> 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.	ED-5.2	City Manager Human Resources Director	■			

**Table IMP-5**  
**Historic Resources Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<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 that contribute to the aesthetic appearance of the Downtown area.	HRE-1.2 HRE-1.3 HRE-1.4	Community Development Director	■			
<b>HRE-B: Preservation Plan</b> The City should develop a Historic Preservation Plan.	HRE-1.11	Community Development Director		■		
<b>HRE-C: Incentives for Historic Preservation</b> The City should pursue establishing a Mills Act tax relief program, building permit fee reduction or waiver, and/or other programs to provide an incentive to property owners for the preservation and maintenance of historic structures and the revitalization of the Downtown commercial district.	HRE-2.1	Community Development Director		■		
<b>HRE-D: Federal and State Grants</b> 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.	HRE-2.2	Assistant City Manager Community Development Director Public Works Director				■

**Table IMP-6  
Housing Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going

**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:*

<http://www.ci.galt.ca.us/>



**Table IMP-7**  
**Land Use Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>LU-A: Sphere of Influence</b> 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.	LU-1.5	City Council Planning Commission Community Development Director	■			
<b>LU-B: Habitat Conservation Plan</b> 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.	LU-1.10	City Council City Manager Community Development Director				■
<b>LU-C: Landscape and Lighting District</b> The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.	LU-3.3 LU-5.4 CC-4.2	City Manager Public Works Director				■
<b>LU-D: Annual General Plan Reviews</b> 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.	LU-11.1 LU-11.2	City Council Planning Commission City Manager Community Development Director				■
<b>LU-E: Major General Plan Reviews</b> 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.	LU-11.1	City Council Planning Commission City Manager Community Development Director		■		■
<b>LU-F: Ordinance Consistency</b> 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.	LU-1.15 LU-4.7 LU-6.4 LU-8.5 LU-11.2 CC-1.9 C-4.1 C-4.2 N-1.5	City Council City Manager Community Development Director Building Official Public Works Director	■			■

**Table IMP-7  
Land Use Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>LU-G: Downtown Revitalization and Improvement</b> The City should work with Downtown business and property owners to continue revitalization efforts via private property improvements and programs.	LU-3.2 LU-3.3	City Council Assistant City Manager Community Development Director				■
<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.	C-3.4 C-4.1 C-4.2 C-4.5 C-4.7 C-6.5 C-6.8 C-6.9 CC-1.9 CC-2.2 CC-2.3 CC-2.4 CC-4.1 CC-4.2 CC-4.3 COS-5.2 COS-5.10 COS-6.2 COS-7.4 COS-7.5 COS-7.6 COS-7.7 COS-7.14 COS- 7.21 COS-7.23 LU-1.13 LU-2.2 LU-2.3 LU-3.3 LU-6.4 LU-11.2 N-1.5 N-1.14	City Council City Manager Community Development Director Building Official Public Works Director	■			■

**Table IMP-7**  
**Land Use Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
	PFS-6.4 SS-4.3					

**Table IMP-8  
Noise Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going
<b>N-A: EIR Guidelines</b> The City should incorporate noise mitigation requirements into the citywide Environmental Impact Report (EIR) guidelines.	All Noise Element policies	City Manager Community Development Director	■			
<b>N-B: Noise-Impacted Areas Overlay Zone</b> 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.	N-1.5	City Council Planning Commission Community Development Director	■			

**Table IMP-9**  
**Public Facilities and Services Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>PFS-A: Infrastructure Master Plans</b> The City shall prepare, annually review, and update every five years a Water Master Plan, Wastewater Master Plan, Storm Drainage Master Plan, and Pavement Management Plan.	PFS-1.10	City Council Public Works Director	■	■	■	
<b>PFS-B: Capital Improvement Program</b> The City shall annually review and update the Capital Improvement Program.	PFS-1.11	City Council Assistant City Manager	■	■	■	■
<b>PFS-C: Development Fee Schedule</b> The City shall prepare development fee schedules based on the Capital Improvement Program.	PFS-1.4 PFS-1.14	City Council Public Works Director Assistant City Manager				■
<b>PFS-D: Water Supply Alternatives Study</b> The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.	PFS-2.1 PFS-2.2	City Council Public Works Director	■			
<b>PFS-E: Water Management Plan</b> The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.	PFS-2.2 PFS-2.6 PFS-2.8 PFS-2.11	City Council Public Works Director		■		
<b>PFS-F: Ground Water Protection Response Plan</b> 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.	PFS-2.2	City Council Public Works Director		■		
<b>PFS-G: Stormwater Management Plan</b> The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.	PFS-4.3	City Council Public Works Director	■	■	■	

**Table IMP-9**  
**Public Facilities and Services Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On-going
<b>PFS-H: Stormwater and Flood Protection Ordinance</b> 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.	PFS-4.7 PFS-4.8 PFS-4.9	City Council City Manager Public Works Director	■			
<b>PFS-I: Public Safety Services Master Plan</b> The City shall update the Public Safety Services Master Plan for police services based on future development trends.	PFS-6.3 PFS-6.4 PFS-6.5 PFS-6.6	City Council Police Chief	■			
<b>PFS-J: New Fire Substations</b> 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).	PFS-7.1	City Council City Manager Fire Chief		■		
<b>PFS-K: Park and Recreation Master Plan</b> The City shall update the park and recreation master plan as necessary to outline facility needs and funding mechanisms.	PFS-8.4 PFS-8.6 PFS-8.8	City Council City Manager Parks and Recreation Director	■			
<b>PFS-L: Technology Coordinator</b> The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development.	PFS-12.1	City Council City Manager Assistant City Manager	■			
<b>PFS-M: Telecommunications Program</b> The City shall develop and expand telecommunications programs at City Hall.	PFS-12.2	City Council City Manager Assistant City Manager		■		

**Table IMP-10**  
**Safety and Seismic Element Implementation Programs**

Implementation Programs	Implements What Policies	Who is Responsible	Timeframe			
			Near Term	Mid Term	Long Term	On- going
<b>SS-A: Uniform Address System</b> The City shall continue to implement a Uniform Address System.	SS-1.5	Community Development Director				■
<b>SS-B: Unreinforced Masonry Structures Inventory</b> The City shall complete an inventory of non-single family unreinforced masonry structures.	SS-2.2	Building Inspector Fire Chief		■		
<b>SS-C: Sacramento County Hazardous Waste Management Plan</b> The City should continue to implement the County's Hazardous Waste Management Plan.	SS-5.1 SS-5.2 SS-5.3	City Council City Manager Fire Chief Police Chief				■
<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.	SS-5.1 SS-5.2 SS-5.3 SS-5.4 SS-5.5 SS-5.6	City Council City Manager Public Works Director Fire Chief		■		