



**NOTICE OF PUBLIC REVIEW PERIOD AND NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION
FOR THE 2021–2029 GALT HOUSING ELEMENT**

Notice is hereby given that a Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). The public review period and location where documents can be reviewed is noted at the end of this notice.

The Planning Commission will hold a public hearing on the 2021–2029 Draft Housing Element and environmental document on August 12, 2021. The City Council will hold a public workshop on August 17, 2021 and a public hearing on September 7, 2021 to certify the environmental document and approve the 2021-2029 Housing Element.

The Planning Commission and City Council hearings on the project will be separately noticed.

PROJECT TITLE: 2021-2029 Galt Housing Element

PROJECT LOCATION: The City of Galt urban boundary

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The proposed project sites are not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

PROJECT DESCRIPTION: The 2021-2029 Housing Element Update is an update to the City's current 2013-2021 Housing Element. This effort does not constitute a new document for the community. The Housing Element Update is driven by the necessity to update the Regional Housing Needs Allocation (RHNA) sites inventory numbers and substantive changes to State housing law since the City's 2013-2021 Housing Element was adopted on February 4, 2014.

The Housing Element of the Galt General Plan is a comprehensive statement by the City of Galt about its current and future housing needs and proposed actions to facilitate the provision of housing to meet the needs of people of all income levels. The purpose of this Housing Element is to establish specific goals, policies, and objectives for providing housing, and to adopt an action plan toward this end. The element also identifies and analyzes housing needs, resources, and constraints on the City's ability to meet these needs.

State law requires that a housing element be consistent with other general plan elements. It must provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (California Government Code Sections 65580–65589) mandates the contents of the housing element. By law, housing elements must contain:

- an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;

- an assessment of fair housing needs;
- an inventory of land suitable for housing;
- an assessment of special housing needs, including the identification of zones where emergency shelters are allowed by-right;
- an assessment of “at-risk” assisted housing developments;
- an evaluation of opportunities for residential energy conservation;
- the identification of quantified objectives; and
- a set of goals, policies and programs that set forth an eight-year schedule of actions that 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; provide assistance in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints on the maintenance, improvement, and development of housing; conserve and improve the condition of the existing stock of affordable housing; and promote housing opportunities for all persons.

APPLICANT:

City of Galt

PUBLIC REVIEW PERIOD: The Negative Declaration prepared for this project will be available for download from the City’s website at <http://www.ci.galt.ca.us/city-departments/community-development/planning/development-projects-environmental-documents>, under the heading “Development Projects & Environmental Documents.”

Written comments on the Negative Declaration will be accepted during the 30-day public review period commencing **July 28, 2021 and ending August 27, 2021 at 5:00 PM**. Written comments on the Negative Declaration must be directed to:

Craig Hoffman, Community Development Director
Galt Planning Department
495 Industrial Drive
Galt, CA 95632
Phone (209) 366-7230
Fax (209) 744-1642
choffman@cityofgalt.org