

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
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December 1, 2010

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: City of Galt Sphere of Influence Amendment Schedule and Distribution of CEQA and MSR (LAFC 06-09) (CEQA SCH No. 201072039)

The Public Hearing for the Galt Sphere of Influence is scheduled for February 2, 2011. The following documents are being distributed in advance of the Public Hearing. The Executive Officer's Report and Recommendation will be distributed prior to the February 2, 2011 Public Hearing.

- City of Galt Municipal Service Review
- Draft Environmental Impact Report
- Final Environmental Impact Report
- Mitigation Monitoring and Reporting Program
- CEQA Findings of Fact

Summary of Project Description

The City of Galt has submitted an application to amend its Sphere of Influence as shown on the attached map. The City is proposing to add approximately 1,053 acres and detach approximately 1,613 acres from its current Sphere of Influence (SOI) boundary. The Amended SOI boundary would result in a net decrease of approximately 560 acres from the existing SOI.

The following table summarizes the proposed Sphere of Influence changes:

Summary of SOIA Acreage	
Area to be detached	1,613 acres
Area to be included	1,053 acres
Net Decrease in SOI	(560) +/-acres

Project Location

The SOI area to be detached is located east of Christensen Road to Sargent Avenue and from Twin Cities Road south to the Sacramento County line. The area to be added is located north of Twin Cities Road between Cherokee Lane on the east and the Union Pacific Railroad on the west, then generally following Skunk Creek east and southwest of Highway 99, south to a point approximately one-third of a mile north of Twin Cities Road easterly to Cherokee Lane. The added territory represents the planned physical boundary and service area for the City of Galt for the planning period 2009 to the year 2030 based on the City’s recently adopted 2030 General Plan.

Proposed Land Use Designations

Proposed land use designations for lands within the designated SOI territory are set forth in Galt’s 2030 General Plan. The project area is delineated in the City of Galt General Plan for future growth and urbanization. The following table sets forth the adopted land use designations and the percent of area for each designation:

Proposed Land Use	Percent Area
Rural Residential	33%
Commercial Development	33%
Light Industrial	14%
Office Professional	14%
Hi-Density Residential/Public	6%
Total	100%

The proposed addition to the Galt Sphere of Influence is currently zoned ag-residential under the Sacramento County General Plan.

In addition, approximately 1,613 acres of ag-residential land use designations based on the Sacramento County General Plan will be detached from the existing Galt Sphere of Influence. The area is located adjacent to the western side of the City of Galt.

California Environmental Quality Act (CEQA)

CEQA requires that the lead agency take reasonable efforts to mitigate or avoid significant environmental impacts when approving a project. Sacramento LAFCo is the lead agency for the proposed Sphere of Influence Amendment.

LAFCo' Responsibility

LAFCo has the power to approve or disapprove applications for boundary changes for cities and special districts, modify boundaries of a proposal, impose terms and conditions of approval.

Sphere of Influence

A Sphere of Influence is defined as “a plan for the probable physical boundaries and service area of a local agency”. However, the Sphere of Influence does not change land use authority and no physical development can be approved by the City of Galt until this territory is rezoned and annexed into the City. If this SOI is approved, a separate annexation application will be submitted to LAFCo for this action. The City of Galt will be the lead agency for annexation and will be required to conduct a CEQA analysis of any proposed annexation based on the proposed rezoning.

Proposed Terms and Conditions and Mitigation Measures Related to the SOI Amendment

City and LAFCo staff met on several occasions to address a number of issues. Based on LAFCo staff recommendations the City of Galt agreed to amend its SOI Amendment application to incorporate proposed terms and conditions that will need to be addressed prior to the City submitting an annexation application. The attached letter approved by the Galt City Council discusses the proposed Terms and Conditions for the proposed Sphere of Influence Amendment. The Commission may consider and amend these terms and conditions based on comments from public agencies and interested parties during the public hearing(s) on this project.

Environmental Commitments

The City has incorporated the following environmental commitments as a component of the project application for the proposed City of Galt SOI Amendment. These terms and conditions have been included in the Draft EIR, Final EIR, and Mitigation Monitoring and Reporting Program (MMRP).

Important Farmland and Open Space Resources

- At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will identify lands to be set aside in permanent conservation easements at a ratio of one open space acre converted to urban land uses to one-half open space acre preserved and at a ratio

of one agriculture acre converted to urban land uses to one-half agriculture acre preserved. Stacking of mitigation values will be permitted in order to serve multiple overlapping conservation purposes. The total acres of land conserved will be based on the total on-site open space and agriculture acreage converted to urban uses. Conserved open space and agriculture areas may include areas on the project site, lands secured for permanent habitat enhancement (e.g., giant garter snake, Swainson's hawk habitat), or additional land identified by the City. (Note: the City of Galt currently preserves one acre of Swainson's Hawk habitat for every acre of Swainson's Hawk habitat converted to urban uses).

Habitat Preservation – South Sacramento County Habitat Conservation Plan (SSCHCP)

- At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will either demonstrate participation with the South Sacramento County Habitat Conservation Plan or provide mitigation consistent with the requirements of State and Federal regulatory authorities regarding impacts to special habitats and endangered species. The City will 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.

Development in Floodplain Areas

- At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will demonstrate compliance with the Central Valley Flood Protection Plan (CVFPP) (as adopted), and with the regulations of all other applicable federal, state, and local agencies.

SACOG Blueprint and Metropolitan Transportation Plan Consistency

- At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will consult with the Sacramento Area Council of Governments (SACOG) regarding the Regional Blueprint and consistency with the Metropolitan Transportation Plan.

Greenhouse Gases and Climate Change

- At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will demonstrate compliance with Policy COS 7-1 of the City's 2030 General Plan as set forth below:

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.*

Timely Availability of Sustainable Water Supplies Adequate for Projected Needs

- Prior to submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will provide a Plan for Services that demonstrates compliance with Federal Clean Drinking Water Act standards; and that sufficient, sustainable potable water supplies adequate for projected needs are available to accommodate the build out of the annexation territory, with no adverse impact to existing ratepayers.

Adequate Services

- *Wastewater Services and Capacity.* At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will submit a Plan for Services that demonstrates that sufficient capacity improvements at its WWTP have been constructed, or will be constructed commensurate with demand, to accommodate the build out of the annexation area with no adverse impact to existing ratepayers.
- *Solid Waste Capacity.* At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will identify services to be extended, the level and range of services, timing of services, improvements of facility upgrades associated with the services, and how the services will be financed to accommodate the build out of the annexation area.

Housing Element

- At the time of submittal of any application to annex territory within the amended SOI Area, the City of Galt will confirm that any development planned for the area to be annexed is consistent with the adopted Galt 2030 General Plan Housing Element.

Air Quality Mitigation Plans

- AQ MEASURE 1: The goal of this mitigation measure is to avoid air quality impacts by ensuring that the Galt Sphere of Influence (SOI) Amendment area meets or exceeds the air pollution control requirements in the federally-mandated State Implementation Plan for the Sacramento Ozone Non-attainment Area (SIP), which consists of all or parts of Yolo, Solano, El Dorado, Placer, Sutter, and Sacramento counties, including the City of Galt and the SOI Amendment area:

At the time of submittal of any application to annex territory within the Sphere of Influence (SOI) Amendment area, the City of Galt will prepare an Air Quality Mitigation Plan (AQMP).

- a. The Plan must reduce the SOI Amendment's operational ozone precursor emissions by 35% when compared to the potential emissions that could occur in the SOI Amendment in the absence of the policies and measures included in the AQMP.
 - b. The City of Galt will coordinate the development of the AQMP with the SMAQMD and SACOG, and will use modeling tools approved by those agencies to gauge the effectiveness of the measures.
- AQ MEASURE 2 (Alternative air quality mitigation):

The AQMP required under AQ MEASURE 1 will be required to demonstrate a 15% reduction in ozone precursor emissions if the following conditions are met.

- a. The application for annexation of the SOI Amendment area or any portion thereof occurs after the June 15, 2019 SIP attainment deadline, and the SMAQMD confirms the ozone standards have been achieved.
- b. The City of Galt demonstrates that the development proposal is consistent with the new SIP or attainment plan and the SMAQMD concurs with the analysis. If the demonstration uses modeling tools, the tools must be approved by SMAQMD and SACOG.

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Respectfully Submitted,

Peter Brundage
Executive Officer

PB:pb
(City of Galt Dec 2010)