

RESOLUTION NO. LAFC 2011-04-0119-06-09

THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

**MAKING DETERMINATIONS FOR THE MUNICIPAL SERVICES REVIEW AND
APPROVING THE SPHERE OF INFLUENCE AMENDMENT
FOR THE CITY OF GALT (LAFC 06-09)
(State Clearinghouse # 2010072039)**

WHEREAS, the Sacramento Local Agency Formation Commission (“Commission” or “LAFCo”) is the sole entity authorized to approve a Sphere of Influence Amendment pursuant to the Cortese-Know-Hertzberg Local Government Reorganization Act of 2000;

WHEREAS, pursuant to Government Code section 56425(a), in order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the Commission shall develop and determine the Sphere of Influence of each local governmental agency within the county;

WHEREAS, the Commission is required to review and update as necessary the Sphere of Influence for each local government agency within the county every five years;

WHEREAS, in determining the Sphere of Influence of each local governmental agency, the Commission shall consider and prepare a written statement of its determinations with respect to its approval of the Sphere of Influence;

WHEREAS, on May 6, 2009, the City of Galt (“City”) submitted an application to the Commission for an amendment to its Sphere of Influence (“SOI Amendment”);

WHEREAS, by Resolutions Nos. LAFC 1143 – 1146, the Commission previously approved an amendment to the City’s Sphere of Influence on June 7, 1995.

WHEREAS, an Initial Study was prepared and it was determined that LAFCo could use and recirculate the City of Galt General Plan EIR (March 2009) for the Draft Environmental Impact Report (“Draft EIR”) for the SOI Amendment. LAFCo prepared supplemental information and recirculated the City General Plan EIR for public review and comment;

WHEREAS, a Draft EIR was prepared and circulated for public review and comment between July 14, 2010, and August 30, 2010;

WHEREAS, the Commission held a noticed public meeting on August 4, 2010, to receive public comments but no comments were presented. However, the Commission received written comments on the Draft EIR from organizations;

WHEREAS, a Final Environmental Impact Report (“Final EIR”) that incorporated the Draft EIR by reference and provided responses to the written comments was prepared and distributed to the public on October 1, 2010;

WHEREAS, a Municipal Services Review (“MSR”) was prepared and submitted by the City in July 2009, with a revised MSR submitted in November 2009;

WHEREAS, the Commission discussed the Municipal Service Review, SOI Amendment and Final EIR during its meeting on January 19, 2011, and heard public comments on the SOI Amendment and Final EIR;

WHEREAS, the Commission has, by means of Resolution No. LAFC 2011-01-0119-06-09, concurrently certified that the Final EIR has been prepared in full compliance with the terms of the California Environmental Quality Act (“CEQA”);

WHEREAS, the Commission has, by means of Resolutions Nos. LAFC 2011-02-0119-06-09 and 2011 03 0119-06-09 approved the Findings of Fact and Statement of Overriding Considerations and approved the Mitigation Monitoring and Reporting Program;

WHEREAS, the Commission has undertaken a comprehensive analysis of the City’s SOI Amendment;

WHEREAS, the SOI Amendment evaluation and review process involved public participation and public hearings at which both written and oral comments were received from concerned citizens;

WHEREAS, local jurisdictions, community groups, businesses, and other interested parties were able to provide testimony throughout the planning and evaluation process;

WHEREAS, public agencies have reviewed and commented upon the SOI Amendment, MSR, and Final EIR;

NOW, THEREFORE, THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION does hereby find, determine, resolve and order as follows:

1. Notice as required by law has been given.
2. The boundaries of the SOI Amendment area are represented in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein.
3. The Commission, through its Executive Officer, caused a Final EIR to be prepared, which was certified by the Commission as complying with CEQA, pursuant to Resolution No. LAFC 2011-01-0119-06-09.
4. The SOI Amendment of the City is approved as set forth in the City’s application, which contemplates adding approximately 1,053 acres and detaching approximately 1,613 acres from its current SOI boundary. The SOI Amendment will result in a net decrease of 560 acres from the City’s current SOI boundary.
5. The Commission concurrently adopts Resolution No. LAFC 2011-02-0119-06-06, adopting Findings of Fact and a Statement of Overriding Considerations, and Resolution No.

L AFC 2011-03-0119-06-09, adopting a Mitigation Monitoring Reporting Program, consistent with the requirements of CEQA.

6. The SOI Amendment area to be added is located north of Twin Cities Road between Cherokee Lane on the east and Union Pacific Railroad on the west, then generally following Skunk Creek easement 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 SOI Amendment 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 SOI Amendment area includes limited agricultural, residential, and commercial uses.

7. Surrounding land uses include agriculture to the north, east, and west, and urban, commercial, and residential uses to the south.

8. The Commission determines that the proposed SOI Amendment is consistent with the Commission's purpose and responsibility for planning, shaping and coordinating the logical and orderly development of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities. In making this determination, the Commission has considered:

- a. The Executive Officer's report;
- b. The MSR, dated July 2009, and submitted by the City, and revised and resubmitted in November 2009, which the Commission determines is consistent with Commission policies and is adequate;
- c. The Final EIR;
- d. All oral and written public comments; and
- e. Public agency comments, staff reports and other pertinent information in the Commission's Record of Proceedings, as defined in the Findings of Fact and Statement of Overriding Considerations adopted concurrently herewith.

9. The Commission makes the following determinations and findings in approving the SOI Amendment. The Commission considered the policies set forth in Government Code section 56425. Pursuant to Government Code section 56425, and based upon the entire record, the Commission makes the following determinations:

The Present and Planned Land Uses in the Area, Including Agricultural and Open-Space Lands

a. The SOI Amendment area to be added includes 1.1 acres of prime farmland, 491.8 acres of farmland of statewide importance, 379.4 acres of farmland of local importance, 28.3 acres of unique farmland, 117.8 acres of other lands, and 34.6 acres of urban built-up land. None of the parcels within the SOI Amendment area to be added are subject to Williamson Act Contracts.

b. The SOI Amendment area to be detached includes 38.9 acres of prime farmland, 495.3 acres of farmland of statewide importance, 168.4 acres of farmland of local importance, 38.9 acres of unique farmland, 79.3 acres of grazing land, 744.8 acres of other land, and 47.7 acres of urban built-up land. None of the parcels within the SOI Amendment area to be detached are subject to Williamson Act Contracts.

c. The Commission finds that approving the SOI Amendment would provide the City with the territory needed to accommodate future expansion needs and maintain logical and orderly patterns of development, and to promote economic development for the City of Galt.

d. The anticipated uses within the SOI Amendment area to be added are rural residential, high density residential, commercial, light industrial, and office and professional. The projected land use mix and associated environmental impacts are explained and analyzed in the Draft and Final EIRs.

e. The City and Sacramento County have satisfied the meet and confer requirement pursuant to Government Code section 56425(b). A final agreement has not been reached and will be finalized prior to any annexation and approval of a property tax sharing agreement.

The Present and Probable Need for Public Facilities and Services in the Area

f. The SOI Amendment is a plan for the City's future probable physical and service area boundaries. According to the MSR, the City needs to expand in order to accommodate future growth. The SOI is subject to terms and conditions imposed by the Commission to ensure orderly and planned growth is tempered by the need to preserve open space, habitat for species and agricultural land. No objections to the SOI Amendment have been raised by affected agencies or jurisdictions.

g. The SOI Amendment will not require the immediate need for additional public facilities or services. However, subsequent annexations will result in the need for additional public facilities and services including extension of sewer lines, improvement of wastewater treatment capacity, extending water lines and increasing water treatment supply capacity, increased flood control and drainage facilities, construction of road improvements, additional police and fire protection, and new school facilities, libraries and parks.

h. The City will be required to pre-zone the SOI Amendment area to be added prior to submitting an annexation application and approving development. Specific mitigation requirements and environmental impacts will be identified during this process.

i. The Final EIR identifies the probable impacts that may occur from future development based on the proposed land use designations. The Commission has adopted numerous mitigation measures designed to lessen impact upon the environment to the extent feasible.

j. The SOI Amendment is consistent with the policies of the City's General Plan. This finding is based on the Record of Proceedings, the Executive Officer's report, and the City's 2030 General Plan.

k. The SOI Amendment does not create islands, corridors or peninsulas or distort existing boundaries. This finding is based on the Record of Proceedings, the Boundary Map, and the Executive Officer's report.

l. The SOI Amendment area to be added does not exclusively contain revenue-producing properties. This finding is based on the Record of Proceedings, the Boundary Map, and the Executive Officer's report.

m. The SOI Amendment does not split parcels and does not create any areas that are difficult to serve. This finding is based on the Record of Proceedings, the Boundary Map, and the Executive Officer's report.

n. The SOI Amendment results in orderly growth and is not "leap frog" development in relation to existing development. This finding is based on the Record of Proceedings and the Boundary Map.

o. The SOI Amendment does not pose a threat to public health and safety. This finding is based on the Record of Proceedings, the Boundary Map, the Executive Officer's report, the Final EIR, and the MSR.

The Present Capacity of Public Facilities and Adequacy of Public Services Which the Agency Provides or is Authorized to Provide

p. The SOI Amendment will not result in significant unmitigable adverse effects upon other service recipients or other agencies serving the affected area. This finding is based on the Record of Proceedings, the MSR, the Sacramento Area Council of Governments ("SACOG") Blueprint, and the comments of affected agencies.

q. Currently, the City has the capacity to provide public services to area residents and commercial/industrial customers. However, approval of the SOI Amendment will necessitate that the City budget and plan for future infrastructure and service needs prior to annexing the SOI Amendment area. Upon any future annexation, the City will be required to provide water, sanitary sewer, storm water and drainage, solid waste collection, police protection, code enforcement, traffic and roads, street lights, and all other services provided by the City.

r. Approval of the SOI Amendment does not constitute approval of any construction because the SOI designation is merely a general description of area that indicates the City's "probable" boundaries.

s. Approval of the SOI Amendment will not change the current service providers. The responsibilities and jurisdiction of the current service providers in the SOI Amendment area are outlined in detail in the MSR.

t. At this time, minimal services are provided to this area because of its rural character.

The Existence of any Social or Economic Communities of Interest in the Area

u. The territory within the SOI Amendment area is mostly rural and agricultural and has economic and social communities of interest similar to the existing characteristics of the City.

v. In many cases the territory within the SOI Amendment area directly benefits from the services provided by the City and indirectly benefits from the City's economic and social community, such as businesses, social clubs, recreational activities, churches, and other community organizations.

w. The City has provided information and data in the MSR concluding that development will not adversely affect adjacent communities of interest.

x. The SOI Amendment does not divide any existing communities or other areas having identifiable social and economic homogeneity.

FURTHERMORE, the Commission makes the following determinations and findings in approving the SOI Amendment. The Commission considered its own Policies, Standards and Procedures, and based upon the entire record, the Commission makes the following determinations:

10. The SOI Amendment area to be added does not overlap the SOI of any other municipality.

11. The MSR for the SOI Amendment identifies types and adequacy of municipal services to be provided.

12. The MSR for the SOI Amendment identifies existing land uses and reasonable projection of land uses that may occur.

13. The MSR for the proposed SOI identifies existing and proposed facilities.

14. The City's projected population growth and development patterns indicate that the SOI Amendment will provide future economic development opportunities for the City and improve the jobs/housing balance.

15. The SOI Amendment area to be added, although currently largely agricultural lands, is in the logical path of urban development and adjacent to developed land, which promotes orderly growth and discourages sprawl.

FURTHERMORE, in accepting the MSR, the Commission has considered the policies set forth in Government Code section 56430. Pursuant to Government Code Section 56430, the Commission finds and determines that:

16. The Executive Officer presented the MSR on January 19, 2011, to the Commission, and the Commission accepted it.

17. Growth and population projections for the SOI Amendment area have been provided by the affected entities, as set forth in the MSR and the Record of Proceedings.

18. The City has provided for its infrastructure needs and this determination is based upon the MSR, the Executive Officer's report, and the Record of Proceedings.

19. The City operates at an efficient level and utilizes cost avoidance opportunities when available, as demonstrated in the MSR and the Record of Proceedings.

20. The City's rates and fees are reasonable compared to other comparable cities and demonstrates efficient management of its rate structuring opportunities, as set forth in the MSR and the Record of Proceedings.

21. The City maximizes its opportunities to share facilities where possible, as set forth in the MSR and the Record of Proceedings.

22. The City's organizational structure allows for reorganization of service providers as demonstrated by the MSR and the Record of Proceedings.

23. Based upon its current fees, rates, and management structure, the City has demonstrated management efficiencies.

24. The City is governed by five locally elected City Council members.

25. The MSR is current as it was submitted, in revised form, in November 2009.

26. In the MSR, the City demonstrated a projected need for service based upon growth and population projections and the inadequacy of the City's infill capacity to accommodate expected growth. The MSR is consistent with the City's annexation policy. These findings are based upon this Resolution, the Record of Proceedings, the Executive Officer's report, the MSR, and the long range SACOG Blueprint Preferred Scenario.

27. The MSR includes determinations with respect to each of the following: (1) growth and population projections for the SOI Amendment area; (2) infrastructure needs or deficiencies; (3) financing constraints and opportunities; (4) cost avoidance opportunities; (5) opportunities for rate restructuring; (6) opportunities for shared facilities; (7) government structure options, including advantages and disadvantages of consolidation or reorganization of service providers; (8) evaluation of management efficiencies; and (9) local accountability and governance.

28. In the MSR, the Commission comprehensively reviewed all of the agencies that provide the identified service or services within the designated geographic area.

29. The MSR includes statements for each existing district specifying the functions or classes of services provided by those districts. The MSR also establishes the nature, location, and extent of any functions or classes of service provided by existing districts.

30. The City is the subject agency that will be the most logical and efficient provider of services to the SOI Amendment area. This finding is based on Finding 10 above, the Record of Proceedings, the Executive Officer's report, the MSR, and the SACOG Blueprint.

31. The MSR prepared by the City and the Commission includes an assessment of services and providers and states how providers will implement the proposed development contemplated by the SOI Amendment. Through this analysis, the Commission concludes that there are no Spheres of Influence of overlapping jurisdictions.

32. The MSR concludes that adequate services, including water, wastewater, drainage and flood control, solid waste, circulation and roadways, fire protection, police services, animal control, code enforcement, parks and recreation, libraries, and electricity and natural gas will be provided within the timeframe needed by the inhabitants of the SOI Amendment area.

33. Existing land use and a reasonable projection of land uses which would occur if services were provided consistent with the updated MSR are considered in the MSR.

34. Maps indicating existing and proposed facilities and the timing of proposed facilities are included in the MSR.

35. The nature of each service to be provided is discussed in detail in the MSR. It discusses how water, wastewater, drainage and flood control, solid waste, circulation and roadways, fire protection, police services, animal control, code enforcement, parks and recreation, libraries, and electricity and natural gas will be provided within the timeframe needed by the inhabitants of the SOI Amendment area.

36. The service level capacity to be provided is discussed in detail in Section 4.0 of the MSR.

37. The anticipated service level to be provided is discussed in detail in Section 4.0 of the MSR.

38. All actions, improvements, or construction necessary to reach required service levels, including costs and financing methods, is discussed in detail in Section 4.0 of the MSR.

39. The Commission has reviewed and continued to have access to all district enabling legislation pertinent to the provision of services and annexations, including the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §§ 56000 – 57550) and the Municipal Utilities District Act (Pub. Utilities Code §§ 11501 – 14403.5).

40. Existing, five-year, ten-year, and fifteen-year population projections are included in the MSR and used throughout the MSR's various analyses of infrastructure circumstances and requirements.

41. Based upon the conclusions in the MSR, the Record of Proceedings, and the Executive Officer's report, the Commission concludes that the City will be able to efficiently assure reliable services at an acceptable level and cost to the new residents.

FURTHERMORE, the Commission, after consulting with the City, does hereby resolve that it is necessary and appropriate to apply certain conditions to the approval of the SOI Amendment in order to encourage well-ordered, efficient urban development with sufficient services and to preserve open space resources, agricultural land, and habitat for species. These conditions were incorporated by the City into its SOI Amendment application and are included in the Draft EIR, Final EIR, and Mitigation Monitoring and Reporting Program. Accordingly, approval of the SOI Amendment is conditioned upon the following:

42. The mitigation measures adopted pursuant to CEQA by the Commission under Resolution No. LAFCo 2011 03 0119-06-09 and is incorporated herein by reference. Prior to consideration by the Commission of an application to annex property within the SOI Amendment area, the Commission shall review the Mitigation Monitoring and Reporting Program approved as part of the SOI Amendment for compliance and shall undertake additional environmental review if required under CEQA.

43. Important Farmland and Open Space Resources. At the time of submittal of any application to annex territory within the SOI Amendment area, the City 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.

44. Habitat Preservation – South Sacramento County Habitat Conservation Plan. At the time of submittal of any application to annex territory within the SOI Amendment area, the City 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.

45. Development in Floodplain Areas. At the time of submittal of any application to annex territory within the SOI Amendment area, the City 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.

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

47. Greenhouse Gases and Climate Change. At the time of submittal of any application to annex territory within the SOI Amendment area, the City will demonstrate compliance with Policy COS-7.1 of the City's 2030 General Plan as set forth below:

a. ***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.*

48. Timely Availability of Sustainable Water Supplies Adequate for Projected Needs. Prior to submittal of any application to annex territory within the SOI Amendment area, the City 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.

49. Wastewater Services and Capacity. At the time of submittal of any application to annex territory within SOI Amendment area, the City will submit a Plan for Services that demonstrates that sufficient capacity improvements at its wastewater treatment plant 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.

50. Solid Waste Capacity. At the time of submittal of any application to annex territory within the SOI Amendment area, the City will identify services to be extended, the level

and range of services, timing of services, improvements or facility upgrades associated with the services, and how the services will be financed to accommodate the build out of the annexation area.

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

52. Air Quality Mitigation Plans.

a. AQ MEASURE 1: The goal of this mitigation measure is to avoid air quality impacts by ensuring that the 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 SOI Amendment area, the City of Galt will prepare an Air Quality Mitigation Plan (AQMP):

i. 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.

ii. The City will coordinate the development of the AQMP with the Sacramento Metropolitan Air Quality Management District (SMAQMD) and SACOG, and will use modeling tools approved by those agencies to gauge the effectiveness of the measures.

b. 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:

i. 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.

ii. The City 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.

FURTHERMORE, in approving the SOI Amendment, the Commission has considered the policies set forth in Government Code section 56377, and its own Policies and Standards related to agriculture and open space lands. Pursuant to Government Code section 56377 and its own Policies and Standards, and based upon the entire record, the Commission finds and determines that:

53. The SOI Amendment results in a reduction in the City's SOI by approximately 560 acres, resulting in potential future development of less prime agricultural lands, and promotes planned, orderly, and efficient development.

54. The condition of approval set forth in Finding 41 ensures that a certain amount of important farmland and open space is preserved if any future annexation application for the SOI Amendment area to be added would result in the development of existing open space lands for non-open space uses.

55. The SOI Amendment will not result in the conversion of prime agricultural land in open space use to other uses because the SOI designation is merely a general description of area that indicates the City's "probable" boundaries.

56. The SOI Amendment area to be added is contiguous to either lands development within an urban use or lands that have received all discretionary approvals for urban development.

57. Approval of the SOI Amendment does not constitute approval of any construction; and development of the SOI Amendment area is not likely to occur within the next 5 years because the SOI designation is merely a general description of area that indicates the City's "probable" boundaries.

58. Insufficient vacant non-prime lands exist within the City's SOI that are planned, accessible, and developable for the same general types of use.

59. The SOI Amendment will have no significant adverse effect on the physical and economic integrity of other agricultural lands.

60. Several comments were received during the preparation of the SOI Amendment. As part of any proposed annexation, the City of Galt shall consult with, affected agencies, interested parties, and stakeholders to address issues and concerns that have been raised.

BE IT FURTHER RESOLVED by the Commission that the Executive Officer:

61. Mail a certified copy of this Resolution to the affected governmental agencies whose boundaries are influenced by the Resolution;

62. File a certified copy of this Resolution with the Clerk of the Board of Supervisors of the County of Sacramento; and

ON A MOTION made by Commissioner *Budge*, seconded by Commissioner *Rose*, the foregoing Resolution No. LAFCo *2011-04-0119-06-09* was adopted by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION, on this *19th* day of *January 2011*, by the following vote, to wit:

AYES: *Rose, Fox, Tooker, Budge, and MacGlashan*

NOES:

ABSTAIN:

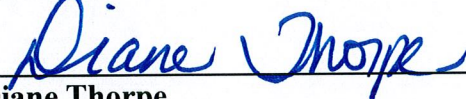
ABSENT: *Cohn, Jones, Peters and Yee*

By:



Christopher Tooker, Chair
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

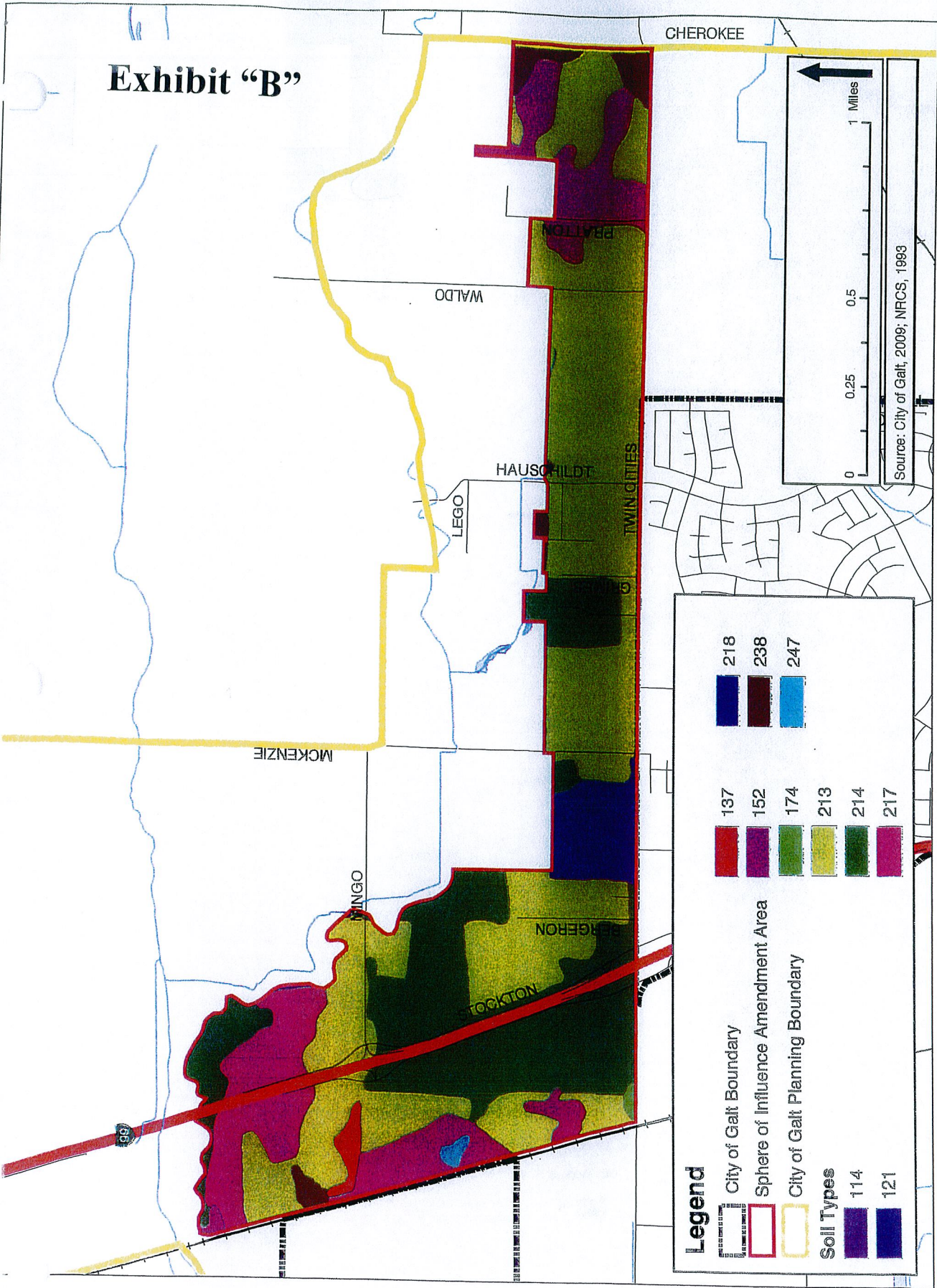
ATTEST:



Diane Thorpe
Commission Clerk

Attachments: Exhibit A – The Boundaries of the SOI Amendment Area
Exhibit B – The Boundaries of the SOI Amendment Area

Exhibit "B"



Legend

- City of Galt Boundary
- Sphere of Influence Amendment Area
- City of Galt Planning Boundary

Soil Types

	137		218
	152		238
	174		247
	213		
	214		
	217		
	114		
	121		

City of Galt Sphere of Influence Amendment
Figure 7
 Soil Types within the City of Galt SOI Amendment Project - Attachment Area

SOURCE: City of Galt, 2009; NRCS, 1993