

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

*1112 I Street, Suite #100
Sacramento, California 95814
(916) 874-6458*

January 19, 2011

TO: Sacramento Local Agency Formation Commission
FROM: Peter Brundage, Executive Officer
RE: **City of Galt Sphere of Influence Amendment Report (L AFC 06-09)**
[CEQA: SCH 2010072039]

RECOMMENDATION:

1. **Adopt L AFC Resolution No. 2011 01 0119-06-09:** A Resolution of the Sacramento Local Agency Formation Commission Certifying the Final Environmental Impact Report for the Galt Sphere of Influence Amendment [State Clearing House No. 2010072039].
2. **Adopt L AFC Resolution No. 2011 02 0119-06-09:** A Resolution of the Sacramento Local Agency Formation Commission Adopting Findings of Fact and A Statement of Overriding Considerations for the City of Galt Sphere of Influence Amendment.
3. **Adopt L AFC Resolution No. 2011 03 0119-06-09:** A Resolution of the Sacramento Local Agency Formation Commission Adopting a Mitigation Monitoring and Reporting Program for the City of Galt Sphere of Influence Amendment.
4. **Adopt L AFC Resolution No. 2011 04 0119-06-09:** A Resolution of the Sacramento Local Agency Formation Commission 1) Making Written Determinations for the City of Galt Municipal Services Review; and 2) Determinations Approving the City of Galt Sphere of Influence Amendment.

CITY OF GALT
SPHERE OF INFLUENCE AMENDMENT
LAFCo PROJECT NUMBER LAFc 06-09
[SCH No. 2010072039]

Project Title: City of Galt Sphere of Influence Amendment

Proposal: Amendment of the City of Galt Sphere of Influence (SOI) to add approximately 1,053 acres, and to delete approximately 1,613 acres from the approved SOI, consistent with the 2009 City of Galt General Plan
Net Decrease: 560 +/- acres

Lead Agency Name and Address: Sacramento Local Agency Formation Commission (LAFCo)
1112 I Street, Suite 100
Sacramento, CA 95814

Contact Person and Phone Number: Peter Brundage, Executive Officer
Sacramento LAFCo
Phone: (916) 874-6458
peter.brundage@saclafco.org

Proponent: City of Galt
Community Development Department
Curt Campion, Director
495 Industrial Drive
Galt, CA 95632
ccampion@ci.galt.ca.us

DISCUSSION

REGIONAL SETTING AND COMMUNITY BACKGROUND

Regional Setting

Galt is located along State Highway 99 in Northern California's Central Valley, between the cities of Elk Grove and Stockton, and near the Delta Recreation Area. The city is located approximately 20 miles from downtown Sacramento. From the city's nineteenth century agrarian roots to the diverse community of today, Galt residents have valued its friendly, small-town rural atmosphere and characteristics. Its rich history is still evident in some of Galt's older buildings and the compact urban form of the city's downtown.

Community Background

The Galt area was originally inhabited by the Plains Miwok Indians, although no permanent settlements are believed to be located within today's city limits. Settlements for the Miwoks were located along the Cosumnes, Mokulumne, and Sacramento Rivers. Galt is located within the Spanish land grant *Rancho San Jon de los Moquelumnes*, and the area has been under cultivation since about the 1850s to 1860s. The entire Dry Creek Township was purchased by Dr. Obed Harvey in 1861, who is considered to be the founder of Galt.

The town was laid out by the Western Pacific Railroad Company in 1869 on a quarter section of land which was known as the Troy Place. The town was centered along a large rail yard and switching station located for its central position between Sacramento and Stockton. The first buildings to be constructed (1869-70) in the city were hotels – the Galt House, the Harvey House, and the Railroad House. Later a school and general store were constructed, and in 1869 the city established its first post office. The town was eventually given the name Galt by Dr. John McFarland, a local businessman and farmer whose hometown was Galt, Canada.

The City was incorporated in 1946.

The City of Galt is a relatively small city with the following characteristics:

Estimated Population (2010)	28,276	
Existing Land Area	3,760 acres	(5.9 sq. mi.)
Average Dwelling Units	3.1 per acre	
Registered Voters	9,568	
FY 2010-11 Budget	\$70,447,909	
City Employees	137	

CURRENT CITY LIMITS AND SPHERE OF INFLUENCE TERRITORIES

City Limits

The current City Limits represents all incorporated lands that are governed by the City of Galt. The City Limits roughly extend from the Sacramento County line at Dry Creek on the south to Twin Cities Road on the north; and from McFarland Street/Sparrow Drive on the west to Marengo Road on the east. The City's Wastewater Treatment Facility is a detached incorporated island located north of Twin Cities Road and west of Highway 99. The incorporated city contains 3,760 acres of land, of which 2,211 acres (58 percent) are developed (Mintier & Associates, 2004).

Current Sphere Of Influence

Galt's Sphere of Influence boundary, adopted by the Sacramento County Local Agency Formation Commission (LAFCo) on June 7, 1995, is coterminous with the city limits on the north and south sides (see Figure 1.2), and borders Cherokee Road on the east and Christensen Road on the west. A Sphere of Influence is a plan for the probable physical boundaries and service area of a local governmental agency, as determined by LAFCo, and is periodically reviewed and updated. The 1995 Sphere of Influence currently encompasses approximately 9,017 acres.

Galt General Plan Study Area

The Galt 2030 General Plan defines "The Study Area" as the area within which information has been collected for the General Plan Update process. This boundary is larger than the city limits and sphere of influence. This boundary does not indicate any specific intent or plan on the part of the City to expand into the area. It is rather an area where the City has concerns regarding future developments and their associated impacts on Galt.

PROJECT OBJECTIVES

Proposed Sphere of Influence Amendment Proposal

The City of Galt (Project Applicant) is requesting a Sphere of Influence Amendment as shown on the attached map. The Sphere of Influence Amendment proposes to both delete territory and add territory to the City's Sphere of Influence as described in this report.

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 or implemented by the City of Galt until this territory is rezoned and annexed into the City. If this SOI is approved, a separate annexation application may be submitted to LAFCo. The City of Galt will be the lead agency for processing an annexation and will be required to conduct a CEQA

analysis of any proposed annexation based on the proposed rezoning. In addition, the city and county will need to enter into a property tax sharing agreement.

The proposed Sphere of Influence does not result in any change in land use authority, grant any entitlements, or result in any immediate impact to the environment. It is a long range planning tool similar to a City General Plan.

As required by §15124(b) of the CEQA Guidelines, the following is a discussion of the objectives of the proposed City of Galt SOI Amendment project. The project applicant has identified the following objectives in proposing the project:

- To provide a logical and reasonable future physical boundary of the City of Galt;
- To aid in the comprehensive planning of future land uses in the project area; and
- To encourage collaboration with the county and other public agencies related to future land use planning and service delivery issues.

Existing Land Use in the Project Area

Existing land uses in the project area include limited agricultural and residential uses, and limited commercial uses. Existing Sacramento County land use designations within the project area include Agricultural-Residential, Recreation, General Agriculture, and Intensive Industrial (see Figure 4 in Draft EIR).

Surrounding Land Uses

Land uses surrounding the project area include agriculture to the north, east, and west, and urban, commercial, and residential uses to the south.

City of Galt land use designations south of the project site include Commercial, High Density Residential, Rural Residential, Low Density Residential, Medium Density Residential, and Parks (see Figure 3 in Draft EIR). Sacramento County land use designations north, east, and west of the project area include Recreation and General Agriculture (see Figure 4 in Draft EIR).

At the time of adoption of the Galt General Plan Update: 2030 Environmental Impact Report (EIR), and currently, the vicinity of the project is characterized by rural agriculture and rural residential land uses. While additional residential development may have occurred in the project area since certification of the Final EIR, all development activity within the SOI Amendment project area has been consistent with existing Sacramento County land use designations. Further, additional commercial development may have been completed along Twin Cities Road between State Highway 99 and McKenzie Road since certification of the Final EIR; however, such development is

currently within the City of Galt jurisdictional boundary consistent with existing City land use designations and is not part of the proposed SOI Amendment project area.

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.

Sacramento County’s Zoning and Agricultural Residential Policies

Galt’s rural setting has been eroding in recent years, as the area has become a desirable “ranchette” location. Sacramento County has approved a number of Agricultural Residential (AR) subdivisions around Galt. These subdivisions do not appear rural, and as low-density suburban development effectively alter the scenic landscape with low-amenity and low-density rural housing. This development also hems in the City making it difficult to pursue a rational, typical urban land use pattern set forth in the City General Plan based on higher densities and the provision of cost-effective and efficient municipal services. Therefore, annexations of these areas would not be cost-effective. This is a particularly difficult problem on the west and north sides of Galt. Consequently, the City of Galt is requesting that a portion of its current Sphere of Influence be deleted or detached because annexations of this territory are likely infeasible.

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 and light industrial under the Sacramento County General Plan.

The current General Plan land use mix is shown below:

Current General Plan Land Use Mix	
Land Use Designation	% by Acre
Rural Residential	18.5
Residential Estates	2.4
Low Density Residential	31.4
Medium Density Residential	4.6
Medium-High Density Res.	1
High Density Residential	2.5
Mixed-Use	0.03
Commercial	8.6
Office Professional	2.5
Light Industrial	8.2
Public/Quasi-Public	9.9
Parks	2.6
Open Space	7.2
Total	99.43

SUMMARY OF GALT COMMUNITY PROFILE

Current local population (2007)	24,081
Current regional population (2007)	1,374,724 (Sacramento County) 673,170 (San Joaquin County)
Avg. Household Size (2007)	3.29 persons per household
Median Age (2007)	30.14 years
Home Ownership (2007)	77.8%
Total Housing Units (2007)	7,555

Source: Claritas MarketPlace, (Nov 2007); U.S. Census Bureau 2006 Data (Dec 2007)

Age Distribution of Population

Age Group	Total (2007)	% Distribution
Under 18 years	8,133	33.8%
19 - 24 years	2,326	9.6%
25 - 34 years	3,079	12.8%
35 - 54 years	6,884	28.6%
55 - 74 years	2,763	11.5%
75 years and older	896	3.7%

Source: Claritas MarketPlace, (Nov 2007)

Educational Attainment of Population over 25 Years of Age

Years of School Completed	Total (2007)	% Distribution
Less than High School	3,226	23.7%
High School	3,061	29.0%
Some College	3,314	24.3%
Associate's Degree	1,125	8.3%
Bachelor's Degree	1,607	11.9%
Graduate Degrees	389	2.8%

Source: Claritas MarketPlace, (Nov 2007)

Income Level		
Per Capita (2007)	Median Household (2007)	Average Household (2007)
\$19,331	\$54,394	\$63,700
<i>Source: Claritas MarketPlace, (Nov 2007)</i>		
Household Income Distribution		
Annual Income	Total (2007)	% Distribution
Under \$35,000	1,885	26.0%
\$35,000 - \$50,000	1,463	20.2%
\$50,001 - \$75,000	1,592	21.9%
\$75,001 - \$100,000	1,184	16.3%
Over \$100,000	1,131	15.6%
<i>Source: Claritas MarketPlace, (Nov 2007)</i>		
Historic and Projected Population Estimates		
2000	2007	2012 est.
19,472	24,081	27,396
Growth Rate	23.7%	13.8%
<i>Source: Claritas MarketPlace, (Nov 2007)</i>		

Labor Force and Unemployment			
Date	Total Labor Force	Number Unemployed	Unemployment Rate
3rd Quarter 2007			
- City of Galt	10,700	1,000	9.2%
- Sacramento County	696,900	41,100	5.9%
- San Joaquin County	292,600	28,400	9.7%
2006 Annual Average			
- City of Galt	10,400	800	7.4%
- Sacramento County	682,600	32,300	4.7%
- San Joaquin County	287,800	21,400	7.4%
2005 Annual Average			
- City of Galt	10,200	800	7.8%
- Sacramento County	672,300	33,300	5.0%

- San Joaquin County	287,000	22,600	7.9%
<i>Source: California Employment Development Department (www.labormarketinfo.edd.ca.gov), (Dec 2007)</i>			

Employment by Sector - City of Galt		
Industry Sector	Number of Establishments	Number Employed
Agriculture/Forestry/Fishing	11	66
Natural Resources, Mining	1	4
Construction	59	384
Manufacturing	27	445
Wholesale	24	161
Retail	112	1,063
Transportation, Communications, Utilities	18	110
Finance, Insurance, Real Estate	63	318
Business / Professional Services	164	1,015
Education, Health Care Services	37	1,128
Total All Private Sector	465	3,541
Total Government and Nonprofit	69	1,355
TOTAL ALL INDUSTRIES	534	4,896
<i>Source: Claritas MarketPlace (Dec 2007)</i>		

Manufacturing / Distribution		
Company	Employment	Industry / Product
Cardinal Glass	151	Manufacturing / Flat Glass
Carson's Coatings	71	Manufacturing / Concrete Products
Consolidated Fabricators	46	Manufacturing / Metal Stamping
Calstone Company	32	Manufacturing / Concrete Products
Spaan's Cookie Company	21	Manufacturing / Food Products
<i>Source: City of Galt; Dun & Bradstreet; 2007 estimated employment (Jan 2008)</i>		

Service / Non-Manufacturing		
Company	Employment	Industry / Product
Galt Elementary School District (7 schools)	437	Education / Elementary
Galt High School District (2 schools)	188	Education / Secondary
City of Galt	123	Government
Royal Oaks Convalescent	94	Health Care
Galt Herald	40	Publishing / Newspaper
Someplace Fun	32	Recreation
Dry Creek Ranch Golf Course	22	Recreation
Farmers & Merchants Bank	20	Service / Banking
Union Bank	10	Service / Banking

Source: City of Galt; Dun & Bradstreet; 2007 estimated employment (Jan 2008)

Wholesale / Retail		
Company	Employment	Industry / Product
Building Material Distributors	190	Wholesale / Building Materials
Raley's	119	Retail / Grocery
Save Mart	86	Retail / Grocery
Longs Drugs	44	Retail / Pharmacy
B. I. A. Cordon Bleu	38	Wholesale / Stoneware
Galt Supermarket	22	Retail / Grocery

Source: City of Galt; Dun & Bradstreet; 2007 estimated employment (Jan 2008)

Airports			
Name	Type	Distance in Miles	FBO (Y/N)
Sacramento International (SMF)	Public / County of Sacramento	37 miles North I-5 / Garden Hwy Exit	Yes
Sacramento Executive (SAC)	Public / City of Sacramento	24 miles North Hwy 99 / Florin Rd Exit	Yes
Stockton Metro (SCK)	Public / County of San Joaquin	27 miles South Hwy 99 / Charter Way	Yes

Source: U.S. Department of Transportation, Federal Aviation Administration Airport Master Record dated Nov 13, 2007; Rand McNally, Nov 2007

Distance to Markets

City	Distance in Miles/Direction	Drive Time
Stockton, CA	25 miles South	25 minutes
Sacramento, CA	26 miles North	30 minutes
San Francisco, CA	106 miles West	1 hour 46 minutes
Reno/Sparks, NV	156 miles North East	2 hours 30 minutes
Redding, CA	188 miles North	3 hours
Los Angeles, CA	361 miles South	5 hours 40 minutes
San Diego, CA	481 miles South	7 hours 30 minutes

Source: RandMcNally, Nov 2007

Motor Freight & Contract Carriers (partial list)

Company	Terminal Location	Services	Area Served
Yellow Freight	Sacramento & Tracy, CA	Long-distance transport	All major
Viking Freight	Oakdale, CA (20 miles)	Long-distance transport	All major
Roadway Express	W Sacramento, CA	Long-distance transport	All major

Source and Date: YellowPages.com and respective websites (Dec 2007)

Parcel Carriers

Name	Latest Drop-off	Earliest Delivery	Services
FedEx	Mon-Fri Express 2:00 pm to 4:45 pm	No later than 4 pm	Express, Ground, Packing, & Supplies
	Saturday Express: 12:00 to 2:30 pm		
UPS	Mon-Fri: 3:00 pm to 4:00 pm		Air, Ground, International
	Saturday: Ground only		

US Postal Service

Sources: FedEx Authorized ShipCenters within 12 miles of Galt city center, www.fedex.com/us/services/locations(Dec 2007); UPS Customer Centers within 10 miles of Galt city center, www.ups.com/content/us/en/locations/index/html(Dec. 2007)

Nearest Seaports

Name	Distance	Services
Port of West Sacramento 916.371.8800	26 miles North on Highway 99	<ul style="list-style-type: none"> • 50 Trucking companies service the port • 200 Railcar terminals (BNSF, UP, Sierra Nothern) • Paved open storage, covered warehouse, domed warehouse, flat storage • General cargo, bulk, grain, containers • Foreign Trade Zone
Port of Stockton 209.946.0246	26 miles South on Highway 99	<ul style="list-style-type: none"> • 200 Trucking companies service the port • Rail (UP, BNSF) • Berthing for 17 vessels • Customs inspection scheduled hours • 7 million sq. ft. of warehousing • Stevedoring • Truck Scales

Sources: Respective website, <http://www.portofsacramento.com/> and <http://www.portofstockton.com/> (Dec 2007)

2-Year Colleges

Institution	Location	Distance	FTE Enrollment (2006)	Public/Private
Cosumnes River College	Sacramento, CA	16.3 miles	11,977	Public
Heald College	Stockton, CA	17.3 miles	586	Private
San Joaquin Delta College	Stockton, CA	19.0 miles	17,121	Public
High Tech Institute	Sacramento, CA	19.4 miles	774	Private
Western Career College	Sacramento, CA	19.6 miles	964	Private
Sacramento City College	Sacramento, CA	19.8 miles	22,615	Public
Bryan College	Gold River, CA	23.0 miles	217	Private
Heald College	Rancho Cordova, CA	23.0 miles	549	Private
San Joaquin Valley College	Rancho Cordova, CA	23.0 miles	202	Private
Maric College	Sacramento, CA	24.6 miles	656	Private

Source: National Center for Education Statistics, <http://nces.ed.gov>, (Nov 2007)

4-Year Universities and Colleges

Institution	Location	Distance	FTE Enrollment (2006)	Public/Private
Humphreys College	Stockton, CA	19.0 miles	630	Private
University of the Pacific	Stockton, CA	20.4 miles	6,251	Private
California State University	Sacramento, CA	21.7 miles	28,529	Public
ITT Technical Institute	Rancho Cordova, CA	23.0 miles	717	Private
University of California, Davis	Davis, CA	31.2 miles	29,628	Public

Source: National Center for Education Statistics, <http://nces.ed.gov>(Nov 2007)

Vocational Training

Provider	Location	Distance	Programs
CET	Sacramento, CA	15.5 miles	<ul style="list-style-type: none"> • Business Management • Accounting and Related • Computer and Information Sciences • Health Professions and Related Clinical Sciences • Mechanic and Repair Technologies
Charles A Jones Skills Business Education Center	Sacramento, CA	18.6 miles	<ul style="list-style-type: none"> • Business Management and Marketing • Communications Technologies • Health Professions and Related Clinical Sciences • Legal Studies • Mechanic and Repair Technologies • Culinary Services • Transportation and Materials Moving
Maric College	Stockton, CA	19.0 miles	<ul style="list-style-type: none"> • Dental Assisting • Health and Medical Administrative Services • Medical/Clinical Assistant • Rehabilitation and Therapeutic Professions
MTI Business College	Stockton, CA	19.0 miles	<ul style="list-style-type: none"> • Business Management, Marketing and Related

TechSkills	Sacramento, CA	24.7 miles	<ul style="list-style-type: none"> • Computer and Information Sciences • Health and Related Clinical Sciences • Legal Studies
			<ul style="list-style-type: none"> • Computer and Information Sciences • Medical Insurance Coding • Pharmacy Technician

Source: National Center for Education Statistics <http://nces.ed.gov> (Nov 2007)

Climate				
January Low/High	July Low/High	Prevailing Windspeed/direction	Annual Precipitation	Relative Humidity
37° F / 55° F	57° F / 91° F	7.8 mph (mean) / SW	18.2 inches (avg)	63%

Source and Date: www.weather.com and www.weather.gov/climate/local-data; Nov 2007

Crime Rate		
Jurisdiction	Violent Crime Rate per 1,000 (2006)	Property Crime Rate per 1,000 (2006)
City of Galt	2.8	34.4
City of Stockton	14.8	68.1
City of Lodi	3.9	45.9
City of Sacramento	12.1	56.7
Sacramento County	3.5	18.2
State of California	5.3	31.7

Source: www.fbi.gov/ucr/cius2006/data/table-08-ca.html; www.fbi.gov/ucr/cius2006/data/table-05-ca.html; www.fbi.gov/ucr/cius2006/data/table-10-ca.html; U.S. Census Bureau American Fact Finder 2006 population data; (Dec 2007)

GALT POPULATION, JOB, AND HOUSEHOLD TRENDS

According to the US Bureau of the Census, Galt had a population of 19,472 in 2000. The city added 10,697 people from 1990 to 2000. This is a 122 percent change, compared to the 19 percent increase in Sacramento County as a whole, as the table below shows. This 110 percent increase is greater than the other Sacramento County cities of Elk Grove or Sacramento, and is also greater than Lodi in San Joaquin County. In addition to a population growth rate of 122 percent, the number of housing units in Galt increased by 110 percent in that decade. This again was a much greater percentage than either Sacramento County as a whole or the cities of Elk Grove, Sacramento, or Lodi. Because housing growth lagged slightly behind population growth, the number of persons per household increased slightly between 1990 and 2000 in Galt, from 3.0 to 3.1. Except for Elk Grove, the number of persons per household in Galt exceeded persons per household rates in comparison areas of Lodi, Sacramento and Sacramento County as a whole.

TABLE 1

Growth of Population and Housing in Galt, Elk Grove, Lodi, Sacramento, and Sacramento County, 1990 – 2000

	1990	2000	Total Growth	Percent Change
Population				
Galt	8,775	19,472	10,697	122%
Elk Grove	N/A	59,984	N/A	N/A
Lodi	51,874	56,999	5,125	10%
Sac County	366,500	407,081	40,581	11%
Sacramento	1,031,500	1,223,499	191,999	19%
Housing Units				
Galt	2,964	6,211	3,247	110%
Elk Grove	N/A	18,894	N/A	N/A
Lodi	19,676	21,378	1,702	9%
Sacramento	151,012	163,957	12,945	9%
Sac County	410,471	474,814	64,343	16%
Average Persons per Dwelling Unit				
Galt	3.0	3.1	0.1	3%
Elk Grove	N/A	3.2	N/A	N/A
Lodi	2.6	2.7	0.1	4%

Sacramento	2.4	2.6	0.2	8%
Sac County	2.5	2.6	0.1	4%

Sources: Applied Development Economics, SACOG Population and Housing for Sacramento by Jurisdiction, Lodi from U.S. Census, 1990 and 2000.

It appears that Galt will continue to expand in population. According to current estimates, the population in Galt in 2002 was 22,321—an increase of 14 percent since 2000. According to SACOG estimates for population growth in Sacramento County, Galt can expect to have a population of over 29,000 in 2015 and over 33,800 in 2025. Table 2 shows the projected population growth for Galt and Sacramento County.

Population estimates for year 2002 in Table 2 is based on population estimates calculated by the US Bureau of the Census, while subsequent population figures for years 2005 through 2025 are official projections used by SACOG for the purposes of regional land-use planning and analysis. According to SACOG, Galt will grow by two percent annually between 2002 and 2025. However, local officials in Galt believe that, based on recent trends, Galt will grow by 3.4 percent annually between 2002 and 2025. Population projections based on the 3.4 percent annual growth are included in the following Table 2.

TABLE 2

Population Projections in Galt and Sacramento County

	2002	2005	2015	2020	2025
Galt (local)	22,321	24,391	32,779	38,000	44,150
Galt (SACOG)	22,321	23,450	29,210	31,620	33,790
Sac County	1,305,082	1,335,283	1,574,420	1,646,045	1,695,498

(Sources: Applied Development Economics, SACOG 1990 and 2000, 2002 US Census Population Estimates for Counties and sub-areas, City of Galt, and SACOG Sacramento County Population Projections).

Galt and Sacramento County Population Projections		
	1990-2000 Annual Growth	2002-2025 Annual Growth
Galt	8.3%	3.4%
Galt SACOG	8.3%	1.8%
Sacramento County	1.8%	1.1%

25 Year Population and Housing Projections for the City of Galt

Population and Housing Projections for Galt						
	2000	2005	2010	2015	2020	2025
Population	19,472	24,391	28,276	32,779	38,000	44,052
DU	6,196	8,130	9,425	11,303	13,103	15,190
Household Size	3.0	3.0	3.0	2.9	2.9	2.9

SUMMARY OF LAFCO SPHERE OF INFLUENCE ANALYSIS

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. This is a discretionary action subject to the California Environmental Quality Act (CEQA). Sacramento LAFCo is the lead agency.

General Sphere of Influence Requirements

- General Policies
 - a. LAFCo is charged with encouraging logical and orderly urban growth and development in order to prevent urban sprawl, leap frog development, and scattered urbanization;
 - b. LAFCo is responsible for encouraging this logical formation and for the determination of logical boundaries; to coordinate property development standards and encourage timely urbanization with provision for adequate and essential municipal services;
 - c. LAFCo should exercise its authority to ensure that affected populations receive efficient governmental services; to promote cooperative planning efforts between cities, special districts, and the County; to examine urbanization from a regional perspective; to promote an equitable distribution of costs, services, and to discourage overlapping and duplicative provision of public services; and
 - d. LAFCo is required to guide development away from open space and prime agricultural land uses unless such actions would fail to promote the planned, orderly, and efficient development of a community.

- Municipal Service Review
- Environmental Review
- City and County “meet and confer” negotiation period regarding the Sphere of Influence boundaries, development standards, and zoning requirements for the areas within the proposed Sphere of Influence. LAFCo is required to give "great weight" if agreement is reached between the City of Sacramento and the County of Sacramento. The two entities have completed their required meet and confer process, and have come to agreement on various matters. (Letter attached).
- Sphere of Influence Review Requirements per Government Code

In determining the Sphere of Influence of each local agency, the Commission shall consider and prepare a written statement of its determinations with respect of each of the following:

1. The present and planned uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency (or agencies) provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

In conducting a Sphere of Influence Review, the Commission shall comprehensively review all of the agencies that provide the identified service or services in the identified area. Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

- (a) Population, population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- (b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

"Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

- (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.
- (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.
- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.
- (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.
- (g) A regional transportation plan adopted pursuant to Section 65080, and consistency with city or county general and specific plans.
- (h) The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.
- (i) The comments of any affected local agency.
- (j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- (k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.
- (l) The extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments.
- (m) Any information or comments from the landowner or owners.
- (n) Any information relating to existing land use designations.

- (o) The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and provision of public service.

The Commission shall consider the request and receive any oral or written testimony. The Commission may approve or disapprove, with or without amendment, wholly, partially, or conditionally.

MUNICIPAL SERVICE REVIEW-GENERAL GUIDELINES

Municipal Service Review Requirements

In order to prepare the Sphere of Influence Amendment for the proposal, the Commission shall conduct a service review of the municipal services provided in the affected territory. The Commission shall include in the area designated for service review the county, the region, the sub-region, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed and shall prepare a written statement of its determination with respect to each of the following:

1. Growth and population projections
2. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
3. Financial ability of agencies to provide services.
4. Status of, and opportunities for, shared facilities.
5. Accountability for community service needs, including governmental structure and operational efficiencies.
6. Any other matter related to effective or efficient service delivery, as required by Commission policies.

The Purpose and Intent of the Municipal Service Review

The MSR is the instrument required to provide information and data to ensure that the Commission has access to all necessary information in a timely manner to make sound conclusions and determinations with respect to municipal services.

ANALYSIS FOR PROPOSED SPHERE OF INFLUENCE AMENDMENT

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.

Background

The Final Environmental Impact report was prepared in accordance with the requirements of Section 15132 of the State CEQA Guidelines. The Final EIR consists of the following:

- The Draft EIR for the 2030 Galt General Plan, the Final EIR for the 2030 Galt General Plan.
- The supplemental Draft and Final EIR prepared by Sacramento LAFCo as lead agency for the project to incorporate LAFCo factors and issues.
- Comments submitted to LAFCo received from persons, organizations, and public agencies on the Draft EIR.
- The responses of Sacramento LAFCo related to significant environmental issues raised in the review and comment period which have been incorporated in the Final EIR.

Summary of CEQA Timeline

The Draft EIR was prepared and circulated for public review and comment on July 14, 2010.

The 45-day public comment ended on August 30, 2010.

The FINAL EIR was prepared and distributed during September, 2010.

Purpose of the Environmental Impact Report

CEQA requires the evaluation of government actions permitted by government to determine their effects on the environment. When such action could have a significant effect on the environment, the lead agency over the approval of the project is required to prepare an EIR.

The EIR is an informational document which will inform the public agency decision makers of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

An EIR is a public document used to meet these requirements. The EIR must disclose adverse environmental impacts that cannot be avoided; growth inducing impacts; effects not considered to be significant; and significant cumulative impacts of past, present, and

reasonably foreseeable future impacts. The EIR, a “significant impact” is assumed to be an adverse effect on the environment.

Prior to considering approval of the proposed Sphere of Influence Amendment Proposal, the Sacramento LAFCo must certify that this Final EIR is adequate under CEQA and that the Commission has considered the information presented in the Final EIR. Upon making this finding, LAFCo may consider approval of the City of Galt Sphere of Influence Amendment.

EIR Review Process

LAFCo is the lead agency for the proposed Sphere of Influence Amendment. CEQA guidelines require that prior to using a previous EIR; the lead agency must determine that the EIR adequately establishes the environmental setting of the new project, that it identifies the significant effects of the new project, and that it identifies mitigation measures or alternatives related to each significant effect. To determine if the EIR adequately accomplishes this, LAFCo is required to prepare an Initial Study. If LAFCo is able to answer these questions in the affirmative, LAFCo or the lead agency is permitted to reuse the City’s EIR for its review of the SOI Amendment application. LAFCo has determined that reuse of the City of Galt General Plan EIR is appropriate. Basically, LAFCo’s Draft EIR evaluating the SOIA project application and recirculated this document to the public, governmental agencies, and interested parties for comments to be evaluated and incorporated in LAFCo’s Final EIR and Mitigation Monitoring and Reporting Program.

Sacramento LAFCo received the following comments which have been included in the Final EIR.

No comments received from Federal, State Agencies, citizens, or non-governmental agencies.

Comments were received from: Sacramento Metropolitan Air Quality Management District, Sacramento County Farm Bureau, and Sacramento Municipal Utility District.

Mitigation Monitoring and Reporting Program

CEQA requires that public agencies approving projects must adopt mitigation monitoring or reporting programs to ensure the implementation and effectiveness of the mitigation measures.

Based on the cooperation of the City of Galt and LAFCo, the City of Galt has agreed to Environmental Commitments that have been incorporated in the SOIA project description. These conditions of approval would avoid or substantially lessen potentially significant environmental effects; they have been incorporated in the attached Mitigation Monitoring and Reporting Program and are summarized as follows:

Terms and Conditions and Mitigation Measures Related to the Proposed 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.

These terms and conditions are included in the Mitigation Monitoring and Reporting Program that will be adopted by the Commission.

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.

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.

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. (Letter from Sacramento Area Council of Governments is attached).

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 as updated by SACOG's Regional Housing Needs Assessment planning cycles.

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.

CEQA Findings of Fact and Statement of Overriding Considerations

The Public Resources Code 21002 provides that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of the project. However, PRC 21002 goes on to state that ‘in the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof’. *Therefore, the Sacramento LAFCo Commission must make Findings of Fact and Statement of Overriding Considerations in order to approve the proposed Sphere of Influence Amendment or not approve the proposed Sphere of Influence Amendment.*

The following factors have been considered by the Commission in its deliberation of the proposed discretionary project:

- The Commission finds that the Project will have specific economic, legal, social, and community benefits for the City of Galt including:
- The Proposed Sphere of Influence will provide the City opportunity to grow in accordance with its 2030 General Plan.
- The SOI territory represents a logical and reasonable extension of the Galt city boundaries.

- The SOI territory can be best served by the City of Galt by existing and planned infrastructure, municipal services, and governance structure.
- Future annexation would allow economic development during and after construction. It will provide construction employment and promote jobs related to land uses designated for commercial, office, industrial and retail activities.
- The proposed SOIA territory contains less prime agricultural land than other proximate areas.
- The City of Galt is reducing its Sphere of Influence territory by approximately 560 +/- acres as a result of this SOIA Amendment, including prime agricultural land.
- Environmental commitments and a Mitigation Reporting and Monitoring Program have been included as part of this project approval.

MUNICIPAL SERVICE REVIEW

The Municipal Service Review was prepared by the City of Galt and reviewed by LAFCo staff. (The complete MSR was previously distributed to the Commission).

Determinations have been included for each of the service items addressed in the Municipal Services Review. The information included in the MSR supports the general determinations stated in the “Determinations” of each section.

Generally, the area proposed within the Sphere of Influence of the City of Galt will improve government structure options. Future residents will share common municipal services currently provided to the City lands. This will result in a uniform expansion of land uses and allow the future residents to benefit from similar levels of service, governmental structure and vision presently provided within the City of Galt.

The future extension of service to this project area by the City of Galt will provide a well-planned and logical expansion of services currently provided to the existing residents within the City. Similarly, by providing for comprehensive service planning to the project area, the service levels to the existing City will not be negatively affected, and in some cases will be improved through future funding and construction of various proposed infrastructure improvements.

The City of Galt has made an effort to proactively plan to provide for future growth in this area. The determinations in the MSR quantify the ability of the City to provide for planning for services and financing to meet the needs of the project through inclusion into the SOI. The MSR determines that there is adequate government structure to provide services and accommodate successful growth.

The Land Use Map for the Planning Area provides conceptual land use policy for the area outside the current incorporated boundaries of Galt. This General Plan map is intended as a statement of the City's long-term vision for this area; these lands remain under the jurisdiction of Sacramento County.

The City shall apply the following policies to potential annexations:

Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and provide for a contiguous development pattern;

Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing;

Annexations should:

- Constitute fiscally sound additions to the existing City.
- Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.
- Preserve neighborhood identities.
- Ensure the provision of adequate municipal services.
- Be consistent with General Plan and Community Plan land use policies.
- Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.
- Promote fiscally sound, efficient service delivery boundaries
- Development should be limited to areas outside of the 100-year floodplain.
- Development should take place in compliance with the goals and policies of the General Plan.
- Any annexation should be accompanied by an environmental evaluation of the potential impacts of development.

The following table provides a summary of the service providers before and after annexation. The current provision and level of services provided by municipal service providers will not change as a result of this Sphere of Influence Amendment.

SUMMARY OF DETERMINATIONS

GROWTH AND POPULATION

The SOIA territory was planned for City expansion as part of the 2030 Galt General Plan to accommodate future growth and development. In accordance with the General Plan, significant commercial, industrial and office professional development is proposed for this area. In addition, lands have been designated to accommodate public and quasi public land uses which are unspecified at this time.

The SOIA also designates high density residential development near the commercial land use designations. In the eastern portion of the SOIA, rural residential land uses are identified. This land use designation recognizes the existing land use and is intended to accommodate existing property owners.

In 2000, there were an estimated 2,950 persons employed within the City of Galt. SACOG predicts that these numbers will more than double to 6,884 by the year 2025. It is anticipated that a portion of the increased employment numbers will be accommodated in the SOIA Area. According to SACOG, Galt will grow to 33,790 residents by 2025. However, City estimates for the same period put the expected population at 44,150 in 2025.

INFRASTRUCTURE NEEDS AND DEFICIENCIES

Water

Water service to the area is currently accomplished with individual wells on private property. The City of Galt water supply, treatment and delivery system can be expanded and extended to provide service to the proposed project without creating a negative impact on the project or the existing level of City wide service. The City is the appropriate water service provider for the SOIA territory. However, prior to annexation, the City will have to evaluate the water service demand on surrounding agricultural lands.

Wastewater

Individual septic systems currently serve the area for individual properties. The City of Galt will be capable of servicing the area in a post urban development setting with the City Waste Water Treatment Plant (WWTP). The WWTP is scheduled for expansion and upgrades. As part of the annexation application, the City will have to demonstrate adequate capacity for the SOIA territory based on rezoning and land uses designated by the City.

Storm Drainage and Flood Control

The potential development and eventual build out of the SOIA will increase site runoff, and will require the construction and maintenance of additional drainage infrastructure

and facilities to ensure adequate service. As part of the annexation application, the City will have to demonstrate that the SOIA includes adequate planning for sufficient facilities to accommodate the increased drainage requirements related to the proposed development. The area is not currently in the County drainage service area and the majority of the area is located outside of the 100-year flood plain of Skunk Creek. Annexation of the SOIA will not result in a reduction in the ability of the City of Galt to provide flood control protection to property within its boundaries.

Solid Waste

The City's franchised hauler California Waste Recovery Systems collects all of the waste and recyclables within the City. There is adequate infrastructure at build out to ensure collection of solid waste generated within the area. The solid waste facilities that the City utilizes have indicated they have existing capacity to accommodate the build out of the proposed SOIA, ensuring sufficient disposal facilities.

Circulation and Transportation

The County of Sacramento Department of Transportation will continue to provide adequate roadway service without the SOIA. Upon annexation, a Tax Exchange Agreement would not significantly reduce the County funds available to sufficiently maintain funding to provide adequate roadway services. As part of the annexation application, the City will have to demonstrate that it can provide adequate roadway service to and within the SOIA area proposed to be annexed.

Public Safety

Sacramento County's Sheriff's Department currently provides service without the SOIA. As part of the annexation application, the City of Galt will have to demonstrate that it will be able to provide law enforcement services to the proposed area to be annexed. This plan would be part of the required service plan submitted to LAFCo.

Cosumnes Community Services District (CCSD) will be the fire and emergency service provider regardless of annexation. Prior to annexation, the City of Galt and Cosumnes Community Services District will have to develop a plan for service to the serve the SOIA area proposed for annexation. The plan for service will need to address operations and maintenance and capital improvements that will be required.

The SOI Amendment will not increase the need for higher levels of law enforcement and fire protection within the area, as it is currently undeveloped. The City of Galt's Police Department is able to provide full services to the area. The Police Facility is located at 495 Industrial Drive; this station is approximately four miles south from the project area. The nearest CCSD Fire Station is located at 1050 Walnut Avenue, approximately one to four miles from various locations in the SOIA Area. As part of the annexation application, the City of Galt will be required to provide a plan for services for LAFCo consideration.

Animal Control

The County's Animal Care and Regulation is able to provide adequate service to the Added Area and will continue to service the same lands upon annexation.

Code Enforcement

The County's Code Enforcement Division is able to provide adequate service within the SOIA. The property will provide minimal demands for City of Galt Code Enforcement Division and immediate needs are met with existing personnel and infrastructure. The annexation application will need to demonstrate that the City of Galt can provide code enforcement services to any areas proposed for annexation.

Parks and Recreation

The County is able to provide adequate park and recreation services to residents within the SOIA Area. Upon future annexation, the City of Galt's Department of Parks and Recreation has plans for park and recreation facilities in the SOIA, and is able to provide adequate parks and recreation services to the area. Galt Community Park is the nearest large City park, located approximately one mile from the SOIA Area. Again, as part of the annexation application, the City of Galt will have to identify a finance and service plan for the area proposed to be annexed.

Libraries

The Sacramento Public Library Joint Powers Agreement is already providing service to the area and has sufficient capacity to adequately serve the project area. Upon annexation, the SOIA Area would be required to participate in the annual Library Fund assessments.

Electricity and Natural Gas

Pacific Gas and Electric is a private provider currently providing natural gas in the Added Area and is able to adequately serve future growth to the SOIA. Sacramento Municipal Utility District is currently providing electricity to the SOIA and is able to adequately serve any future growth. There will be no change in service providers.

COST AVOIDANCE OPPORTUNITIES

The City utilizes a sufficient range of cost avoidance opportunities; including facilities sharing, consolidation of billing, utilizing technologies to improve workflow, and use of volunteers.

FINANCING AND RATE RESTRUCTURING

Services provided by the City are primarily funded by the General Fund. The City also receives funds from taxes and user fees. Fees are charged for services such as water, wastewater, and solid waste. Development impact fees are also assessed. Fees charged are currently adequate, and rates are adjusted as necessary.

The Added Area, upon annexation will be served by the above mechanisms including the City Capital Improvement Program (CIP), the Public Safety CFD, and the Measure “R”, public safety sales tax measure. Future development would be responsible for the related development impact fees and infrastructure implementation per the requirements of the City of Galt.

EVALUATION OF MANAGEMENT EFFICIENCIES

The City works to meet its goals for each service provided. The overall management structure of the City is sufficient to account for necessary services and maintain operations in an efficient and effective manner.

LOCAL ACCOUNTABILITY AND GOVERNANCE

The City of Galt is governed by a five (5) member city council, elected-at-large. Each council person serves a four (4) year term and terms are staggered. The Mayor is appointed by the city council members.

The City of Galt is a full service city and provides all of the municipal services except fire and emergency medical response. Fire protection is provided by the Cosumnes Community Service District.

The City maintains a sufficient level of accountability in its governance, and public meetings are televised and held in compliance with Brown Act requirements. Information regarding the City is readily available to members of the public. The City Council meets the first and third Tuesday of every month in addition to various special council meetings. City Hall is located at 380 Civic Drive, Galt, Ca.

The City maintains a website for the public- www.ci.galt.ca.us.

GOVERNMENT STRUCTURE

The SOI Amendment for the City of Galt is logical and orderly. The proposed SOI Amendment to include the Added Area is appropriate for the accommodation of planned growth for the community and consistent with the adopted 2030 General Plan.

Summary of Services and Service Providers

TABLE 3**SUMMARY OF SERVICES AND SERVICE PROVIDERS FOR URBAN STUDY AREA 3
(INCLUDES FRANKLIN CROSSING)**

Service	Current Service Provider	Provider if Area is Annexed
Building and Safety	County's Building Inspection Division	City of Galt Building/Inspection Department
Engineering	County Public Works Department	City of Galt Public Works Department
General Government	County Board of Supervisors	Galt City Council
Planning and Land Use Control	County Department of Planning and Community Development	City of Galt Planning and Community Development Department
Public Works, Construction and Maintenance	County Public Works Department	City of Galt Public Works Department
Animal Control	Sacramento County Animal Care and Regulation Department	City of Galt Animal Care Services Department
Cellular Phone Service	Various private providers	Various private providers
Electrical Service	Sacramento Municipal Utility District	Sacramento Municipal Utility District
Fire Protection	Cosumnes Community Services District	Cosumnes Community Services District
Flood Control/Drainage	County Department of Water Resources	City of Galt Public Works
Garbage Service	Waste Management, Inc.	BFI
Law Enforcement	County Sheriff	City of Galt Police Department
Libraries	Sacramento Public Library Authority	Sacramento Public Library Authority
Natural Gas	Pacific Gas and Electric Company	Pacific Gas and Electric Company
Parks and Recreation	Sacramento County Department of Regional Parks, Recreation and Open Space - CSA No. 4 D	City of Galt
Schools	Galt Unified School District	Galt Unified School District
Sewer Service	None	City of Galt
Telephone Service	Various Investor Owned Utilities	Various Investor Owned Utilities
Television and Cable	Various Investor Owned Utilities	Various Investor Owned Utilities

Transit Service	None	None
Water	None	City of Galt

PUBLIC TRANSPORTATION AND MASS TRANSIT

The City and County jointly plan, manage, and fund local transit service which is guided by the regular update of their Short Range Transit Plan. The current contract transit operator, Community Transportation Agency, Inc. (CTA), in the City of Galt operates South County Transit (SCT) Link. The SCT Link maintains 18 vehicles with seating capacity between 18 and 21 persons per vehicle, depending on the number of wheelchair positions. SCT provides fixed route SR 99 and Delta area service, as well as door-to-door Dial-A-Ride service in Galt. SCT hours of operation are shown below:

SCT Hours of Operation

Service Days of Operation Hours of Operation

Highway 99 Service Monday to Friday 5:30 AM to 7:25 PM
Delta Service Monday to Friday 7:00 AM to 6:25 PM
Galt Dial-A-Ride Service Monday to Friday 6:30 AM to 6:00 PM
Saturday 8:00 AM to 5:00 PM

Southeast Sacramento County

Dial-A-Ride Service Monday to Friday 5:00 AM to 7:00 PM

Dial-A-Ride Senior Service Monday, Thursday, Friday 8:00 AM to 3:00 PM

State Route 99 service connects Galt with Lodi and Elk Grove. Since 1997, State Route 99 service has been expanded to provide service to Florin Center and connect to Sacramento’s Regional Transit. Delta Service is provided with direct service from the Delta communities of Walnut Grove and Isleton to Galt, with bus stops at Walnut Grove post office, Isleton City Hall, and Galt City Hall. For those Delta riders living in Courtland, Hood, Ryde, and Franklin who live too far from designated bus stops, door-to-door pickup is available with a 24-hour notice. Dial-A-Ride service within Galt requires one-hour advance reservation. The Southeast Sacramento County Dial-ARide service also requires reservations made 24 hours in advance. On Thursdays, a special Dial-A-Ride service takes Delta residents to downtown Sacramento, with stops at K Street Mall, Sutter General Hospital, and Sacramento Medical Center. The Dial-A-Ride Senior Service is a door-to-door service to Sacramento and Elk Grove, started on July 18, 2003. This service takes seniors and disabled persons not able to ride the fixed route into the Sacramento area. The Dial-A-Ride Senior Service is provided to Methodist Hospital, Laguna Shopping Area, Kaiser South Sacramento Hospital, and UC Davis Medical Center. Reservations are required.

The proposed Sphere of Influence Amendment for the City of Sacramento is consistent with Sacramento LAFCo Policies, Standards and Procedures. Government Code Section

56425(a) specifies "In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local government 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 agency within the county."

AGENCY AND PUBLIC COMMENTS

Meet and Confer process with the County of Sacramento. The City of Galt staff and County of Sacramento staff met in compliance with Government Code Section 56425 (b). No formal agreement has been executed. A copy of the letter from Curt Campion, Galt Community Development Director, dated May 6, 2009 is attached. The points of agreement indicate that the County would like to review and comment on the pre-zoning prior to annexation, development standards, service delivery issues and issues related to service providers would be discussed as part of the annexation process.

Sacramento Area Council of Governments provided suggestions to the City of Galt's 2030 General Plan. The City of Galt included SAGOG's recommendations prior to adoption of its 2030 General Plan. The City of Galt incorporated more mixed use and higher density options consistent with the "Blueprint" vision. SACOG's letter to LAFCo does not either state support of opposition or the proposed Sphere of Influence Amendment, however, it states that the City established land use policies against leap-frog style development patterns.

Sacramento County Farm Bureau suggested that plans to annex or expand must be accompanied by identification of a water supply, which does not negatively impact groundwater supplies that are needed for agricultural opportunities, and the capacity to provide wastewater treatment and adequate drainage facilities to support additional urban growth. In addition, the Sacramento County Farm Bureau encourages the City of Galt to efficiently develop lands within the current city limits before further expanding into agricultural lands.

Sacramento Metropolitan Air Quality Management District letter dated August 3, 2010 is attached. The Air District is supportive of the environmental commitments contained in the Draft EIR related to air quality mitigation issues.

Sacramento Municipal Utility District provided comments indicating that they need to be contacted prior to development of the SOIA territory to plan transmission and distribution system to serve this area. Typically, this issue will be addressed at the time of development and construction.

Cosumnes Community Service District indicated that the SOIA would not affect existing service, however, prior to development the city and district will need to address financing additional operation, maintenance and capital costs related to new development within the SOIA territory.

The Galt Irrigation District does not want to be detached from the SOIA territory. At this time no change is being proposed in the boundaries of the Galt Irrigation District. The detachment and any loss in revenue to the Galt Irrigation District will be addressed as part of the annexation proposal.

There will be no impact to the Sacramento Transportation Authority, Sacramento Area Sewer District, or Sacramento Regional County Sanitation District.

The County of Sacramento Department of Public Works has provided several comments on service delivery issues. Since, the SOIA territory amendment will have no impact on any existing service providers, these comments and issues will need to be addressed as part of the annexation application and process.

SPHERE OF INFLUENCE FINDINGS

The proposed Sphere of Influence Amendment for the City of Galt is consistent with the purpose and responsibility of the Sacramento Local Agency Formation Commission to plan and shape the logical and orderly development, together with coordination of local agencies, in order to provide for the present and future needs of the County of Sacramento and its communities.

A. Present and planned land uses in the area, including agricultural and open space:

A city is a political subdivision under the State of California. The power and authority of a city is derived from the State Constitution and State law. The affected territory includes agricultural and open space land uses and vacant land consisting of approximately 1,053 acres. The Sphere of Influence Amendment (SOIA) area would provide territory needed by the City of Galt to provide for the future expansion needs and maintain logical and orderly patterns of development.

The affected territory includes proposed agricultural and open space, rural residential and light industrial land uses consistent with the 1993 Sacramento County General Plan. This affected territory is not developed or urbanized.

The City of Galt adopted its 2009 General Plan that anticipates the affected territory to be urbanized with rural residential, commercial development, light industrial, office and professional, and hi-density residential to provide economic development opportunities for the City.

The proposed Sphere of Influence Amendment designates areas needed by the City of Galt for the orderly transition of these lands to urban uses. In addition, the City is also proposing that 1,613 acres be deleted from the City's current Sphere of Influence. The area to be deleted is located westerly of the current city boundary. This results in a net decrease of approximately 560 acres.

B. The present and probable need for public facilities and services in the area:

The project area is presently developed with low density residential, agricultural, and open space uses. The existing need for public facilities and services is minimal. These public services include electricity, roads, telephone, sheriff's patrol, fire protection, garbage collection, and animal control.

The Sphere of Influence Amendment will not require the immediate need for additional public facilities or services. Subsequent annexations will facilitate the need and provision of additional public services prior to and at the time this area is developed. Future development within Galt's Sphere of Influence boundary, as a result of annexations, will require additional public facilities and services including extension of sewer lines, treatment capacity, extending water lines and increasing water supply capacity, flood control and drainage facilities, road improvements, police and fire protection, schools, libraries and parks. The Final Environmental Impact Report for the proposed Sphere of Influence Amendment identifies the probable impacts that will occur from future development based on the proposed land use designations.

The City of Galt will be required to prezone the property prior to submitting an annexation application and approving development. Specific mitigation requirements and impacts will be identified during this process.

C. The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide:

The City of Galt per the Galt General Plan has the present capacity to serve its projected population growth within its designated General Plan area. Approval of the Sphere of Influence Amendment territory would require the City to plan for future infrastructure and service needs prior to annexing this area. Upon annexation, the City of Galt 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 of Galt.

Approval of the SOIA will not change the current service providers. At this time minimal services are provided to this area because of its rural character.

D. The existence of any social or economic communities of interest:

The areas included with the proposed Sphere of Influence Amendment boundary have economic and social communities of interest which are similar to the existing characteristics within the City of Galt. In many cases, this territory directly benefits from the services provided by the City of Galt and indirectly from the economic and social community, such as businesses, social clubs, recreational activities, churches and other community organizations.

The Commission previously considered the current SOIA Area and other areas north of Twin Cities Road in the City of Galt's 1995 Sphere of Influence application as one of the alternatives. The Commission indicated that it would consider a portion of the areas along State Route 99 and Twin Cities Road if the City would amend its application. The City of Galt did not resubmit an amended SOI application for the Twin Cities and Highway 99 corridor.

Territory within the proposed SOI area is located outside of Sacramento County's Urban Service Boundary line (i.e., the ultimate boundary for the delivery of municipal services provided by the County and Special Districts). The City of Galt has a Sphere of Influence that was approved in 1995. The City of Galt has requested the SOIA to establish an urban growth boundary to accommodate and enhance economic development and anticipated future growth. Given policies of both jurisdictions, the City of Galt is the most logical provider of municipal services to the SOI area if the area should be annexed to a city. The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 promotes the view that urban development should occur within municipal boundaries, i.e., that municipal services are more efficiently provided by a single municipal provider, rather than a myriad of single purpose providers.

The proposed City of Galt Sphere of Influence Amendments conforms to the following LAFCo Policies, Standards and Procedures.

1. The proposed SOI territory does not overlap the Sphere of Influence of any other city.
2. The MSR for the proposed SOI identifies types and adequacy of municipal services to be provided.
3. The MSR for the proposed SOI identifies existing land uses and reasonable projection of land uses that may occur.
4. The MSR for the proposed SOI identifies existing and proposed facilities.
5. The proposed SOI is consistent with the policies of the Galt 2030 General Plan.
6. The SOI does not split neighborhoods or divide an existing identifiable community, commercial district, or other area having a social or economic identity.
7. The proposed SOI does not create islands, corridors or peninsulas or distort existing boundaries.

8. The proposed SOI does not exclusively contain revenue-producing properties.
9. The proposed SOI does not split parcels or create an area difficult to serve.
10. The proposed SOI is orderly and is not "leap frog" development in relation to existing development.
11. The proposed SOI does not pose a threat to public health and safety.
12. Projected population growth and development patterns for the City of Galt indicates that the proposed SOI Amendment will provide future economic development opportunities for the City and improve the jobs/housing balance for this community.
13. The proposed SOI territory has targeted and selected property that, although currently agricultural lands, is in the logical path of urban development and adjacent to developed land, which promotes orderly growth and discourages sprawl.

LOSS OF AGRICULTURE AND OPEN SPACE

If this area is annexed it would result in the potential loss of approximately 1,053 acres of agriculture and open space lands. The Commission does not have any adopted policies related to proposed mitigation, i.e. the purchase of land in fee or easement. In this case, the project results in a smaller SOI territory because the SOI is being reduced by approximately 560 acres.

Moreover, Government Code Section 56377 requires that the Commission:

In reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space uses, the commission shall consider all of the following policies and priorities:

- (a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing non-prime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.
- (b) Development of existing vacant or non prime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow or lead to the development of existing open-space lands for non-open space uses which are outside the existing jurisdiction of the local agency or outside of the existing Sphere of Influence of the local agency.

LAFCo Policies Related to Agriculture and Open Space Lands

LAFCo has adopted policies and standards related to agricultural land conversion. The following policies and standards are applicable to the project. The following discussion summarizes LAFCo Policies and Standards:

- LAFCo will approve a change of organization or reorganization that will result in the conversion of prime agricultural land in open space use to other uses only if the Commission finds that the proposal will lead to the planned, orderly, and efficient development of an area. For purposes of this standard, a proposal leads to the planned, orderly, and efficient development of an area only if all of the following criteria are met:
 - The land subject to the change of organization or reorganization is contiguous to either lands developed within an urban use or lands that have received all discretionary approvals for urban development.
 - The proposed development of the subject lands is consistent with the Spheres of Influence Plan, including the Master Services Element of the affected agency or agencies.
 - Development of all or a substantial portion of the subject land is likely to occur within 5 years. In the case of very large developments, annexation should be phased wherever feasible. If the Commission finds phasing infeasible for specific reasons, it may approve annexation if all or a substantial portion of the subject land is likely to develop within a reasonable period of time.
 - Insufficient vacant nonprime lands exist within the applicable Spheres of Influence that are planned, accessible, and developable for the same general type of use.
 - The proposal will have no significant adverse effect on the physical and economic integrity of other agricultural lands. In making this determination, LAFCo will consider the following factors: (1) the agricultural significance of the subject and adjacent areas relative to other agricultural lands in the region; (2) the use of the subject and adjacent areas; (3) whether public facilities related to the proposal would be sized or situated so as to facilitate the conversion of adjacent or nearby agricultural land, or will be extended through or adjacent to, any other agricultural lands that lie between the project site and existing facilities; (4) whether natural or human-made barriers serve to buffer adjacent or nearby agricultural land from the effects of the proposed development; (5) applicable provisions of the General Plan open space and land use elements, applicable growth-management policies, or other statutory provisions designated to protect agriculture (LAFCo Standards, pgs. IV-5 and IV-6).

Conversion of Important Farmlands

The project would facilitate the conversion of approximately 1,053 acres of agricultural and open space to urban land uses. Conversion of important farmland to nonagricultural

use would be a significant impact. The Final EIR includes **Mitigation Measure 1**, which requires the project applicant to implement the Mitigation Measure described above as part of the annexation proposal. (Note: The estimated acreage to be converted is not known because there may currently be land uses and zoning within the proposed SOIA territory that would not require mitigation. In addition, land uses may change prior to the City submitting an annexation application). Nonetheless, the City of Galt, at the time of submitting an annexation application will be required to mitigate the loss of agricultural and open space in accordance with the following table.

Summary of Proposed Agriculture and Open Space Mitigation

Agriculture and Open Space Preservation		
	Area to be Developed	Area to be Preserved
Ag Land	1 acre	½ acre
Open Space	1 acre	½ acre
Swainson’s Hawk	1 acre	1 acre

Total acres of land conserved will be based on total on-site open space and agricultural acreage converted to urban uses. Conserved open space and agricultural land may include areas on the project site, lands secured for permanent habitat, or additional land identified by the city. The conserved land may be either acquired in fee or in the form of a permanent conservation easement.

Stacking of mitigation will be allowed. For example if 1 acre of land is urbanized and it is considered to be Swainson’s Hawk Habitat, the City of Galt will only be required to mitigate 1 acre. The mitigation would not require the City to mitigate another ½ acre for either open space preservation or agricultural preservation. If the 1 acre is not Swainson’s Hawk Habitat the City would only be required to mitigate for ½ acre if the land is open space or it would have to mitigate ½ acre if the land is agricultural.

In addition, at the time of annexation, 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 agencies regarding impacts to special habitats and endangered species.

Finally, prior to annexation of the SOIA territory, the City of Galt will demonstrate compliance with the Central Valley Flood Protection Plan and with regulations of all other applicable federal, state, and local agencies. Development will not be permitted in the 100 year floodplain.

Note: No mitigation is required for the area within the City of Galt’s current SOI territory. Approval of the SOI Amendment will require the City of Galt to mitigate for the loss of open space and agricultural land. It also reduces the potential conversion by 560 acres.

EXECUTIVE OFFICER’S COMMENTS - CONCLUSION

The proposed SOI Amendments are subject to terms and conditions and mitigation measures set forth herein. The purpose of these conditions is to respond to issues and concerns raised during the public hearing process and mitigate impacts that may have been identified in the Environmental Impact Report.

The proposed Sphere of Influence Amendment for the City of Galt SOIA Project represents a logical and orderly path of development. Currently development is occurring along the southern portion of the SOIA territory. Therefore, there are a number of benefits to comprehensively plan this area due to existing projects and development that are already occurred in the project vicinity.

The proposed SOIA territory will foster economic development for the City of Galt. In addition, the proposal is consistent with elements of the SACOG Blueprint Vision. The proposed land uses implement many of the Blueprint goals and policies; as well as the adopted City of Galt General Plan and Smart Growth Principles. Also, the affected territory falls within the Blueprint preferred growth scenario adopted by the SACOG Board.

A significant amount of growth and development has occurred in the Sacramento region over the last 50 years. Growth rates have varied over these years. Currently, as in much of the region, growth, the economy, and real estate activity has cooled off considerably. The regional housing market has gone through hot and cold cycles over the last fifty years. Although it is difficult to predict market changes, it is prudent to plan for growth during a slow cycle to allow for due consideration of issues without undue market pressures.

Nonetheless, a number of issues will need to be resolved prior to annexation, as well as development and the issuance of building permits. There are a number of agencies that will weigh in on these issues and determine various requirements that will need to be met.

The Commission must first determine whether or not the project area should be included in the City of Galt Sphere of Influence.

The City of Galt Sphere of Influence Amendments proposal meets these conditions and standards.

Therefore, staff recommends that your Commission adopt the attached Resolutions:

1. Adopt **L AFC Resolution No. 2011 01 0119-06-09**: A Resolution of the Sacramento Local Agency Formation Commission Certifying the Final Environmental Impact Report for the Sphere of Influence Amendment for the City of Galt. (State Clearinghouse # 2010072039) (L AFC 06-09)

2. Adopt **L AFC Resolution 2011 02 0119-06-09**: A Resolution of the Sacramento Local Agency Formation Commission Adopting Findings of Fact and A Statement of Overriding Considerations for the Sphere of Influence Amendment for the City of Galt. (L AFC 06-09)
3. Adopt **L AFC Resolution No. 2011 03 0119-06-09**: A Resolution of the Sacramento Local Agency Formation Commission Adopting a Mitigation Monitoring and Reporting Program for the Sphere of Influence Amendment for the City of Galt. (L AFC 06-09)
4. Adopt **L AFC Resolution No. 2011 04 0119-06-09**: A Resolution of the Sacramento Local Agency Formation Commission 1) Making written Determinations for the Municipal Services Review; and 2) Approving the Sphere of Influence Amendment for the City of Galt. (L AFC 06-09)

Respectfully,

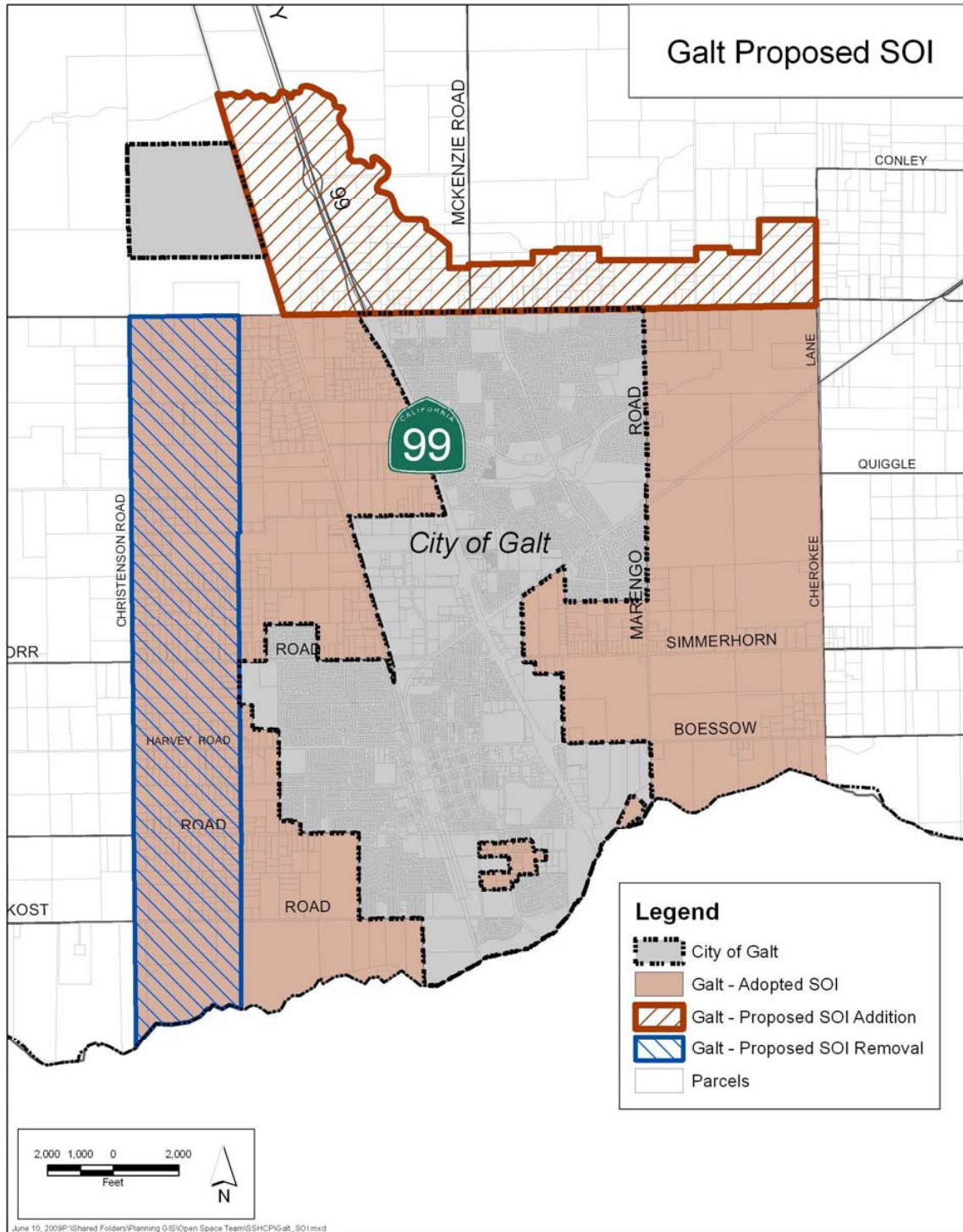
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

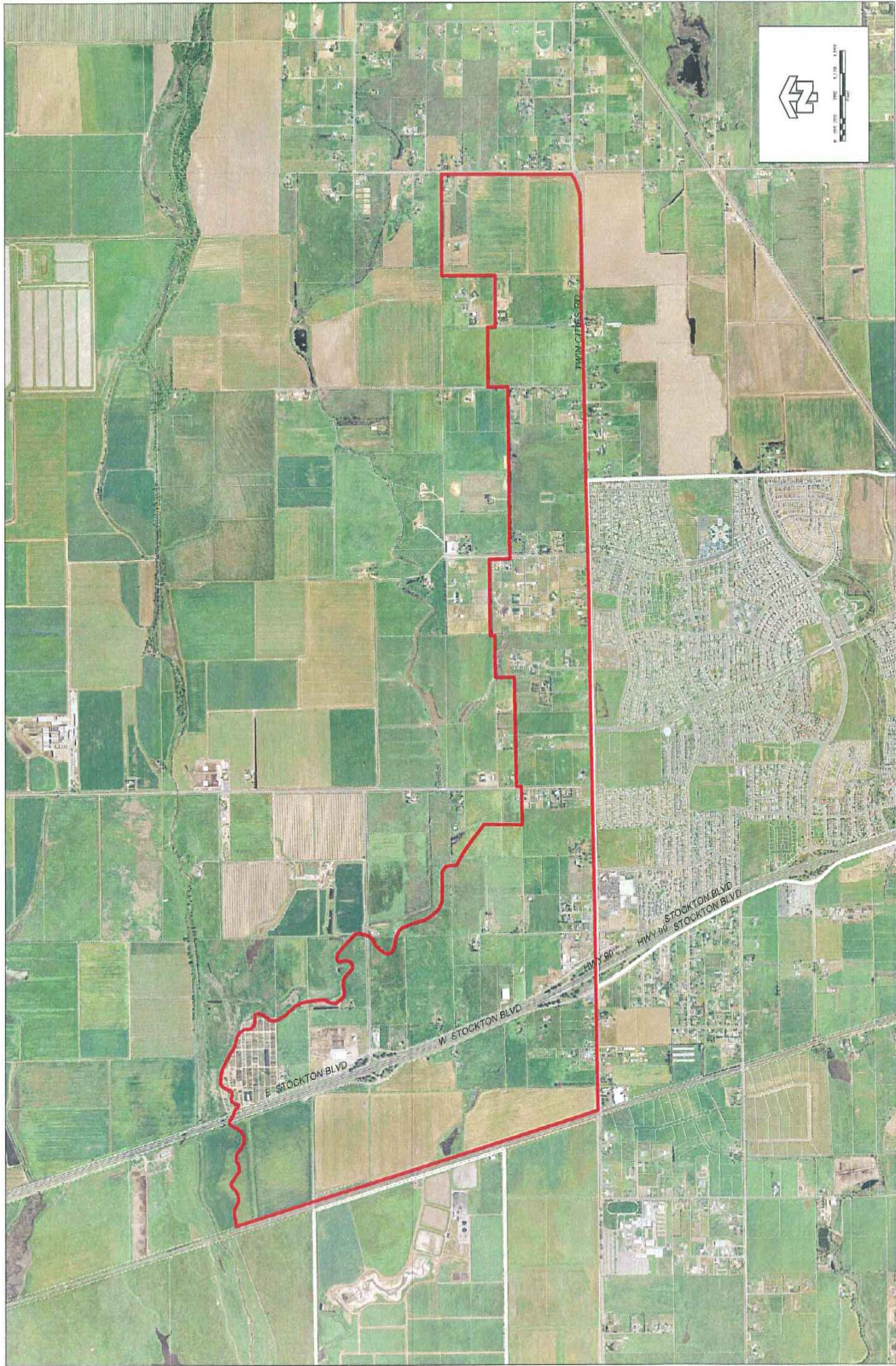
Peter Brundage
Executive Officer

Documents previously distributed to the Commission and public:

Note: these documents are available at www.saclafco.org.

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





Galt SOI



FIGURE LU-1: LAND USE AND CIRCULATION DIAGRAM

