

MINUTES OF MEETING OF MARCH 1, 2006

The Sacramento Local Agency Formation Commission met this first day of March, 2006, at 5:30 P.M. in Board Chambers, Sacramento County Administration Center, 700 H Street, Sacramento, California.

PRESENT: Christopher Tooker, Chair; Charles Rose, Vic Chair; Commissioners Illa Collin, Elliot Mulberg, Robert King Fong, Sophia Scherman. Alternate Commissioners Gay Jones and John Jachens.

ABSENT: Commissioner Susan Peters. **Not Present:** Steve Miklos, Kevin McCarty, Roberta MacGlashan.

STAFF: Peter Brundage, Executive Officer; Donald J. Lockhart, Assistant Executive Officer; Nancy Miller, Commission Counsel; and Marilyn Ann Flemmer, Commission Clerk.

CONSENT CALENDAR

The meeting was called to order at 5:32 P.M. by Chairman Tooker; the Clerk called the roll. The Chair led the Pledge of Allegiance. Approval of the Consent Calendar was moved by Commissioner Rose, seconded by Commissioner Scherman and unanimously passed.

SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION OF NORTH VINEYARD STATION TO COUNTY SERVICE AREA NO. 10 (015-05) [CEQA: Exemption]

Donald Lockhart reviewed the staff report of the proposal submitted by the County of Sacramento and recommended approval. The Chair asked Commission Counsel why a CEQA exemption was granted for the project. Commission Counsel stated that because no construction would directly result from the project, an exemption was appropriate. On a motion made by Commissioner Collin, seconded by Commissioner Mulberg, the staff recommendations for approval were unanimously passed.

PRESENTATION: CITY OF GALT GENERAL PLAN UPDATE/ SPHERE OF INFLUENCE ALTERNATIVES

The Honorable Darryll Clare, Mayor, City of Galt, briefly addressed the Commission stating "We are approaching build-out of our City and we are creating a General Plan Update but we are concerned about future growth."

Ms. Sandy Kiriu, Principal Planner, City of Galt, addressed the Commission. Ms. Kiriu gave a Power Point presentation (attached) of the history of the General Plan Update and public outreach and a review of the various Proposed Sphere of Influence Alternatives (dated March 1, 2006).

Mr. Rick Walters, Galt resident, then addressed the Commission. Mr. Walters stated "Del Webb will encroach on the City's treatment plant; it does not give us a way to get out of trouble." He stated the City Council has anxiety regarding the territory north of the City, a fear that the County or the City of Elk Grove will develop it. Commissioner Collin responded that the County of Sacramento will stay within its urban services boundary. Commissioner Scherman stated the City of Elk Grove is committed to the preservation of open space.

Mr. Rick Stancil, Galt resident, addressed the Commission. Mr. Stancil briefly stated the residents are committed to responsible growth; they support the SACOG Smart Growth Plan.

Mr. John Slaughterback, Galt resident, addressed the Commission. Mr. Slaughterback stated he is a member of the Citizens Committee for a Better Galt. "The majority of citizens regard the City Council's growth plan as not appropriate. The wastewater treatment plant is a major issue. We should address our wastewater problems before we annex and create bigger problems," concluded Mr. Slaughterback.

Mr. Jerry Stribling, Galt resident, addressed the Commission. Mr. Stribling stated "Del Webb will box in the sewer plant. That is not good planning. We are against this project because of where it is. This is an environmentally sensitive area. So much money has been pumped into our City Council. We want a good solid plan and this is not a good one. The public is not for it," concluded Mr. Stribling.

Mr. Donald Haines, Galt resident, addressed the Commission. Mr. Haines stated he has concerns. The City needs to increase its tax base but he stated he does not believe this kind of expansion is smart growth. "I have no problem with a senior community on the east side, but not north where it is planned," stated Mr. Haines. "There will be major law suits for the builder and the City."

Mr. Keith Wagner, Audubon Representative to Environmental Council of Sacramento/Habitat 2020/ and Galt resident, addressed the Commission. Mr. Wagner stated "Development should be in well defined areas. There is more than enough room in our existing Sphere of Influence. They do not utilize the area to the east. The northwest is environmentally highly sensitive and the environmental community wants to save the northwest sensitive areas."

Mr. Peter Watkins, President, Sacramento Audubon Society, and Galt resident, addressed the Commission. Mr. Watkins stated "We have seen the maps which foretell the future. Imagine being a Swainson's Hawk coming back from Argentina and looking down and saying 'Where did all those homes come from?' I sincerely hope that you may preserve a

green belt to the north and all around Galt," stated Mr. Watkins. Mr. Watkins warned that growth tends to increase growth. It would be very nice to see the area in five to ten years, like Fairfield and Vacaville, which have established permanent green belt open space areas around their cities, concluded Mr. Watkins.

Ms. Jude Lamare, City of Sacramento resident, Sierra Club, Friends of the Swainson's Hawk, addressed the Commission. Ms. Lamare stated that "Habitat values were established in 1994 for the area Del Webb wishes to develop. To the north is the Cosumnes River preserve of 45,000 acres. While Galt is talking about sales tax revenue, the City's has exceeded those far beyond the County. There is lots of room for development in the City. They have turned down development to the east. We think that the County, the City of Elk Grove and the City of Galt should enter into an agreement to preserve a greenbelt," concluded Ms. Lamare.

Mr. Jim Pacht, Friends of Swainson's Hawk, addressed the Commission. Mr. Pacht stated "An expanding Sphere of Influence will not protect Galt from Elk Grove or the County of Sacramento. A Sphere of Influence does not give a city any land use jurisdiction until the City annexes. The SACOG Blue Print is a model for regional planning. It includes a preferred alternative map that shows where development should go and where it should not go. SACOG has no authority. LAFCo does have authority. I predict Galt will come forth with Alternative 4 that will incorporate a substantial amount of land, including the Del Webb land north of the City. LAFCo is the first test of the Blue Print. Please realize it is the credibility of the Blueprint, not just a few hundred acres," concluded Mr. Pacht.

Mr. Jay Pawcek, Del Webb Corporation, addressed the Commission. Mr. Pawcek stated "We are excited to be part of Galt; 40% of the proposal is parks and open space; there is a buffer along Laguna Creek. We are concerned about the sewer treatment plant. Support of the Council is strong; we are looking forward to moving forward." Mr. Pawcek answered Commission questions regarding the wastewater treatment plant.

Mr. Andy Sawyer, President, Environmental Council of Sacramento, addressed the Commission. Mr. Sawyer stated that the City of Galt asked for direction; your Commission should say that Galt should never expand services into these sensitive areas. "If you want a greenbelt between Galt and the City of Elk Grove, you should give them very clear direction," he stated. You should give them directions for long term smart growth plans, concluded Mr. Sawyer.

Ms. Carol Backert, Chair, Southeast Area Community Planning Area Council, and Galt resident, addressed the Commission. Ms. Backert stated "I wanted to tell you that month after month we keep approving use permits for businesses on Highway 99 corridor. The south side has two acre parcels which are agricultural residential. Galt cannot go south or west. North is the only direction. We would love to have Del Webb go in there. We do not have any kind of senior life style in Galt."

Patrick Hume, landowner representative of the proposed Del Webb site, addressed the Commission. Mr. Hume stated "The sellers made 1200 acres available to the Nature Conservancy and for 2/3 of the cost, an additional 200 acres, with the intent that it would offset to future development. There is a willing seller and a willing buyer. This is where they want to locate. They want an area that is away from the hustle and bustle of the city." Mr. Hume stated that the Nature Preserve is valuable and "we should get together and compromise. The treatment plant has been outdated for years; it should be made more efficient. There may be other uses for treated wastewater, i.e., golf course use." He urged that LAFCo should "let it go out to environmental review."

Mr. Mike Eaton, Nature Conservancy, addressed the Commission. Mr. Eaton stated "We arranged for the purchase of the property by the Department of Fish and Game. It is off the table for mitigation." Mr. Eaton answered Commission questions. He stated, "This is extremely valuable habitat land; we did not give up our right to articulate the inherent value of the land. From a regulatory perspective, this is more valuable as habitat land rather than development land."

Mr. Eric Ross, Save our Sandhill Cranes, addressed the Commission. Mr. Ross stated "We are concerned about Galt's future planning; it is expanding into critical habitat areas. Development north of Twin Cities would reduce habitat; it would limit possibility of improving the treatment plant property. We believe Galt should be limited to its current Sphere of Influence boundaries," concluded Mr. Ross.

The Commission offered general direction to encourage build-out of the existing Sphere of Influence territory east of the City, while acknowledging Highway 99 frontage, and the implications of sales tax revenue generation in local land use planning. There was also discussion of the growth projections of the advisory SACOG Blueprint and the importance of effective infill development programs for all jurisdictions. The recently approved Folsom Sphere of Influence Amendment was referenced as a good example of collaboration in reaching a balance of environmental and development interests. Commissioner Scherman stated she will meet with Galt representatives to discuss growth and habitat preservation strategies for the South County. Mayor Darryll Clare thanked the Commission for their comments and answered Commission questions.

REPORTS:

Update: Open Space Agricultural Preservation Draft Policies Workshop

Donald Lockhart stated there was no update to report at this time.

Update: Monthly Budget Report

Mr. Brundage stated there is no update to report at this time.

Update: LAFCo Work Plan

Mr. Lockhart affirmed that the Commission had the report and he was prepared to respond to any questions.

Update: Legislation

Mr. Lockhart stated that the current legislation session was just underway. Staff will be tracking several bills in collaboration with CALAFCo, he reported. Commissioner Mulberg mentioned that AB 1602 relating to local government finance is among the bills to be tracked.

Mr. Robert King Fong reclused himself and left the room. 7:38 P.M.

**SMUD SPHERE OF INFLUENCE AMENDMENT AND
ANNEXATION OF TERRITORY IN YOLO COUNTY (05-05)**

Draft SMUD Municipal Service Review

Status Update: Draft Environmental Impact Report

Timeline for Special Meetings

Mr. Brundage gave a Power Point presentation on the SMUD Municipal Service Review, attached hereto and made a part hereof.

Mr. Arlen Orchard, General Counsel, Sacramento Municipal Utility District, addressed the Commission in answer to their questions regarding legal cases.

Mr. Tom Bailey, URS Corporation and LAFCo Consultant, gave a Power Point presentation on the Draft Environmental Report to the Commission.

There was Commission discussion regarding the Final EIR and the special meeting dates that have been announced. Ms. Miller discussed how Glenn Walker, LAFCo's Consultant, will present his findings on the issue of valuing P.G. & E. Commission Counsel then announced her budget is over budget and staff will come back for an amendment at next meeting. There was no further business and the meeting was adjourned at 8:15 P.M.

Respectfully submitted,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Marilyn Ann Flemmer
Commission Clerk

MAF
(Minutes March 1, 2006)