

**SACRAMENTO LOCAL AGENCY FORMATION COMMISSION**  
**1112 I Street #100**  
**Sacramento, California 95814**  
**(916) 874-6458**

May 7, 2008

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer

RE: **City of Galt Reorganization (Annexation and Detachment) - Proposed Walker Park and Quail Hollow Elementary School (LAFCo 12-07)**  
[CEQA: Environmental Impact Report - Responsible Agency]

CONTACT: Don Lockhart, AICP, Assistant Executive Officer (916) 874-2937  
([Don.Lockhart@SacLAFCo.org](mailto:Don.Lockhart@SacLAFCo.org))

**RECOMMENDATION**

1. Adopt the Resolution of the Sacramento Local Agency Formation Commission making California Environmental Quality Act Findings:
  - a. Find that the Sacramento Local Agency Formation Commission is a responsible agency with respect to CEQA for this proposal as required by California Code of Regulations, title 14, section 15051, subdivision (b)(2) and LAFCo Policies and Procedures, section IV.F.1;
  - b. Find that the Final Environmental Impact Report and the Mitigation Monitoring and Reporting Plan previously prepared and Certified by the City of Galt, as lead agency are adequate and complete; additional input received from other agencies since LAFCo approved the Sphere of Influence Amendment (Resolution No. 1348); and
  - c. Direct staff to prepare a Notice of Determination.
  
2. Adopt the Resolution of the Sacramento Local Agency Formation Commission approving the Proposed Walker Park and Quail Hollow Elementary School Reorganization - Annexation to the City of Galt, and Detachment from Galt Irrigation District.
  - a. Waive the Conducting Authority protest proceedings due to one-hundred percent landowner and subject agency consent.
  - b. Set the effective date of annexation to be upon filing of the Certificate of Completion by the Executive Officer.
  - c. Authorize your Chair to sign the Resolution making these determinations.

**PROJECT INFORMATION**

Applicant: City of Galt  
Galt Joint Union Elementary School District

Location: The site encompasses two parcels located at the southeast corner of the intersection of Orr Road/Elm Avenue and Sargent Road in unincorporated Sacramento County, immediately west of the Galt city limits, within the Galt Sphere of Influence.

APNs: 148-0140-057 and 058

Assessed Valuation (AV): \$107,184.00

Affected Territory: 50+ acres

Zoning: Sacramento County AG-20 (agriculture – 20 acre minimum parcel size)

Prezoning: Public/Quasi Public (PQ)

Surrounding Land Use/Zoning: North: County agriculture/rural residential zoned AG20  
The City of Galt Schmidt Ranch subdivision zoned R1A is northeast.  
East: City of Galt developed Quail Hollow Subdivision residential zoned R1B and R1C.  
South: County rural residential zoned AR-2  
West: County agriculture/ rural residential zoned AG-20

Registered Voters: 0 (uninhabited)

**Background**

In December of 1994, the Galt Joint Union Elementary School District voted to purchase the school site. The school district believed that growth in the City’s west side would require the additional elementary school. However, most of the City’s growth occurred in the east side of city. The minimal growth on the west side will not require the additional school at this time. Consequently, the Elementary School District does not have a timetable to build Quail Hollow Elementary School. Its construction will be dependent on student need, which will require growth in the west side of the city.

In June of 1997, City staff was directed by the City Council to seek out land for a park in the west side of town. The west side of the city has been underserved by more modern parks as most of the City’s growth, including parks, has been on the northeast side of the City. After considering a number of sites large enough to accommodate a community park, City Council settled on the property at the southeastern intersection of Orr Road/West Elm Avenue and Sargent Road.

The Walker family owned and farmed this land since the 1950's. Initially, mostly wheat was grown, and by the 1980's a dairy and feedlot were operated on the site. At the time of the initial reconnaissance survey, 80 percent of the project site, including the school and park portions, consisted of an active hay field. There are two residences on site and miscellaneous buildings used for storage of equipment and agricultural products. At this time, the residences are vacant and the hay fields are inactive.

The City actively engaged the community for input for the Walker Park design. An Ad-Hoc committee was formed to lead the community effort for the park design. The Ad-Hoc committee, in conjunction with the City's Parks and Recreation Department, held three community meetings in 2004 to help determine the park design. As a result of the meetings and the input from those attending the meeting, the Ad Hoc Committee provided the City with two goals for Walker Park. One was to meet the active needs of the youth in the area. The other goal was to provide a more passive area for those less interested and/or able to engage in the active areas. To help meet these goals the park is divided into two areas, an active area in the north and a passive area in the south.

### **Land Use, Zoning and Rezoning Discussion**

State law and Sacramento LAFCo policies require territory to be rezoned prior to application for annexation.

The entire site is presently zoned AG-20, which supports agricultural activity by restricting residential uses and establishing a minimum 20 acre parcel size.

The affected territory has been rezoned to Public/Quasi Public (PQ), consistent with the General Plan, as amended.

### **General Plan Consistency**

The City General Plan has been amended to be consistent with the proposed land uses. The property is outside the City limits but within the Sphere of Influence and is designated with the City of Galt General Map land use designations Public/Quasi Public (PQ.) This designation allows for both parks and schools.

Walker Park will provide Galt citizens with a modern and diverse park. The park's inclusion of active and passive areas will help ensure that it can be used by a wide range of citizens. In addition, a park on the west side of the City will provide this important city amenity to citizens in the area as the newer parks have been built on the east side of the City. The eventual construction of an elementary school will prevent overcrowding conditions at other nearby schools while providing a more convenient location for those living in the immediate area.

The construction of the park is consistent with the Conservation, Open Space, and Scenic Highways Element of the Galt General Plan. It meets the Recreational Resources goal of this element which states, "It shall be the goal of the City to provide varied recreation and park areas for neighborhood and City-wide use of ample size, with suitable facilities and

adequate maintenance and security to provide active and passive recreational opportunities for the residents of the community.” The General Plan - Policy 30 of the Conservation and Open Space Element Policies and Implementation Programs states: “Provide for park acreage at 5 acres/1000 residents. Make land acquisition for parks and open space meet this need through its unique design catering to both active and passive recreational opportunities.”

Policy 34 of the Conservation and Open Space Element Policies and Implementation Programs states: “Encourage neighborhood park development adjacent to school sites to maximize land and facility use and joint agreements between the school district and City.” Walker Park is not considered a neighborhood park, as it is much larger and is classified as a community park. However, the combination of it and the Quail Hollow Elementary School site clearly meets the intent of this policy goal. The proximity of the park and school amenities can help attract regional sporting tournaments and provide for overflow recreational opportunities for local residents. The City’s Parks and Recreation Department and the School District have an understanding that each site would be available to the other if needed.

The General Plan Land Use Element Policy 35 states: “The City should provide Public and Quasi-Public areas for use by governmental agencies....The intent of this designation is to ensure a place in the City for a wide range of non-commercial activities and to protect these activities from encroachment of incompatible uses.” The types of governmental uses listed include developed park facilities and schools.

### **Property Tax Exchange Agreement**

This City initiated reorganization does not represent an attempt by the City to annex only revenue-producing property. The affected territory is currently undeveloped, and has been cultivated with various field crops. Past studies have indicated that land value appreciates considerably as a result of annexation. Property tax rates are not affected, per Proposition 13.

This reorganization does not affect the service area or service responsibility of any independent special districts.

A city annexation of unincorporated territory is subject to the criteria of Section 99 of the Revenue and Taxation Code regarding the distribution of property tax after the annexation is complete. LAFCo is not a party to the property tax negotiations. However, the affected city and county must present resolutions adopted by each entity agreeing to accept the exchange of property tax revenues in order for the project to be set for public hearing. [Sec. 99(b)(1)(B)(6)]

Although the affected territory is publicly owned, and thus exempt from property tax, the County requested that a Property Tax Exchange Agreement be entered into. The agreement holds that if the lands are sold or transferred to private ownership, and then developed, such action would be subject to the terms of the agreement.

The City Council adopted Resolution No 2008-31 on the date of April 1, 2008, and the County adopted Resolution 2008-0327 on the date of April 22, 2008, which adopted the tax exchange for the affected territory. (Attached)

*(Note: No subsequent change may be made to the general plan or zoning for the annexed territory for a period of two years after the completion of the annexation, unless the legislative body for the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the rezoning in the application to the commission. CKH 56375(e))*

### **Boundary Discussion**

Your staff reviewed the originally proposed project boundary. The applicant has made the requested changes to the legal description, consistent with the criteria of the State Board of Equalization. The project boundary complies with LAFCo criteria to avoid splitting parcels. This configuration is consistent with your policies. Annexation to cities shall reflect logical allocations of existing roads and rights-of-way.

This boundary does not split neighborhoods or divide an existing identifiable community, commercial district, or other area having a shared social or economic identity. The boundary establishes Sargent Road as the western boundary, readily identifiable to the traveling public, and service providers.

The proposed boundary does not result in the creation of an island, corridor or peninsula of unincorporated territory, or otherwise cause or further the distortion of existing boundaries. The boundary will ultimately result in improved quality of service available to the affected territory.

### **Service Providers**

Water Supply: Galt Irrigation District  
City of Galt (recommended)

Municipal sewer: unserved  
City of Galt (recommended)

Fire Protection: Cosumnes Community Services District (fire only)  
(unchanged)

Parks: unserved  
City of Galt (recommended)

Schools: Galt Joint Union Elementary School District (unchanged)  
San Joaquin/Delta Community College District (unchanged)

General Government/  
Planning: County of Sacramento  
City of Galt (recommended)

Police: County Sheriff  
City of Galt (recommended)

Animal Control: County Department Animal Care & Regulation  
City of Galt (recommended)

### **City of Galt Municipal Service Provision and Costs**

The affected territory is within the approved City Sphere of Influence. The City has previously provided a Master Services Element which was accepted by your Commission. Subsequently, the City has prepared a Plan for Services, in consultation with your staff and subject agencies. The City is a full service city, in that it provides the full array of municipal services. Annexation of the affected territory will not result in adverse impacts to the current service levels provided, or a change in service costs.

### **Environmental Justice**

Effective January 1, 2008, Cortese-Knox-Hertzberg [Government Code Section 56668. (o)] requires analysis of 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 the provision of public services. The development of this site will more evenly distribute recreation and park services to residents of the City of Galt.

No residential development is proposed for the annexation area, and there will be no loss of affordable housing due to the proposal. The City of Galt typically meets the Regional Housing Needs Allocation (RHNA) requirements by providing tax increment 20% set aside funds for affordable housing projects, on a project by project basis. For example, the City recently committed funds to an affordable senior rental housing project, and donated land for Habitat for Humanity to build 2 affordable single-family, ownership units. The City also uses the tax increment 20% set aside funds to run a loan program for income qualified families to upgrade their current home.

### **Public Comment**

The affected territory is uninhabited, with zero registered voters onsite. Staff has provided written notice of the public hearing to all affected agencies and landowners in the project area. To date, staff has not received any written public comments.

## **Conducting Authority Proceedings**

### **100 Percent Consent**

Staff recommends that the Conducting Authority protest proceedings be waived. The affected territory is owned solely by the project proponents. The adjacent neighborhood associations, affected property owners, and landowners within a 500 foot radius of the project site have been notified of the date, time and place of the hearing on this proposal. The affected territory is deemed to be uninhabited, as there are fewer than 12 registered voters. No affected public or agency protest has been received.

### **Affected Agencies**

The project was circulated for the review and comment of affected agencies. LAFCo received comments from the subject agencies, and there are no objections to the proposal.

### **Environmental Considerations**

Your Commission has consistently directed staff to work with affected local agencies to foster coordination and minimize redundancy in the CEQA review process.

Consistent with your adopted policies, the Commission acts as Lead Agency in reviewing Spheres of Influence Plans, city incorporations or city annexations where no pre-zoning had been undertaken by the city prior to LAFCo approval. However, LAFCo will act as a Responsible Agency in all other situations. Sacramento LAFCo and the County of Sacramento Department of Environmental Review and Assessment (DERA) have reviewed the EIR prepared by the City of Galt as lead agency. LAFCo responded to the Notice of Preparation for the EIR on July 28, 2005. The DEIR and FEIR both adequately incorporate and address the LAFCo comments.

## **EXECUTIVE OFFICER'S COMMENTS**

I recommend that your Commission:

1. Adopt the Resolution of the Sacramento Local Agency Formation Commission making California Environmental Quality Act Findings:
  - a. Find that the Sacramento Local Agency Formation Commission is a responsible agency with respect to CEQA for this proposal as required by California Code of Regulations, title 14, section 15051, subdivision (b)(2) and LAFCo Policies and Procedures, section IV.F.1;

- b. Find that the Final Environmental Impact Report and the Mitigation Monitoring and Reporting Plan previously prepared and Certified by the City of Galt, as lead agency are adequate and complete; additional input received from other agencies since LAFCo approved the Sphere of Influence Amendment (Resolution No. 1348); and
  - c. Direct staff to prepare a Notice of Determination.
2. Adopt the Resolution of the Sacramento Local Agency Formation Commission approving the Proposed Walker Park and Quail Hollow Elementary School Reorganization - Annexation to the City of Galt, and Detachment from Galt Irrigation District.
- a. Waive the Conducting Authority protest proceedings due to one-hundred percent landowner and subject agency consent.
  - b. Set the effective date of annexation to be upon filing of the Certificate of Completion by the Executive Officer.
  - c. Authorize your Chair to sign the Resolution making these determinations.

Respectfully submitted,

***SACRAMENTO LOCAL AGENCY FORMATION COMMISSION***



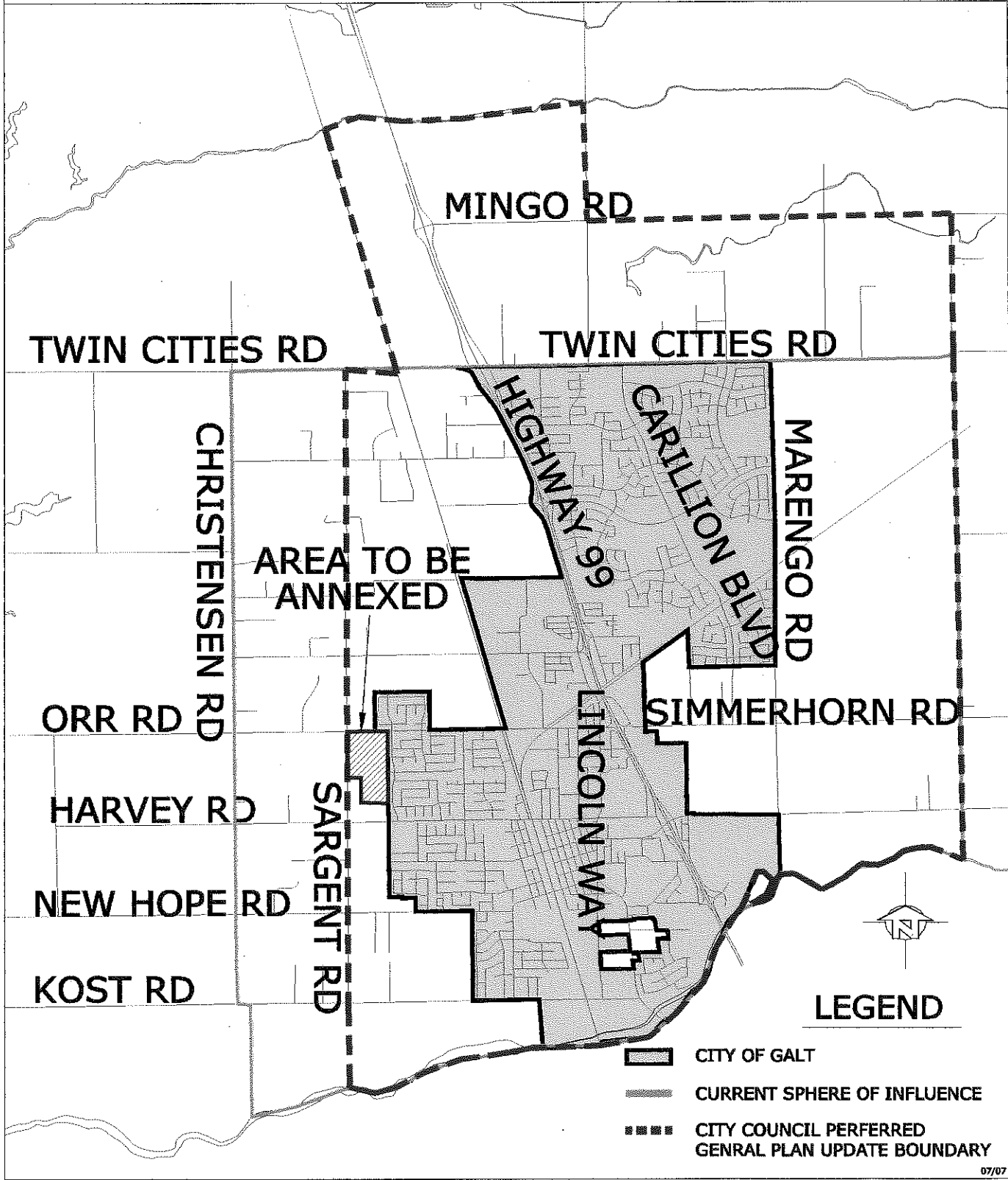
Peter Brundage  
Executive Officer

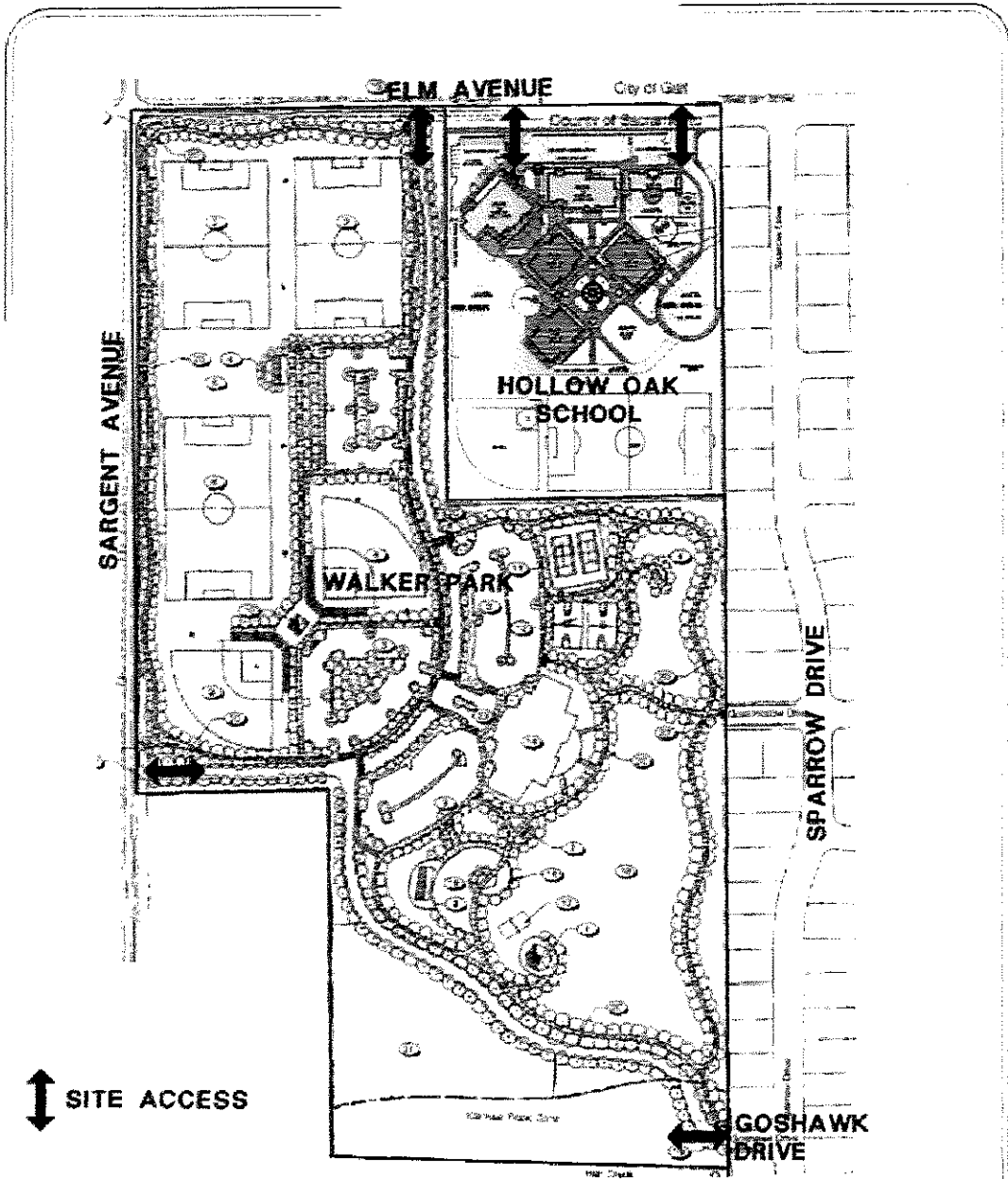
DL:dl  
Attachments  
(Galt Walker Park)



# CITY OF GALT

## WALKER PARK AND QUAIL HOLLOW FUTURE ELEMENTARY SCHOOL ANNEXATION REQUEST





City of Galt - Quail Hollow School & Walker Park TIS

**Project Site Map**



City of Galt - Quail Hollow School & Walker Park TIS - 12

ORR RD

W. ELM AVE

SARGENT RD

SPARROW DR

HARVEY RD

W. A ST

148-0140-057

AREA  
TO BE  
ANNEXED

148-0140-058



**PROPERTY TAX REVENUE EXCHANGE AGREEMENT  
BETWEEN  
THE COUNTY OF SACRAMENTO AND THE CITY OF GALT,  
RELATING TO THE WALKER PARK ANNEXATION**

This PROPERTY TAX EXCHANGE AGREEMENT (hereinafter "Agreement") is made and executed in duplicate this \_\_\_\_\_ day of \_\_\_\_\_, 2008 by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California (hereinafter referred to as "COUNTY"), and the CITY OF GALT, a municipal corporation of the State of California (hereinafter referred to as "CITY").

**RECITALS**

A. On June 6, 1978, the voters of the State of California amended the California Constitution by adding Article XIII A thereto which limited the total amount of property taxes which could be levied on property by local taxing agencies having such property within their territorial jurisdiction to one percent (1%) of full cash value; and

B. Following such constitutional amendment, the California Legislature added Section 99 to the California Revenue and Taxation Code which requires a city seeking to annex property to its incorporated territory and a county affected by such annexation to agree upon an exchange of property taxes which are derived from such property and available to the county and city following annexation of the property to the incorporated territory of the city; and

C. CITY has filed an application with the Sacramento Local Agency Formation Commission requesting its approval of the annexation of approximately 50 acres of real property to CITY ("the Walker Park Annexation"); and

D. COUNTY and CITY wish to work together to develop a fair and equitable approach to the sharing of real property ad valorem taxes imposed and collected as authorized by the Revenue and Taxation Code in order to encourage sound urban development and economic growth; and

E. COUNTY and CITY recognize the importance of COUNTY and CITY's services and are prepared to cooperate as provided in this Agreement in an effort to address COUNTY's and CITY's fiscal considerations in providing such services, as well as their respective economic and planning needs; and

F. Close cooperation between COUNTY and CITY is necessary to maintain and improve the quality of life throughout Sacramento County, including CITY, and deliver needed or desirable services in the most timely and cost-efficient manner to all CITY and COUNTY residents; and

G. COUNTY recognizes the need for orderly growth within and adjacent to CITY, and for supporting appropriate annexations by CITY; and

H. The provisions of Section 99 of the California Revenue and Taxation Code authorize a city and a county to execute a property tax transfer agreement for the exchange of property tax revenues between the county and the city in connection with the annexations of property located in the unincorporated territory of the county to the incorporated territory of the city; and

I. COUNTY and CITY after negotiations have reached an understanding as to a rate of exchange of property tax revenues to be made pursuant to Section 99 of the

California Revenue and Taxation Code in connection with the annexation of the Walker Park Annexation Area to CITY; and

J. COUNTY and CITY now desire to enter into a Property Tax Transfer Agreement pursuant to Section 99 of the California Revenue and Taxation Code to set forth such a rate of exchange of property tax revenues; and

K. In consideration of the exchange of property tax revenue provided for in this Agreement, COUNTY agrees not to oppose the Walker Park Annexation before the Sacramento Local Agency Formation Commission.

### AGREEMENTS

COUNTY and CITY hereby agree as follows:

Section 1. Property Tax Revenue. "Property Tax Revenue" shall mean revenue from "ad valorem real property taxes on real property", as said term is used in Section 1 of Article 13A of the California Constitution and more particularly defined in subsection (c) of Section 95 of the California Revenue and Taxation Code, that is collected from within the Annexation Area, is available for allocation to the City and the County, and is currently allocated to the County General Fund and County Road fund.

Section 2. Annexation Area. "Annexation Area" shall mean that portion of the unincorporated area of COUNTY known as the Walker Park Annexation, as delineated in Sacramento Local Agency Formation Commission Application Control Number "\_LACF 12-07", the annexation of which to CITY is subsequently approved and completed by the Sacramento Local Agency Formation Commission as provided in the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code § 56000 et seq.).

Section 3. Annexation Date. "Annexation Date" shall mean the date specified by the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code § 56000 et seq.) as the effective date of the Walker Park Annexation.

Section 4. General Purpose of Agreement. The general purpose of this Agreement is to devise an equitable exchange of Property Tax Revenue between CITY and COUNTY as required by Section 99.

Section 5. Exchange of Property Tax Revenues. On and after the Annexation Date, the current County Road Fund Share will be transferred to the City. Regarding the exchange of the current General Fund Share, the COUNTY and CITY shall exchange Property Tax Revenue as follows:

(a) CITY shall receive 9.34549% of the Property Tax Revenue to be allocated to its General Fund.

(b) COUNTY shall receive 9.34549% of the Property Tax Revenue to be allocated to its General Fund.

Section 6. Exchange by County Auditor. COUNTY and CITY further agree that all of the exchanges of property taxes required by this Agreement shall be made by the County Auditor.

Section 7. Mutual Defense of Agreement. If the validity of this Agreement is challenged in any legal action by a party other than COUNTY or CITY, then COUNTY and CITY agree to defend jointly against the legal challenge and to share equally any award of costs, including attorneys fees, against COUNTY, CITY, or both.

Section 8. Waiver of Retroactive Recovery. If the validity of this Agreement is challenged in any legal action brought by either CITY or any third party, CITY hereby waives any right to the retroactive recovery of any City Property Tax Revenues exchanged pursuant to this Agreement prior to the date on which such legal action is filed in a court of competent jurisdiction. The remedy available in any such legal action shall be limited to a prospective invalidation of the Agreement.

Section 9. Modification. The provision of this Agreement and all of the covenants and conditions set forth herein may be modified or amended only by a writing duly authorized and executed by both the COUNTY and CITY.

Section 10. Reformation. COUNTY and CITY understand and agree that this Agreement is based upon existing law, and that such law may be substantially amended in the future. In the event of an amendment of state law which renders this Agreement invalid or inoperable or which denies any party thereto the full benefit of this Agreement as set forth herein, in whole or in part, then COUNTY and CITY agree to renegotiate the Agreement in good faith.

Section 11. Effect of Tax Exchange Agreement. This Agreement shall be applicable solely to the Walker Park Annexation and does not constitute either a master tax sharing agreement or an agreement on property tax exchanges which may be required for any other annexation to the CITY, nor does it alter or enlarge any revenue sharing obligations of the City by way of incorporation on August 16, 1946.

Section 12. Entire Agreement. With respect to the subject matter hereof only, this Agreement supersedes any and all previous negotiations, proposals, commitments, writings, and understandings of any nature whatsoever between COUNTY and CITY except as otherwise provided herein.

Section 13. Notices. All notices, requests, certifications or other correspondence required to be provided by the parties to this Agreement shall be in writing and shall be personally delivered or delivered by first class mail to the respective parties at the following addresses:

<u>COUNTY</u>	<u>CITY</u>
County Executive	City Manager
County of Sacramento	City of Galt
County Administration Bldg.	City Hall
700 H Street, Room 7650	380 Civic Drive
Sacramento, CA 95814	Galt, CA 95632

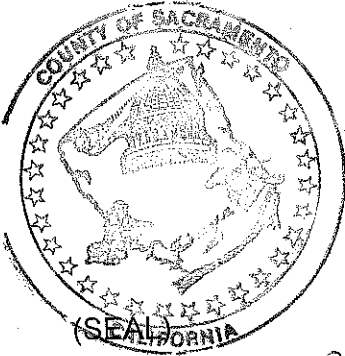
Notice by personal delivery shall be effective immediately upon delivery. Notice by mail shall be effective upon receipt or three days after mailing, whichever is earlier.

Section 14. Approval, Consent, and Agreement. Wherever this Agreement requires a party's approval, consent, or agreement, the party shall make its decision to give or withhold such approval, consent or agreement in good faith, and shall not withhold such approval, consent or agreement unreasonably or without good cause.

Section 15. Construction of Captions. Captions of the sections of this Agreement are for convenience and reference only. The words in the captions in no way explain, modify, amplify, or interpret this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the county of Sacramento, State of California, on the dates set forth above.

COUNTY OF SACRAMENTO, a political Subdivision of the State of California ("COUNTY")



By *James R. Yee*  
Chairperson of the Board of Supervisors  
of Sacramento County, California

ATTEST: *Cynda Lee*  
Clerk of the Board of Supervisors

Approved As to Form:

\_\_\_\_\_  
County Counsel

CITY OF GALT, a municipal corporation ("CITY")

By: *[Signature]*  
Mayor

(SEAL)

ATTEST: *Elizabeth Aguirre*  
City Clerk

Approved As to Form:

*Andrew J. Morris*  
City Attorney

RESOLUTION AUTHORIZING THE EXECUTION OF THE PROPERTY TAX REVENUE EXCHANGE AGREEMENT BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF GALT, RELATING TO THE WALKER PARK ANNEXATION

On 4/22/08  
Dated 4/24/08  
Clerk, Board of Supervisors  
By V. Rodgers  
Deputy Clerk

WHEREAS, the City of Galt (CITY) has filed an application with the Sacramento Local Agency Formation Commission requesting its approval of the annexation of approximately 50 acres of real property to CITY ("the Walker Park Annexation"); and

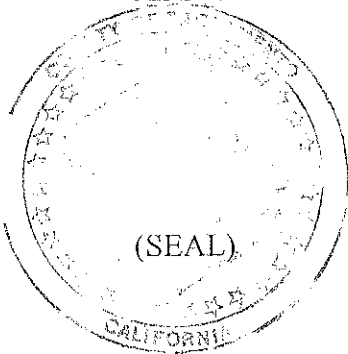
WHEREAS, the County of Sacramento (COUNTY) and CITY have worked together to develop a fair and equitable approach to the sharing of real property ad valorem taxes imposed and collected as authorized by the Revenue and Taxation Code in order to encourage sound urban development and economic growth; and

WHEREAS, the COUNTY and CITY have reached an understanding as to a rate of exchange of property tax revenues to be made pursuant to Section 99 of the California Revenue and Taxation Code in connection with the annexation of the Walker Park Annexation Area to CITY;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Chair of the Board of Supervisors be and is hereby authorized and directed to execute the Property Tax Exchange Agreement, in the form hereto attached, on behalf of the COUNTY OF SACRAMENTO, a political subdivision of the State of California, with the CITY OF GALT and to do and perform everything necessary to carryout the purpose of this Resolution.

On a motion by Supervisor Peters, seconded by Supervisor MacGlashan, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento this 22nd day of April, 2008, by the following vote, to wit:

- AYES: Supervisors, Dickinson, MacGlashan, Nottoli, Peters, Yee
- NOES: Supervisors, None
- ABSENT: Supervisors, None
- ABSTAIN: Supervisors, None



In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on 4/23/08

By V. Rodgers  
Deputy Clerk, Board of Supervisors

Jeanne R. Yee  
Chair of the Board of Supervisors  
of Sacramento County, California

FILED  
BOARD OF SUPERVISORS

APR 22 2008

BY Cyrac Lee  
CLERK OF THE BOARD

RECEIVED

APR 24 2008

SACRAMENTO LOCAL AGENCY  
FORMATION COMMISSION

ATTEST: Cyrac Lee  
Clerk, Board of Supervisors



**RESOLUTION 2008-31**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GALT, CALIFORNIA  
INITIATING ANNEXATION PROCEEDINGS AND APPROVING A PROPERTY TAX  
EXCHANGE AGREEMENT WITH SACRAMENTO COUNTY FOR THE WALKER PARK &  
QUAIL HOLLOW ELEMENTARY SCHOOL ANNEXATION PROJECT.**

**WHEREAS**, the Walker Park & Quail Hollow Elementary School proposed annexation consists of approximately 50 ± acres and is currently located in an unincorporated area of Sacramento County, commonly identified as Assessor Parcel Numbers 148-0140-058 and 148-0140-057; and

**WHEREAS**, the City of Galt application for annexation / reorganization of the Walker Park & Quail Hollow Elementary School Annexation Project is consistent with the City of Galt General Plan ensuring adequate municipal services, consistency with land use policies as well as state law and Local Agency Formation Commission standards and criteria; and

**WHEREAS**, the Walker Park & Quail Hollow Elementary School Project site is located within the City of Galt Sphere of Influence; and

**WHEREAS**, the Walker Park and Quail Hollow Elementary School Sites have a General Plan designation of Public/Quasi Public and was pre-zoned as Public/Quasi Public by the City Council on January 2, 2007; and

**WHEREAS**, this action of reorganization is being taken pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. Code sec. 56000 et. seq.); and

**WHEREAS**, this reorganization involves the annexation (uninhabited) of the Walker Park & Quail Hollow Elementary School Project to the City of Galt and detachment from Galt Irrigation District and County Service Area 4-D and such others as determined appropriate by and through the LAFCo proceedings; and

**WHEREAS**, description of the exterior boundaries of the affected territory subject to this proposed reorganization is attached hereto as Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, a Property Tax Exchange Agreement between the City of Galt and Sacramento County is required before the Sacramento Local Agency Formation Commission (LAFCo) may act upon the annexation / reorganization proposal; and

**WHEREAS**, a Property Tax Exchange Agreement between the City of Galt and Sacramento County would govern future distribution of property tax revenue if such revenue is ever generated from the property.

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED**; that the City Council of the City of Galt makes the following findings:

1. The proposed annexation represents a logical and reasonable extension of the City boundaries since it is located adjacent to development within the City limits on the east and north.
2. The affected territory is designated for urban development in the City of Galt General Plan and is necessary to accommodate future recreational and education needs in the City of Galt.

**RESOLUTION NO. 2008-31**

**PAGE 2**

3. The proposed annexation would constitute a fiscally neutral addition to the City and would provide needed and desired recreational and education services to future residents without adversely impacting existing service delivery and capacity.

**BE IT FURTHER RESOLVED AND ORDERED**, that the City Council of the City of Galt hereby initiates the reorganization described above, and requests that proceedings be taken for the proposal pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56700, et. Seq.)

**BE IT FURTHER RESOLVED AND ORDERED**, that the Property Tax Exchange Agreement is hereby approved and, shall apply to the County General Fund and the County Road Fund share of property taxes generated within the project area.

**BE IT FURTHER RESOLVED AND ORDERED** that the Property Tax Exchange Agreement applies to both base revenue and any future growth revenue.


**BE IT FURTHER RESOLVED AND ORDERED** that this Property Tax Exchange Agreement will take effect in the first full year after the annexation as approved by LAFCo. Should LAFCo not approve the annexation, this Agreement shall be null and void.

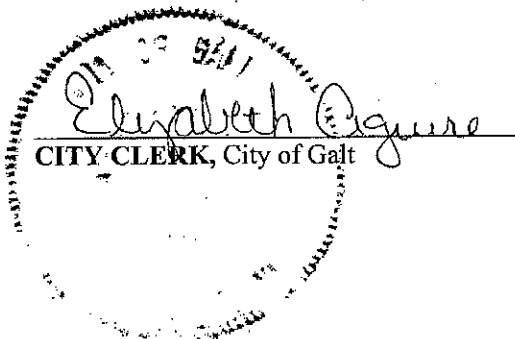
**BE IT FURTHER RESOLVED AND ORDERED** that said Property Tax Exchange Agreement is on file with the City Clerk's Office and is hereby incorporated in full by reference.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original Resolutions.

**PASSED AND ADOPTED** by the City Council of the City of Galt, California this 1st day of April, 2008, upon a motion by Council Member Payne, second by Council Member Clare, by the following vote, to wit:

AYES:	Council members:	Haines, Payne, Clare, Raboy
NOES:	Council members:	None
ABSTAIN:	Council members:	None
ABSENT:	Council members:	Meredith

  
MAYOR, City of Galt



**EXHIBIT "A"**

**LEGAL DESCRIPTION  
FOR  
PROPOSED WALKER PARK ANNEXATION**

REAL PROPERTY situate in the un-incorporated area of the County of Sacramento, State of California, described as follows;

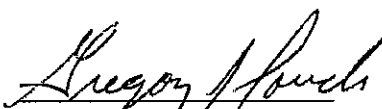
Lots 183, 184, 185, 200, 201, 202, 203 and 204, along with portions of Lots 206 and 207, as said Lots are shown on the map entitled "PLAT OF VALLEY OAKS NO.3", filed for record in the office of the County Recorder of Sacramento County on April 28, 1913, in Book 14 of Maps at page 8, more particularly described as follows;

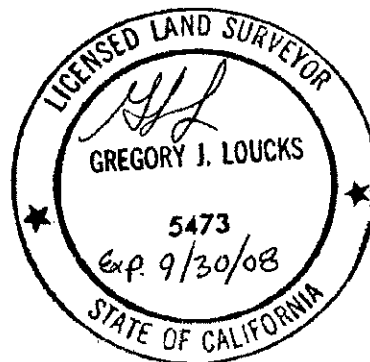
BEGINNING at the northwestern corner said Lot 185, also being the intersection of the centerlines of Orr Road and Sargent Avenue;  
thence along said centerline of Orr Road, South 89°08'04" East, 1176.41 feet to the northeastern corner of said Lot 183;  
thence southerly along the eastern line of Lot 183 and the general eastern line of said map South 01°04'49" West, 1889.50 feet;  
thence South 00°18'43" West, 226.62 feet to the centerline of a ditch;  
thence along said centerline, North 86°48'54" West, 791.77 feet to the western line of said Lot 207;  
thence along said line of Lot 207, and the western line of said Lot 204, North 00°42'06" East, 732.20 feet to the northwest corner of Lot 204, also being the southeast corner of said Lot 200;  
thence along the southern line of Lot 200, South 89°58'06" West, 389.11 feet to the centerline of Sargent Avenue, as said Avenue is shown on said map;  
thence along said centerline, also being the western line of said Lots 200 and 185, North 01°19'11" East, 1357.99 feet to said intersection thereof with the centerline of Orr Road.

containing 50.2 acres, more or less.

Assessor's Parcel Nos. 148-0140-045-000, 148-0140-057-000, 148-0140-058-000

Prepared by

  
Gregory J. Loucks, PLS  
L.S 5473 Exp. 9/30/08



POINT OF BEGINNING

# EXHIBIT "B"

S89°08'04"E 1176.41'

northwestern corner  
of Lot 185

centerline of  
ORR ROAD

northeastern corner  
of Lot 183

centerline of SARGENT AVENUE



Portion of VALLEY OAKS NO. 3  
14 MAPS 8

**Assessor's Parcel Nos.**  
148-0140-045-000  
148-0140-057-000  
148-0140-058-000  
50.2 ± ACRES

N01°19'11"E 1357.99'

S01°04'49"W 1889.50'

southern line of Lot 200

389.11'  
S89°58'06"W

eastern line of  
"PLAT OF VALLEY OAKS NO. 3"  
14 B.M. 8

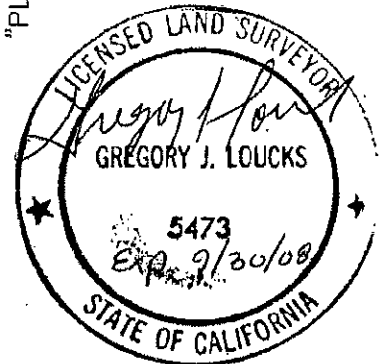
N00°42'06"E 732.20'

western line of  
Lots 207 & 204

centerline of ditch

N86°48'54"W 791.77'

226.62'  
S00°18'43"W



**Stantec**

Client/Project

City of Galt

Title

PROPOSED ANNEXATION BOUNDARY  
WALKER PARK

DATE: 04-11-08

JOB #: 184300600

DRAWN BY: TLF

CHECKED BY: GL

SCALE: 1"=300'

CODE: V-41

DRAWING #: H-8900

**Stantec Consulting Inc.**

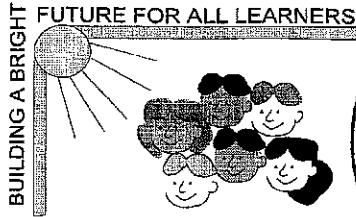
2590 Venture Oaks Way

Sacramento, CA 95833-3288

Tel. 916.569.2500

Fax. 916.921.9274

www.stantec.com



**Galt Joint Union Elementary School District**  
1018 C Street, Suite 210 • Galt, CA 95632  
209-744-4545 • 209-744-4553 FAX

March 19, 2008

Curt Campion  
City of Galt  
495 Industrial Way  
Galt, CA 95632

Re: District Request for Annexation of the Jeffery T. Jennings  
10 Acre Elementary Site to the City of Galt

Dear Curt:

The purpose of this letter is to inform you that the Galt Elementary School District is in favor of the annexation of the Jeffery T. Jennings ten acre school site, in conjunction with the City's 40 acre park site annexation to the City of Galt.

Thank you for your assistance with the process.

Sincerely,

A handwritten signature in cursive script that reads "Jim Bauler".

Jim Bauler  
Assistant Superintendent

/mw