

FINAL

**MONITORING AND REPORTING PROGRAM
FOR THE
CITY OF GALT SPHERE OF INFLUENCE
AMENDMENT PROJECT**



SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Prepared with the Technical Assistance of:
Planning Partners

SCH # 2010072039
October 2010

TABLE OF CONTENTS

Chapter	Page
1 Introduction.....	1#
1.1#Purpose of the Monitoring and Reporting Program.....	1#
1.2#Description of Project.....	1#
1.3#Monitoring Program and Findings for the Project	1#
1.4#Organization and Format	2#
1.5#Implementation of the Monitoring and Reporting Program	3#
1.6#Documentation	3#
1.6.1# Implementation Schedule and Monitoring Checklist	3#
1.6.2# Verification Checklist.....	3#
1.6.3# Monitoring Reports	3#
2 Inventory of Environmental Commitment Measures	1#
3 Implementation Schedule and Checklist	1#

This page intentionally
left blank.

1.1 PURPOSE OF THE MONITORING AND REPORTING PROGRAM

Section 21081.6 of the California Public Resources Code requires that:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

The purpose of the Monitoring and Reporting Program is to ensure that the environmental commitments incorporated into the project in the Environmental Impact Report (EIR) for the City of Galt Sphere of Influence (SOI) Amendment project (State Clearinghouse # 2010072039) are implemented.

1.2 DESCRIPTION OF PROJECT

The Sacramento Local Agency Formation LAFCo (LAFCo) is considering an application by the City of Galt for a Sphere of Influence Amendment that includes both a detachment of lands on the western boundary of the existing SOI, and the addition of lands north of Twin Cities Road between the Union Pacific Railroad Mainline and Cherokee Lane to the east.

As proposed, the City of Galt SOI Amendment consists of both an added area (Area A) of approximately 1,053 acres and the detachment of territory (Area B) of approximately 1,613 acres from the current SOI (see DEIR Figure 2). The amended SOI would result in a net decrease of approximately 560 acres from the existing SOI. Project Area A is not located within the existing Sphere of Influence, but is adjacent to the northern boundary of the City. Placement of Area A within the City's SOI boundary would indicate that LAFCo acknowledges that Area A is a location appropriate for future urbanization and annexation to the City of Galt.

The area to be detached from the current SOI (Area B) is located within the jurisdiction of Sacramento County; the detachment area has not been annexed by the City nor are any municipal utility services provided by the City.

1.3 MONITORING PROGRAM AND FINDINGS FOR THE PROJECT

CEQA requires that public agencies carrying out or approving certain projects must adopt mitigation monitoring or reporting programs to ensure the implementation and effectiveness of mitigation measures. Since the DEIR for the City of Galt SOI Amendment project included re-use of the City's General Plan Update: 2010 Program EIR, mitigation measures adopted in the City's General Plan DEIR/FEIR were carried forward in the SOI Amendment project. Most of the mitigation measures are the responsibility of the City, and generally require the adoption or modification of General Plan Policies. Therefore, the finding for these measures would be that "[such] changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency" (CEQA Guidelines § 15091(a)(2)).

CEQA Guidelines §15091(d) specifies that when making the finding, that “changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR” (CEQA Guidelines § 15091(a)(1)), a monitoring program for these measures would be required:

“When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures” (CEQA Guidelines § 15091(d)).

Since none of the mitigation measures in the General Plan 2030 Update EIR are within the jurisdiction of LAFCo, and no findings required in subdivision (a)(1) would be made for the SOI Amendment project, a monitoring program for these measures is not required.

The environmental commitments incorporated into the project outlined in the Galt SOI Amendment DEIR (pages 22-24 of the DEIR) will be made conditions of approval of the project.

...In order to ensure that the mitigation measures and **project revisions identified in the EIR** or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.... (CEQA Guidelines §15097(a))

Because these environmental commitments to be adopted as conditions of approval would avoid or substantially lessen potentially significant environmental effects, in accordance with CEQA Guidelines §§ 15091(d) and 15097(a), this program for monitoring implementation of these conditions has been prepared.

1.4 ORGANIZATION AND FORMAT

This program describes the requirements and procedures to be followed to ensure that all environmental commitments adopted as part of this project will be implemented as described in the EIR and adopted by the Sacramento LAFCo.

This Monitoring and Reporting Program contains the following sections:

- **Section 2 - Inventory of Environmental Commitment Measures.** This section contains a list of all environmental commitments included in the EIR as adopted by the Sacramento LAFCo, in numerical order.
- **Section 3 - Implementation Schedule and Monitoring Checklist.** This section contains a summary description of the required environmental commitments in checklist format. The timing of implementation of measures is indicated, in addition to implementation and monitoring responsibility.

1.5 IMPLEMENTATION OF THE MONITORING AND REPORTING PROGRAM

The Executive Officer of the Sacramento LAFCo shall assign staff to manage the Galt SOI Amendment project Monitoring and Reporting Program under LAFCo's responsibility.

Responsible staff shall have overall responsibility for ensuring implementation of measures under their jurisdiction and verification of such measures. Responsible staff may delegate duties and responsibilities to other LAFCo staff, state regulatory agencies, consultants, the project sponsor, or other authorities as necessary and appropriate.

1.6 DOCUMENTATION

1.6.1 IMPLEMENTATION SCHEDULE AND MONITORING CHECKLIST

Chapter 3 contains an environmental commitment measure implementation schedule and monitoring checklist. Responsible LAFCo staff may use the checklist as a summary of the measures to be implemented and the entities responsible for implementation and monitoring and to check off measure implementation as it is completed.

1.6.2 VERIFICATION CHECKLIST

A verification checklist may be maintained for each environmental commitment measure by the entity responsible for monitoring the environmental commitment measure (e.g., Sacramento LAFCo, delegated authority, hired consultant). The verification checklist should be prepared and reviewed periodically, as directed by responsible staff.

Copies of the verification checklist should be submitted to the responsible staff and filed in the project file available for public review.

Responsible staff should ensure that verification checklists are filed on a timely basis and, when identified, that mitigation monitoring plan violations are reported to the LAFCo Executive Officer. The Executive Officer and responsible staff should initiate any appropriate action necessary to correct the deficiency, including, but not necessarily limited to, holding a meeting with the applicant or requesting legal or regulatory agency action.

1.6.3 MONITORING REPORTS

Responsible staff should prepare annual environmental monitoring reports summarizing the results of the program. The report may be based on the verification record sheets and information received from any person or agency regarding compliance. The monitoring report should include at least the following items:

- Summary of verification checklists;
- Analysis of deficiencies and actions taken to correct them, and;
- Recommendations for future mitigation measures and other corrective actions needed.

This page intentionally
left blank.

2 INVENTORY OF ENVIRONMENTAL COMMITMENT MEASURES

This section contains all of the required environmental commitment measures identified in the Environmental Impact Report (EIR) for the Galt Sphere of Influence Amendment project. The environmental commitment measures are listed in numerical order.

1. Important Farmland and Open Space Resources

At the time of submittal of any application to annex territory within the 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. (SOIA DEIR p. 22)

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

At the time of submittal of any application to annex territory within the SOI Amendment area, the City of Galt will either demonstrate participation with the SSCHCP 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 SSCHCP. (SOIA DEIR p. 22)

3. Development in Floodplain Areas

At the time of submittal of any application to annex territory within the 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. (SOIA DEIR p. 22)

4. SACOG Blueprint and Metropolitan Transportation Plan Consistency

At the time of submittal of any application to annex territory within the SOI Amendment area, the City of Galt will consult with the Sacramento Area Council of Governments (SACOG) regarding the Regional Blueprint and consistency with the Metropolitan Transportation Plan. (SOIA DEIR p. 22)

5. Greenhouse Gases and Climate Change

At the time of submittal of any application to annex territory within the 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 Sacramento Metropolitan Air Quality Management District (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. (SOIA DEIR p. 23)*

6. Timely Availability of Sustainable Water Supplies Adequate for Projected Needs

Prior to submittal of any application to annex territory within the SOI Amendment area, the City 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 buildout of the annexation territory, with no adverse impact to existing ratepayers. (SOIA DEIR p. 23)

7. Adequate Services

Wastewater Services and Capacity. At the time of submittal of any application to annex territory within the SOI Amendment area, the City of Galt will submit a Plan for Services that demonstrates that sufficient capacity improvements at its wastewater treatment plant (WWTP) have been constructed, or will be constructed commensurate with demand, to accommodate the buildout of the annexation area with no adverse impact to existing ratepayers. (SOIA DEIR p. 23)

Solid Waste Capacity. At the time of submittal of any application to annex territory within the 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 buildout of the annexation area. (SOIA DEIR p. 23)

8. 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. (SOIA DEIR p. 24)

9. Air Quality Mitigation Plans

AQ MEASURE 1: The goal of this mitigation measure is to avoid air quality impacts by ensuring that the Galt 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. (SOIA DEIR p. 24)

This page intentionally
left blank.

3 IMPLEMENTATION SCHEDULE AND CHECKLIST

This section contains a description of each environmental commitment measure presented in tabular, checklist format.

Table 3-1 Environmental Commitment Measure Implementation Schedule and Monitoring Checklist				
Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Submittal of Application to Annex Territory		<p>1. Important Farmland and Open Space Resources</p> <p>At the time of submittal of any application to annex territory within the 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. (SOIA DEIR p. 22)</p>	City of Galt	Sacramento LAFCo
Submittal of Application to Annex Territory		<p>2. Habitat Preservation – SSCHCP</p> <p>At the time of submittal of any application to annex territory within the SOI Amendment area, the City of Galt will either demonstrate participation with the SSCHCP 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 SSCHCP. (SOIA DEIR p. 22)</p>	City of Galt	Sacramento LAFCo
Submittal of Application to Annex Territory		<p>3. Development in Floodplain Areas</p> <p>At the time of submittal of any application to annex territory within the 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. (SOIA DEIR p. 22)</p>	City of Galt	Sacramento LAFCo

Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Submittal of Application to Annex Territory		<p>4. SACOG Blueprint and Metropolitan Transportation Plan Consistency</p> <p>At the time of submittal of any application to annex territory within the 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. (SOIA DEIR p. 22)</p>	City of Galt	Sacramento LAFCo
Submittal of Application to Annex Territory		<p>5. Greenhouse Gases and Climate Change</p> <p>At the time of submittal of any application to annex territory within the 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:</p> <p><i>Policy COS-7.1: Greenhouse Gas Emission Reduction</i></p> <p><i>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 Sacramento Metropolitan Air Quality Management District (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:</i></p> <ul style="list-style-type: none"> - <i>Inventory all known, or reasonably discoverable, sources (both public and private) of greenhouse gases in the City;</i> - <i>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;</i> - <i>Set a target for the reduction of emissions attributable to the City's discretionary land use decisions and its own internal government operations, and;</i> - <i>Identify specific actions that will be undertaken by the City to meet the emission reduction targets set by the City. (SOIA DEIR p. 23)</i> 	City of Galt	Sacramento LAFCo

Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Submittal of Application to Annex Territory		<p>6. Timely Availability of Sustainable Water Supplies Adequate for Projected Needs</p> <p>Prior to submittal of any application to annex territory within the 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 buildout of the annexation territory, with no adverse impact to existing ratepayers. (SOIA DEIR p. 23)</p>	City of Galt	Sacramento LAFCo
Submittal of Application to Annex Territory		<p>7. Adequate Services</p> <p><i>Wastewater Services and Capacity.</i> At the time of submittal of any application to annex territory within the SOI Amendment area, the City of Galt will submit a Plan for Services that demonstrates that sufficient capacity improvements at its wastewater treatment plant (WWTP) have been constructed, or will be constructed commensurate with demand, to accommodate the buildout of the annexation area with no adverse impact to existing ratepayers. (SOIA DEIR p. 23)</p>	City of Galt	Sacramento LAFCo
Submittal of Application to Annex Territory		<p><i>Solid Waste Capacity.</i> At the time of submittal of any application to annex territory within the 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 buildout of the annexation area. (SOIA DEIR p. 23)</p>	City of Galt	Sacramento LAFCo
Submittal of Application to Annex Territory		<p>8. Housing Element</p> <p>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. (SOIA DEIR p. 24)</p>	City of Galt	Sacramento LAFCo

Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Submittal of Application to Annex Territory		<p>9. Air Quality Mitigation Plans</p> <p>AQ MEASURE 1: The goal of this mitigation measure is to avoid air quality impacts by ensuring that the Galt 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:</p> <p>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).</p> <ol style="list-style-type: none"> 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. <ul style="list-style-type: none"> • 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. <ol style="list-style-type: none"> 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. (SOIA DEIR p. 24) 	City of Galt	Sacramento LAFCo