

**NEGATIVE DECLARATION
for the
CITY OF GALT HOUSING ELEMENT UPDATE**

The Community Development Department of the City of Galt, California, does prepare, make, declare, and publish this Negative Declaration for the following described project:

Project Description: The proposed project is an update to the City of Galt Housing Element for the Planning Period of 2013 through 2021. The Housing Element is part of the City’s General Plan, the State-mandated document that guides long-range growth and development decisions in the City. The purpose of the Housing Element is to identify the City of Galt’s existing and projected housing needs for households of all income levels, and to state the City’s goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The City’s Housing Element addresses the housing needs in Galt through policies and programs that support the production, rehabilitation, and conservation of various types of housing.

Each jurisdiction in California is required to plan for its fair share of the region’s housing need. This fair share is determined through a process called the Regional Housing Need Allocation (RHNA). HCD identifies the total housing need for each region of the State. Regional Councils of Government (e.g., SACOG) are responsible for distributing this need to local governments in the region. Once a local government has received its RHNA, it must revise its housing element to show how it plans to accommodate its portion of the region’s housing need. The SACOG Board adopted the 2013-2021 Regional Housing Needs Plan on September 20, 2012.

The Sacramento Area Council of Governments has assigned the City of Galt as its regional “fair share,” or Regional Housing Needs Allocation (RHNA) a total of 679 units, which includes 131 very low-income units, 91 low-income units, 126 moderate-income units, and 331 above moderate-income units. The Housing Element Update provides details regarding the location of vacant sites that could accommodate all of the identified units.

This update to the Housing Element preserves the most successful programs from the last Housing Element (2008-2013) to meet the housing needs of the City’s residents, and contains revised and expanded housing policies and programs, as well as new quantified objectives. In addition, the Housing Element identifies constraints to housing production and recommends actions for removing or reducing the identified constraints.

The City of Galt Community Development Director has reviewed the proposed project and concludes that no significant environmental impacts will result from the implementation of the proposed Housing Element Update. This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code.

The Housing Element Update, as well as the associated Initial Study and Negative Declaration, are tentatively scheduled to be considered by the Planning Commission on January 9, 2014, and by the City Council on February 4, 2014. Interested persons are invited to express their opinions. If you challenge the actions in court, you may be limited to raising only those issues you or someone else

raised at the public hearings or in written correspondence delivered to the City at, or prior to, the public hearings.

Chris Erias, Senior Planner, City of Galt

Date: _____

INITIAL STUDY AND ENVIRONMENTAL EVALUATION

| | |
|--|--|
| Project Title: | City of Galt 2013-2021 Housing Element |
| Lead Agency Name and Address: | City of Galt Community Development Department 495 Industrial Drive Galt, CA 95632 |
| Contact Person and Phone Number | Chris Erias Senior Planner (209) 366-7230 |
| General Plan Designation: | N/A |
| Existing Zoning: | N/A |

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the City of Galt 2013-2021 Housing Element Update. The document relies on previous environmental documents (see Attachments) to address, in detail, the effects of impacts associated with this project.

The Initial Study is also intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means [§15152(b)(2)] of the California Environmental Quality Act (CEQA) Guidelines. If such revisions, conditions, or other means are identified, they will be identified as mitigation measures.

This Initial Study relies on State CEQA Guidelines §§15064 and 15064.4 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an EIR.

2. PROJECT BACKGROUND

State Housing Element Law (Government Code Section 65580 (et seq.)) mandates that local governments plan to meet the existing and projected housing needs of all economic segments of the community. The housing element is one of the seven mandated elements of the general plan, and is the only element where State law requires a mandated schedule. The purpose of the Housing

Element is to identify the City of Galt’s housing needs, to state the City’s goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the City will implement to achieve the stated goals and objectives.

The existing City of Galt Housing Element served a five-year planning period from July 1, 2008, to June 30, 2013. The 2013 Housing Element is a review and update of the 2008-2013 Housing Element background information and goals, policies, and programs. The new Housing Element covers an eight-year planning period from October 31, 2013, to October 31, 2021.

The City submitted the Draft Housing Element to the California Department of Housing and Community Development (HCD) on September 20, 2013, and revised the Draft Housing Element to address comments from HCD. The City will approve a final Housing Element for certification by the State.

The Housing Element will be adopted as part of the 2030 General Plan. The Housing Element will maintain internal consistency with the other Elements of the General Plan as required by State Law.

3. DESCRIPTION OF PROJECT

The proposed project is a comprehensive update to the City of Galt Housing Element for the planning period of 2013 through 2021. The Housing Element includes the following major sections to address State law requirements:

- **Policy Document:** including the City’s housing goals, policies, programs, and quantified objectives for the current eight-year planning period from 2013 to 2021;
- **Housing Needs Assessment:** including population growth, employment trends, household characteristics, housing costs, vacancy rates, and special housing needs;
- **Constraints to Housing Availability and Affordability:** including potential governmental and non-governmental constraints to housing production;
- **Housing Resources:** including an inventory of vacant residentially-zoned land, planned and approved projects, existing assisted affordable housing developments, and Federal, State, and local housing resources and energy conservation measures;
- **Energy Conservation Opportunities:** including energy efficiency and conservation standards pertaining to buildings, general design, and consumer information; and

- **Evaluation of Past Accomplishments:** including a review and evaluation of the programs included in the Housing Element for the 2008-2013 planning period.

REGIONAL HOUSING NEEDS ALLOCATION AND RESIDENTIAL HOLDING CAPACITY

“Projected housing needs” for the City of Galt for this Housing Element period were determined through the regional housing needs allocation (RHNA) process. State law requires HCD to project the statewide housing need and allocate the statewide need amongst the various regions in California. The Sacramento Area Council of Governments (SACOG) allocated the region’s “fair share” housing need among the jurisdictions within its boundaries, including Galt, pursuant to State guidelines. The housing construction target assigned to the City as its regional “fair share” was 679 units, which includes 131 very low-income units, 91 low-income units, 126 moderate-income units, and 331 above moderate-income units.

As part of the 2013 Housing Element Update, the City counted the housing units that were planned or approved as of January 1, 2013, and conducted an inventory of vacant residential sites within the city in order to demonstrate that there is sufficient land capacity to accommodate the RHNA. City staff updated the vacant sites inventory by reviewing the most recent assessor parcel data and updated aerial photography.

The City of Galt has a total capacity for 1,572 units. This capacity exceeds the RHNA for all income levels. Therefore, the City will not need to rezone any additional sites, nor will it need to increase the maximum allowable density in any zoning district, to accommodate its RHNA for all income levels. The 2030 General Plan designates these sites for housing development and the potential environmental effects were addressed in the 2030 General Plan Final Environmental Impact Report (FEIR).

CONCLUSION

Based on the State of California Environmental Quality Act (CEQA) Guidelines and professional judgment, the proposed project would result in a significant impact on housing if it would:

1. Create a demand for additional housing without providing for accompanying housing development; or
2. Result in the displacement of substantial amounts of existing affordable housing.

The 2013-2021 Housing Element will not create demand for additional housing without providing for accompanying housing development. Additionally, the 2013 Housing Element will not displace substantial amounts of existing housing nor will it alter the location or extent of designated residential land uses. Adoption of the Housing Element, in and of itself, will not result

directly in changes to the physical environment. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. After Housing Element adoption, the City will evaluate specific housing development proposals based on their compliance with the General Plan, relevant Specific Plans, the Zoning Code, and other City ordinances. The City may require additional environmental review of potential environmental effects in compliance with the California Environmental Quality Act prior to the development of any specific housing units. Compliance with the programs and policies of the Housing Element alone does not ensure project approval.

The City of Galt Community Development Department has reviewed the proposed project and concludes that the project will not have a significant effect on the environment since no impacts will result from the implementation of the proposed Housing Element Update. This environmental review process and Negative Declaration filing is pursuant to Title 14, Division 6, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code.

4. PREVIOUS RELEVANT ENVIRONMENTAL ANALYSIS

Housing Elements are formulated and adopted as part of the General Plan. The 2030 General Plan FEIR evaluates the direct, indirect, and citywide impacts of implementing the Housing Element. The City of Galt adopted its current 2030 General Plan in 2009. The 2030 General Plan underwent extensive environmental review in the form of an FEIR. The City also prepared a Negative Declaration as a part of the 2008-2013 Housing Element in 2013.

The Galt 2030 General Plan FEIR, the 2008-2013 Housing Element Initial Study/Negative Declaration, and other environmental documents can be reviewed at the following location:

City of Galt
Community Development Department
495 Industrial Drive
Galt, CA 95632
Contact: Chris Erias, Senior Planner (209) 366-7230

5. CITY LAND USE REGULATION

The City regulates many aspects of construction and development through requirements and ordinances established in the Galt Municipal Code. These requirements are hereby incorporated by reference into the Project Description as though fully set forth herein. Copies of these documents may be reviewed at the City of Galt Community Development Department, 495 Industrial Drive, Galt, California 95632.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Transportation/Traffic |

V. DETERMINATION:

On the basis of the initial evaluation that follows:

I find that the proposed project **WOULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, the project impacts were adequately addressed in an earlier document or there will not be a significant effect in this case because revisions in the project have been made that will avoid or reduce any potential significant effects to a less than significant level. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment. An **ENVIRONMENTAL IMPACT REPORT** will be prepared.

Signature Date

Printed Name Date

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

Responses to the following questions and related discussion indicate if the proposed project will have, or will potentially have a significant adverse impact on the environment, either individually or cumulatively with other projects. All phases of project planning, implementation, and operation are considered. Mandatory Findings of Significance are located in Section XVIII below.

| | Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

I. AESTHETICS

Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential aesthetic impacts in the 2030 General Plan FEIR environmental documents. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Galt General Plan EIR SCH 2007082092 addressed the aesthetic resources of the City. Land use designations and zoning districts, as a rule, will not be changed by the adoption of this new Housing Element. Any residential project requiring a substantial change in General Plan land use designation or zoning will require a separate review for potential aesthetic impacts. New dwelling units would not produce substantial light or glare and would be subject to the City standards, design regulations, and Uniform Building Code Standards.

The Housing Element will not, in and of itself, result in aesthetic impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare which adversely affects views. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential aesthetic-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agriculture resources are significant environmental effects, lead agencies may refer to the California Agriculture Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526 (g)), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to agriculture and forestry in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential agriculture- and forestry-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. The proposed project is an update to the City of Galt’s Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on agricultural resources.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: Ambient air quality is described in terms of compliance with State and Federal standards, and the levels of air pollutant concentrations considered safe, to protect the public health

and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as the elderly, very young children, persons with asthma or other illnesses, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards (SAAQS), and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An “attainment” designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A “nonattainment” designation indicates that a pollutant concentration violated the standard at least once.

The EPA designates areas for ozone (O₃), carbon monoxide (CO), and nitrogen dioxide (NO₂) as either “Does not meet the primary standards”, “Cannot be classified”, or “Better than national standards”. For sulfur dioxide (SO₂), areas are designated as “Does not meet the primary standards”, “Does not meet the secondary standards”, “Cannot be classified”, or “Better than national standards”. The area air quality attainment status of the SVAB, including the City of Galt, is shown on Table 1.

Table 1. Sacramento Valley Air Basin/Sacramento County/Sacramento Metropolitan Area Attainment Status

| Pollutant | State of California Attainment Status | Federal Attainment Status |
|--|--|----------------------------------|
| Ozone | Nonattainment | Nonattainment |
| Suspended Particulate Matter (PM ₁₀) | Nonattainment | Nonattainment |
| Fine Particulate Matter (PM _{2.5}) | Nonattainment | Nonattainment |
| Carbon Monoxide | Attainment | Attainment/Unclassified |
| Nitrogen Dioxide | Attainment | Attainment/Unclassified |
| Lead | Attainment | Attainment/Unclassified |
| Sulfur Dioxide | Attainment | Attainment/Unclassified |
| Sulfates | Attainment | No Federal Standard |
| Hydrogen Sulfide | Unclassified | No Federal Standard |
| Visibility Reducing Particles | Unclassified | No Federal Standard |

Sources: California Air Resources Board Area Designations. State Area Designations and Maps. Released April 22, 2013. Accessed at <http://www.arb.ca.gov/desig/changes.htm#reports> on August 20, 2013. U.S. Environmental Protection Agency Nonattainment Areas for Criteria Pollutants. Accessed at <http://www.epa.gov/air/oaqps/greenbk/anc12.html> on August 20, 2013.

The Sacramento County/Sacramento Metropolitan Area portion of the SVAB is currently in nonattainment for Federal and State ozone, PM 10 and PM 2.5 standards. Concentrations of all other pollutants meet State and Federal standards.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to air quality in the 2030 General Plan FEIR. In the adoption of the General Plan and the certification of the FEIR, which accompanied the General Plan, the City Council adopted a Statement of Overriding Considerations to address the unavoidable significant adverse impacts which may result from the implementation of the General Plan. While it is the intent of the General Plan to provide policies and implementation actions for protecting important environmental and human resources in the city, the policies and implementation actions may be insufficient in certain areas because the General Plan land use designations and development policies will accommodate growth that may have significant adverse impacts. The Housing Element is not identifying any additional sites for residential development or changing density standards.

Potential impacts to air quality resulting from population increases in the City were analyzed in the 2030 General Plan FEIR. Localized carbon monoxide emissions were tested in a worst-case scenario and the results concluded that the levels of carbon monoxide did not violate air quality standards. The Housing Element reports that the City has enough available land in the current City limits that has the capacity to develop more units than needed within the planning period. Based on this analysis and the analysis with population build out projections in the 2030 General Plan FEIR, impacts to local air quality are less than significant.

The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to SMAQMD rules/protocol.

The proposed project is an update to the City of Galt's Housing Element to specify how compliance with Government Code 65588 is implemented. The project does not propose any new

development or building floor area. Future development projects will be reviewed on individual basis to determine if there is any impact on air quality.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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IV. BIOLOGICAL RESOURCES

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any applicable policies protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion: Biological surveys of the City of Galt Planning Area were conducted, and the results of the surveys are contained within the Galt 2030 General Plan FEIR. These surveys note that the most valuable habitats in Galt are those which are water-influenced generally those remaining riparian zones along rivers, and along creeks such as Skunk Creek, Dry Creek and Deadmans Gulch, but also ponds called vernal pools, which contain water during the winter and spring and are dry during the summer.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential biological impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. In addition, the policies included in the General Plan direct new development away from areas containing natural resources. The City of Galt has a no net loss of wetland policy that states in any development where elimination or substantial disturbance of wetlands is unavoidable, and no non-wetland alternative sites are available, the City shall require mitigation for the wetlands which results in no net loss. Any such mitigation programs should account for not only total acreage loss, but also the type and quality of habitat lost and the sensitivity of species it supports. The 2030 General Plan FEIR addresses the mitigation measures necessary to preserve and protect the biological resources within the City and, where feasible, in the Sphere of Influence.

The Housing Element will not, in and of itself, result in impacts to wetlands, fish, wildlife, or plans and policies related to habitat conservation. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential biological-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| | Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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V. CULTURAL RESOURCES

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to cultural resources in the 2030 General Plan FEIR.

The Housing Element is not identifying any additional sites for residential development or changing density standards.

Virtually all of Galt’s known historic structures and features are located within a core area of downtown Galt that is covered by the Downtown Revitalization and Historic Preservation Specific Plan policies. Potential impacts to cultural (historic) resources were analyzed in the 2030 General Plan FEIR where it identifies development in the Historic District of Galt that could result in impacts to important historic resources, especially if historic or architecturally significant structures are converted or modified for residential use. However, policies and implementation programs within the City of Galt Historic Preservation Element are designed to minimize impacts, and ensure the preservation (if possible) of cultural and historic resources (General Plan Section HRE-1).

The Housing Element will not, in and of itself, result in impacts to cultural resources, including historic, archeological, and paleontological resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential cultural-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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VI. GEOLOGY AND SOILS

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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ii) Strong seismic ground shaking?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

iii) Seismic-related ground failure, including liquefaction?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential geological impacts in the 2030 General Plan. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The General Plan FEIR discusses the potential impacts resulting from seismic activity. The nearest faults are the Midland Fault Zone, approximately 20 miles west of Galt, and the Bear-Mountain Fault Zone, approximately 25 miles to the east. These faults are not known to be historically active. Consistent with this lack of active faults Galt is located in the low severity zone (1) as mapped by the Preliminary Map of Maximum Expectable Earthquake Intensity, which is based on a rating known as the Modified Mercalli scale, which takes both earthquake intensity and the safety of buildings into account.

The greatest hazard to Galt is falling architectural ornaments from buildings and the collapsing of un-reinforced brick buildings. Galt’s historic, two-story commercial buildings principally fall within the Masonry C category on the Mercalli scale (ordinary workmanship and mortar; no extreme weakness such as failing to tie in at corners, but neither reinforced nor designed against horizontal forces), meaning that these structures do pose some risk of collapsing due to ground shaking. Newer buildings are required by the Uniform Building Code to be built to withstand ground shaking. None of the policies of the Housing Element would significantly increase the potential risk from seismic activity.

Liquefaction potential within Galt is most likely to occur along drainages, particularly Dry Creek, where there are flood plain deposits and periodically high waters. The potential for landslides in

Galt is minimal due to its gentle to essentially non-existent slopes. Some potential for localized slides or slumps may exist along the banks of watercourses, however no housing developments as a result of this project will occur within the flood plain areas or along drainage courses.

Most of the soils within the Galt Planning Area are in the Class III and IV categories, with small areas of Class I and II soils. The General Plan FEIR discusses Galt as having a low expansive soil rating; however, an update to the Soil Survey of the Sacramento Area indicates that the shrink-swell potential of most of the Galt Planning Area soils is high. Thus, data on expansive soils is conflicting, and it is recommended that information will be best obtained through soils reports for specific projects.

The Housing Element will not, in and of itself, result in impacts to soil resources or from earthquakes, landslides, or other seismic events. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The issue of combating climate change and reducing greenhouse gas emissions (GHG) has been the subject of recent State legislation (AB 32 and SB 375). The Governor’s Office of Planning and Research has recommended changes to the California Environmental Quality Act (CEQA) Guidelines, and the environmental checklist which is used for Initial Studies such as this one. The changes to the checklist, which were approved in 2010, are incorporated above in the two questions related to a project’s GHG impacts.

GHG emissions produced by the residential sector are the result of natural gas and other fossil fuel consumption used for heating and cooking applications. Electricity usage by buildings results in

GHG emissions that occur at the power plants and transmission lines used to provide that energy, which may or may not be located within the City limits. All residential development in the city of Galt must comply with the standards in Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards of the California Code of Regulations, including CALGreen, to reduce GHG emissions in new construction.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential GHG impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. Similarly, the Housing Element contains policies and programs intended to further the goals of reducing GHG emissions resulting from new development. For example, several policies and programs promote higher-density, mixed use development where appropriate. Other policies and programs encourage energy conservation and energy efficiency in new and existing development.

The Housing Element will not, in and of itself, result in impacts to greenhouse gas emissions, climate change impacts, or any applicable plan, policy, or regulation reducing those impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts from hazards and hazardous materials in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

None of the sites identified in the vacant sites inventory are known to contain contaminants and/or hazardous waste. The Housing Element will not, in and of itself, result in impacts from hazardous materials, airports, toxic emissions, wildfires, and other emergencies. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

Potential impacts from hazards and hazardous materials are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At the time of development, all existing roads will be required to remain open during the construction period so there will be no interference with an emergency response plan or emergency evacuation plan. Instead of increasing fire hazards associated with flammable brush and grass, the future development of various sites throughout the city will eliminate the existing open fields which

create a potential fire hazard during the summer months. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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IX. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

j) Inundation by seiche, tsunami, or mudflow?

Discussion: The City regulates many aspects of construction and development through requirements and ordinances established in the Galt Municipal Code. Implementation of the Housing Element will not increase impacts on water resources or the need for mitigation measures beyond those included in the Galt General Plan FEIR. The City will comply with the Sacramento County Hazardous Waste Management Plan to mitigate the impacts of residential development. Flooding potential exists alongside watercourses in the Planning Area, most notably areas surrounding Dry Creek. The City of Galt’s Flood Control Ordinance implements federal legislation associated with flood control measures, and the General Plan FEIR, restricts development from the 100-year floodplain of Dry Creek.

The Housing Element will not, in and of itself, result in impacts to drainage, runoff, erosion, flooding, or natural disasters. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to hydrology and water quality are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. Future development will result in the addition of new impervious surfaces to each specific development project site. However, this is a normal consequence associated with the development of previously undeveloped parcels of land. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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X. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

b) Conflict with any applicable land use plan, policy, or

regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential land use impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Housing Element includes policies requiring amendments to the General Plan and the Zoning Code to ensure consistency between the documents. Implementation of such actions will ensure that there will not be any conflict between these governing documents. At that time, staff can ensure that the implementation of that specific project does not conflict with any applicable habitat conservation plans or natural communities’ conservation plans. The Housing Element will not, in and of itself, physically divide a community or conflict with any land use or habitat conservation plans.

All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to land use planning are location-specific and based on the type and intensity of the use proposed. Impacts cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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X. MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion: The State of California, under the Surface Mining and Reclamation Act (SMARA), can designate certain areas as having mineral deposits of regional significance. Urbanized areas and public parks are typically excluded from this determination, effectively removing the area within the Galt City Limits.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to mineral resources in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to mineral resources are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| | Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XII. NOISE

Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion: The City of Galt General Plan Noise Element establishes land use compatibility criteria for both transportation noise sources such as roadways, and for non-transportation (stationary) noise sources. Policies and implementation programs in the General Plan (Section N-1) protect Galt residents from excessive noise levels and the Galt Municipal Code Section 8.40 provides noise control standards. Noise impacts were also analyzed in the 2030 General Plan FEIR.

The Housing Element identifies sites designated for residential development that were previously evaluated for potential noise impacts in the 2030 General Plan FEIR, which includes mitigation measures to reduce impacts to noise-sensitive land uses from construction, traffic, and industrial uses by separating incompatible uses and creating noise barriers.

The Housing Element will not, in and of itself, create noise impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts from noise are location-specific and depend on the location, specific physical characteristics of a site, and the type of use proposed. Through the use of standard noise mitigation measures (i.e., alteration of project design, soundwalls, or other noise barriers), the City has been able to mitigate any identified noise impacts for previously considered projects. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XIII. POPULATION AND HOUSING

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and

| | Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The 2030 General Plan established designated areas for future growth. The Housing Element identifies sites designated for residential development that were previously evaluated for potential population and housing growth impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The City of Galt has received an allocation of 679 new residential units from SACOG based on the RHNP (2013-2021). The Housing Element recommends various housing programs to assist in providing housing for all income levels including very low-income, low-income, moderate-income, and moderate-income households. As a result, this project will not displace any existing residents, as it facilitates adequate housing for City residents.

The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of people. The Housing Element will not, in and of itself, create population and housing impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XIV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | | | | |
|-----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential impacts to public services in Chapter 6 of the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

School-related impacts depend upon the location and intensity of a project, by students generated per household, and the capacity of facilities in a given attendance area. Legislative requirements for school development fees ensure that new development will provide necessary facilities to meet projected needs, should housing projects be approved. However, State law does not require developers to provide for school sites within their developments. The City of Galt will continue to work with the Galt Joint Union School District to assure that school impact fees are paid to provide the necessary school facilities. Any development project will be conditioned to pay current school impact fees in effect at the time of building permit issuance.

Park-related impacts also depend upon the location and intensity of a project. Any future multifamily residential development will be required to provide some level of on-site recreational and open space amenities or be located near an existing park/open space facility. The City of Galt Park Master Plan has already provided sites throughout the city to meet the recreational needs of new residents. Any future residential development will be subject to applicable park improvement fees in effect at the time of building permit issuance.

The Housing Element will not, in and of itself, impact the provision of public services, including fire and police protection, schools, and parks for those land use designations. Any future proposals will be required to pay impact fees that have been established to reduce the potential impact of public services and to meet fire-flow requirements and provide adequate rights-of-way for fire and police vehicles. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XV. RECREATION

Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential recreation impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

The Galt 2030 General Plan discusses recreation resources and identifies policies and implementation programs to preserve park lands. The City adopted a Park Master Plan in 2010 to implement many of the programs and policies of the General Plan. The City of Galt’s General Plan requires the dedication of park land, where appropriate, or payment of in lieu fees based on the level of service standard of five acres of park land per 1,000 population (Policy PFS-8.1). The City has additionally adopted a Recreation Impact Fee, which is collected on each new residential unit to offset the cost of park development. The impact to recreation facilities is less than significant and will be mitigated by the above noted measures.

Implementation of the proposed Housing Element will not, in and of itself, impact any existing recreational facilities. It will not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to existing recreational facilities are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XVI. TRANSPORTATION/TRAFFIC

Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

e) Result in inadequate emergency access?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential transportation and traffic impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards. In

New residential dwelling units will require either tentative subdivision maps or site plan review for multi-family projects. Both of these procedures require a development review process that imposes conditions for adequate traffic, pedestrian, and bicycle circulation and adequate parking facilities. The City has also established several traffic mitigation fees depending on the geographic area of the City in which the residential units will be constructed. All developments must comply with the City of Galt Bicycle Transportation Plan, Park Master Plan, Galt General Plan, and are also guided by the City of Galt Citywide Traffic Circulation Study. The City has incorporated into the General Plan policies and implementation programs for minimizing future circulation impacts (Chapter C-1).

The Housing Element will not, in and of itself, impact the circulation system, congestion management, air traffic, the safety of design features, and policies, plans, and programs related to transportation. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant.

Potential impacts to transportation and traffic are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. Traffic congestion and other impacts are measured on the basis of the specific intensity of development at a given location. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. A new traffic analysis will be prepared for that specific project that will recommend specific mitigation measures necessary to reduce any identified impacts to less than significant levels.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing

facilities, the construction of which could cause significant environmental effects?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with Federal, State, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The Housing Element identifies sites designated for residential development that were previously evaluated for potential utilities and service systems impacts in the 2030 General Plan FEIR. The Housing Element is not identifying any additional sites for residential development or changing density standards.

Policies in the Public Facilities and Services Element in the 2030 General Plan provide the guidance to comply with federal, state and local statues and regulations to ensure the quality of water resources, solid waste disposal, and waste water treatment. The City has adequate solid waste capacity to meet demand for all future housing projects.

The Housing Element will not, in and of itself, impact public utilities service for communication, water, sewer, solid waste disposal, and storm drainage. The extension of utilities to service proposed development is consistent with the City's General Plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts to utilities are location-specific and based on development intensity. Impacts cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

| Potentially Significant Impact | Less Than Significant with Project-level Mitigation Incorporated | Less Than Significant Impact | No Impact |
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur. Where prior to commencement of the environmental analysis a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on the environment or would mitigate the significant environmental effect, a lead agency need not prepare an EIR solely because without mitigation the environmental effects would have been significant (per Section 15065 of the State CEQA Guidelines):

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion: Implementation of the Housing Element will not create any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. No new impacts are anticipated as a result of the Housing Element that have not already been analyzed and evaluated as part of the City of Galt 2030 General Plan FEIR, March, 2009.

6. SUPPORTING INFORMATION SOURCES

California Community Redevelopment Law, Section 33413.

California Department of Housing and Community Development. <http://www.hcd.ca.gov>.

California Housing and Community Development Department. Financial Assistance Program Directory. June 2012.

2030 Galt General Plan, 2009.

2030 Galt General Plan Environmental Impact Report (EIR), 2009.

Galt Municipal Code, 2010.

Galt Citywide Traffic Circulation Study.

Galt Bicycle Transportation Plan, 2011.

Galt Downtown Revitalization and Historic Preservation Specific Plan. September 1995.

Northeast Area Specific Plan. September 1987.

Northeast Area Specific Plan Environmental Impact Report (EIR). March 1987.

Galt Park Master Plan. 2010.

Galt Municipal Code Flood Control Ordinance.

Galt Uniform Building Code (UBC).

Sacramento Area Council of Governments (SACOG). www.sacog.org.

7. INITIAL STUDY PREPARERS

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