

4.11

PUBLIC SERVICES AND UTILITIES / RECREATION

4.11.1 INTRODUCTION

The Public Services and Utilities / Recreation chapter of this EIR summarizes setting information and identifies potential new demands resulting from the proposed project on water supply, wastewater systems, solid waste disposal, fire protection, law enforcement, schools, parks and recreation, library services, and other facilities. Information for this chapter was drawn from project information provided by the *2030 Galt General Plan*¹ and associated Existing Conditions Report² and EIR,³ the *City of Galt Water Distribution System Master Plan*,⁴ the *City of Galt Wastewater Collection System Master Plan*,⁵ the City of Galt Municipal Service Review (MSR),⁶ the *Water Supply Assessment for the Eastview Specific Plan* prepared for the project by Cardno ENTRIX,⁷ the *Eastview Specific Plan Sewer Study*,⁸ and information from local service providers.

4.11.2 EXISTING ENVIRONMENTAL SETTING

The environmental setting section describes the existing water supply, wastewater conveyance and treatment, solid waste, fire protection, law enforcement, schools, parks and recreation facilities, library services, and other facilities.

Water Supply and Treatment

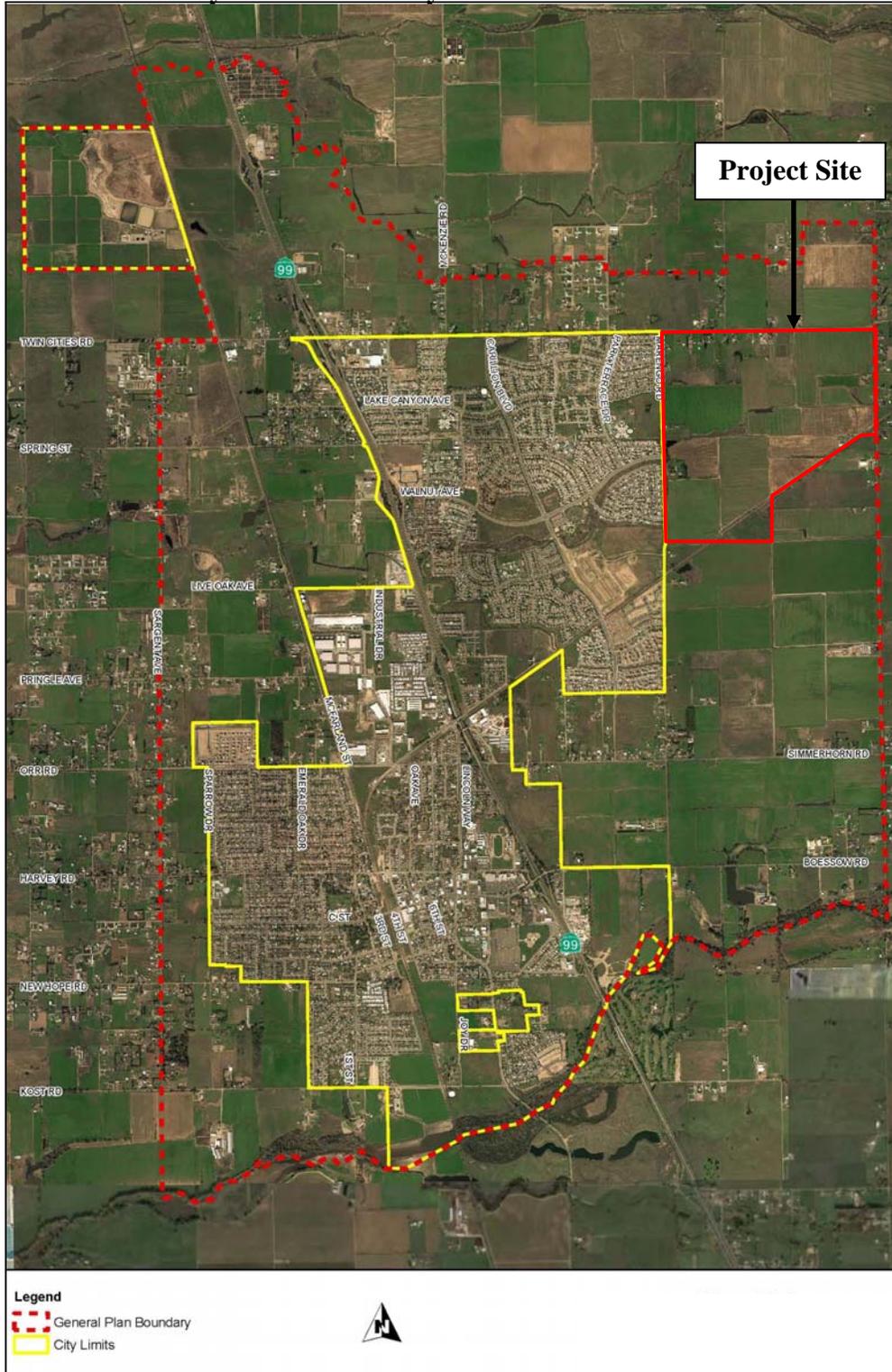
The following section describes the City of Galt's existing water supply, a description of the groundwater basin underlying the Galt area, as well as the City's water well facilities.

Water Supply

The City of Galt Public Works Department operates the City's water system which provides water throughout the community (see Figure 4.11-1). According to the City's General Plan Existing Conditions Report, the City's source of water is entirely from ground water. The proposed project site is located within the City's Water Distribution System Master Plan study area as well as the General Plan boundary. The water system includes four storage tanks at three locations and 10 active groundwater wells throughout the City. Two of the locations each have a three-million gallon storage tank and one location has two one and a half-million gallon storage tanks. The total existing storage capability is nine-million gallons. A fourth storage tank location is presently planned near Well 16 on the east side of the City.

The City's current and projected water supplies are shown in Table 4.11-1, which is based on Table 15 of the City's 2010 Urban Water Management Plan (UWMP).

Figure 4.11-1
Master Plan Study Area for the City's Water and Wastewater Distribution



Sources:
City of Galt. Water Distribution System Master Plan. May 2010.
City of Galt. Wastewater Distribution System Master Plan. May 2010.

Water Supply Source	2010	2015	2020	2025	2030
Wholesaler	0	0	0	0	0
Supplier-Produced Groundwater ¹	5,174	7,123	7,321	8,506	9,883
Supplier-Produced Surface Water	0	0	0	0	0
Transfers In	0	0	0	0	0
Exchanges In	0	0	0	0	0
Recycled Water	0	0	0	0	0
Desalinated Water	0	0	0	0	0
Other	0	0	0	0	0
Total	5,174	7,123	7,321	8,506	9,883

Notes: AFY = Acre-Feet per Year
¹ Water supply estimates based on projected water demands. Assumed groundwater supply can be sufficiently increased to meet water demands.

Source: Table 15 from City of Galt 2010 UWMP.

Current Project Site Water Demand

According to the Water Supply Assessment (WSA), between approximately three and 3.5 AFY of water per acre have been applied to the actively irrigated fields within the Liberty Ranch portion of the project site over the past five years; the water is currently obtained through on-site wells. The South Basin Groundwater Management Plan (GMP), which includes the groundwater subbasin that supplies the Liberty Ranch site, showed an average application of 4.78 AFY per acre for clover, 2.57 AFY for sudangrass, and 3.16 AFY for corn. Approximately 282 acres of the Liberty Ranch site are in irrigated cropland (the remaining land in agricultural production land is dryland farmed); thus, the water use for agricultural purposes for the past five years has ranged from approximately 846 to 987 AFY.

The non-participating properties are served by private groundwater wells, and the WSA assumes that the properties would continue to be served by the groundwater wells. According to the WSA, the average annual water demand for the rural residences is approximately 36,000 gallons per day (gpd), or 40.35 AFY.

Although Liberty Ranch High School and Estrellita Continuation High School are outside the current city limits, the schools are served by the City through a Utility Services Agreement. The water use generally has increased over time as the school, which first opened in 2008, has increased the number of classes served. According to the WSA, the water demand for Liberty Ranch High School was 93.63 AFY in 2013.

Water Purveyor

Because the project site falls within the City’s sphere of influence (SOI), the City would be the water purveyor for the proposed project after annexation. According to the WSA prepared for the proposed project, the City owns, operates, and maintains the water supply wells, four water treatment plants, four above-ground water storage tanks, and over 99 miles of water conveyance

pipelines throughout the City. Using the aforementioned facilities, the City pumps and delivers water to the residential, commercial, institutional, and industrial customers within the City's service area. According to the WSA, the combined total production for the four water treatment plants in the City is 9,100 gallons per minute (gpm) (or 13.104 million gallons per day [MGD]).

Groundwater

The following section describes the groundwater basin underlying the Galt area, as well as the City's ten existing groundwater wells.

Basin Description

Groundwater is pumped from seven active wells in the City of Galt.⁹ The total combined supply capacity of the active wells is 12,825 gpm or 18.5 MGD. The depth to ground water is approximately 80 feet to 100 feet with the wells drawing water from depths ranging from 350 feet to 900 feet.

According to the City's Urban Water Management Plan, the City is located within the geomorphic province known as the Central Valley, which is divided into the Sacramento Valley and the San Joaquin Valley. The groundwater underlying the City is part of the larger San Joaquin Valley Groundwater Basin within the San Joaquin River Hydrologic Region. The City relies upon groundwater from the Cosumnes Subbasin (Department of Water Resources Groundwater Basin Number 5-22.16) of the San Joaquin Valley Groundwater Basin as the sole source of domestic potable water. The Cosumnes Subbasin is an unadjudicated basin that supports both municipal and agricultural users. Department of Water Resources (DWR) Bulletin 118, "California's Groundwater" contains a detailed description of the Cosumnes Subbasin and the characteristics and conditions.

The Cosumnes Subbasin is bounded on the south and southwest by the Eastern San Joaquin Subbasin and on the north to northwest by the South American Subbasin of the Sacramento Valley Groundwater Basin. The subbasin drains westward through three major rivers namely, the Cosumnes on the north, Dry Creek in the middle of the basin, and the Mokelumne River on the south. A large surface water body, the Camanche Reservoir, is located along a portion of the Mokelumne River in the southeast part of the subbasin.

Based upon the water balance provided in Bulletin 118, groundwater outflows exceed groundwater inflows by approximately 4,300 AFY, suggesting a basin overdraft situation may exist. However, assuming a +/- five percent error, the water balance deficit of 4,300 AFY is potentially inconclusive with regard to the overall health of the basin.

The water-bearing units in the basin are Young Alluvium to Miocene/Pliocene Volcanics deposits. The Young Alluvium deposits consist of recent stream channel deposits and dredge tailings and the sand and gravel zones in the younger alluvium are highly permeable and yield significant quantities of water to wells. The Miocene/Pliocene Volcanics deposits are characterized by intervals of "black sands," stream gravels, silty, and clay interbedded with intervals of dense tuff breccia. The maximum thickness of these deposits increases from a few

hundred feet near the Sierra Nevada foothills on the east to over 2,500 feet along the western margin of the subbasin.

DWR has continuously monitored the groundwater level at the City's Gateway Well since 1961. Over the period of record, two distinctive periods of declining ground water levels exist (first period is from 1963 to 1980 and the second is from 1984 to 1992), which can be associated with the 1976–1977, and 1987–1992 drought periods. In each instance, over time, the groundwater levels recovered such that the depth to groundwater either met or exceeded the groundwater level at the beginning of the period of decline. The historic record for groundwater wells in the vicinity of the project site indicate that, during periods of drought, the rate of groundwater level decline increases in response to additional pumping, but recovers close to, or to pre-drought conditions, following the end of the drought.¹⁰

The City of Galt's municipal groundwater wells were historically drilled to a depth of approximately 1,000 feet. At these depths, the groundwater quality typically requires treatment for iron, manganese, and arsenic. In recent years, information was discovered about a "new" aquifer at a depth of approximately 1,700 feet. The deeper aquifer (Mehrten Formation) has low arsenic levels and has also been producing a higher water flow yield. The City installed the Kost Road Monitoring Well in the lower aquifer and arsenic levels were found to be well below the state maximum contaminant level (MCL) level of 10 parts per billion (ppb). The City constructed a deep well at the Golden Heights Water Treatment Plant location which was found to be consistent with the prior information.

Well Description

As noted previously, the City has eight municipal well sites, all of which are currently active. The wells have capacities ranging from 1,000 to 1,550 gpm with a total capacity of approximately 8,900 gpm. The City conducts regular tests of the water pumped from the wells in compliance with State of California water quality standards (Administrative Code, Title 22) to make sure that the utilization of the water source is consistent with applicable State water standards.

Water Treatment

The City's water supply is currently treated for arsenic, iron, and manganese. Arsenic enters the Wastewater Treatment Plant (WWTP) collection system via the water supply. The City has had arsenic removal equipment installed and operating at three of the City's groundwater well sites since 2009 in an effort to meet the drinking water requirement set by the Central Valley Regional Water Quality Control Board (RWQCB).¹¹ In addition, several of the City's groundwater well sites have iron and manganese treatment systems that use different filtration media but can also remove some arsenic.

The Central Valley RWQCB adopted Time Schedule Order (TSO) No. R5-2010-0100-001 on December 15, 2010, implementing interim effluent limitations for the WWTP. The TSO includes a maximum daily effluent limitation (MDEL) for arsenic of 21 micrograms per liter ($\mu\text{g/L}$),

effective until September 1, 2015. After this date, the City must fully comply with the Waste Discharge Requirements' (WDRs') average monthly effluent limitation (AMEL) of 10 µg/L.

Wastewater Conveyance and Treatment

Wastewater consists of dry weather flow (DWF) and wet weather flow (WWF). DWF (or base flow) is flow generated by routine water usage in the residential, commercial, business and industrial sectors of the sewer system. The other component of DWF is the contribution of dry weather groundwater infiltration (GWI) into the sewer system.

In total, approximately 79 miles of sewer mains and trunk sewers exist in the City's collection system.¹² The City owns and operates the WWTP, which is located approximately 2.3 miles northwest of the project site. The plant has a permitted capacity of 3.0 MGD, and is currently operating at approximately 2.2 MGD.¹³ The non-participating properties and the Liberty Ranch site are currently served by on-site septic systems and Liberty Ranch High School is served by the City.

Conveyance

The City of Galt Public Works Department operates the City's sanitary sewer collection and treatment system. The proposed project site is located within the City's Wastewater Collection System Master Plan study area as well as the General Plan boundary (see Figure 4.11-1). The collection system consists of over 80 miles of pipelines ranging in diameter from six- to 24-inches.¹⁴ Due to the relatively flat topography of the City, the sewage must be lifted by sanitary sewer lift stations utilizing the 12 sanitary lift stations in the City. Ultimately, the sewage is lifted and placed in a two-mile long 24-inch force main where the sewage is transported to the City's WWTP located north of the City at 10059 Twin Cities Road.

The City currently (2010) maintains approximately 7,200 sanitary sewer connections.¹⁵ The City has a very limited discharge from industrial-type users. Therefore, the majority of the sewage is domestic in nature, coming from residential and commercial users. The average discharge is approximately 330 gallons per day per account.

Wastewater Treatment Plant

The WWTP operates under a National Pollutant Discharge Elimination System (NPDES) permit issued by the RWQCB, Central Valley Region. According to the Galt General Plan Existing Conditions Report, the plant is rated at three million gallons per day (MGD). The plant is currently operating at approximately 2.2 MGD and provides secondary treatment.

Based on an evaluation of historical flows, the anticipated population, and the land uses predicted in the Galt General Plan, an average dry weather flow (ADWF) of 6.0 million MGD is anticipated at buildout of the General Plan.¹⁶ The City's WWTP Facilities Master Plan outlines the construction of additional treatment facilities needed to accommodate the increased flow, as well as comply with permit requirements, which will be completed in three phases.

The phase 1 tertiary improvements were completed in 2011. As part of the phase 1 improvements, a second, larger well and tank were installed in 2010 and now supply the majority of the WWTP's non-potable water needs. The current permitted design condition will address the immediate improvements to ensure reliable compliance when the ADWF is 3.0 MGD (i.e., the current permitted discharge flow rate). Improvements required under the current permitted design condition must be completed by September 1, 2015, as required by the existing permit for the WWTP.

The phase 2 future permitted design condition expansion will include the expansion projects needed to ensure reliable treatment as the ADWF increases to 4.5 MGD. The phase 2 improvements should be planned for completion by 2020. In addition, the phase 3 ultimate buildout design condition expansion will include the expansion projects needed to ensure reliable treatment as the ADWF increased to 6.0 MGD. The phase 3 improvements would not likely be needed until about 2032. The timing of the two future expansion phases (phases 2 and 3) will ultimately be determined by the actual rate of growth in the City of Galt.

Solid Waste

The project site is currently served by Sacramento County Waste Management and Recycling. California Waste Recovery Systems (CWRS), based in Galt, currently provides residential and commercial solid waste collection within the City through a franchise agreement. CWRS provides 60 gallon trash and recycling carts, 90 gallon yard waste carts, and one 40 cubic yard container for commercial uses. The City offers curbside recyclable and green-waste collection, an annual clean-up day, and household hazardous waste collection event for residents.

State law requires that each municipality diverts (i.e. recycles) at least 50 percent of their solid waste. The City has applied for a new 2001 base year survey to identify any potential sources of diversion that have not been incorporated into the CWRS survey. An audit has been completed and the City is in the process of going before the California Integrated Waste Management Board. The City anticipates to be approved by the Board at having 57 percent diversion, thus complying with State mandates.

Landfills

Landfills do not currently exist within the City of Galt. According to the City of Galt General Plan Existing Conditions Report, waste from the City is disposed of in the following locations:

- Arvin Sanitary Landfill (Kern County);
- Foothill Sanitary Landfill (San Joaquin County);
- Forward Landfill, Inc. (San Joaquin County);
- L & D Landfill Co. (Sacramento County / City of Citrus Heights Regional Agency);
- North County Landfill (San Joaquin County); and
- Sacramento County Landfill (Kiefer, Sacramento County / City of Citrus Heights Regional Agency).

It should be noted that, according to the City of Galt MSR, waste from the City is mainly transported to the North County Landfill and the Kiefer Landfill for disposal.¹⁷

The Arvin Sanitary Landfill, located at 5500 North Wheeler Ridge Road in Arvin, accepts the following types of waste: agricultural, construction/demolition, mixed municipal, tires, dead animals, and asbestos. As of June 10, 2013, the Arvin Sanitary Landfill is at capacity.¹⁸

The Foothill Sanitary Landfill, totaling approximately 800 acres, is the largest landfill in San Joaquin County. Based on the current permit, the Foothill Sanitary Landfill is projected to be in operation until 2055.¹⁹ The landfill accepts commercial and household waste, construction/demolition debris, agricultural waste, tires, and other large goods, such as refrigerators, camper shells, and camper trailers.

The Forward Landfill, totaling approximately 567 acres, is currently at capacity.²⁰ However, a Draft Supplemental Environmental Impact Report for the 2014 Forward Landfill Expansion was released in December 2014. Upon approval of the project by the County of San Joaquin, the Forward Landfill would be expanded to include an approximately 184-acre parcel. The planned expansion would extend the landfill closure date to approximately 2039.²¹

The L&D Landfill, totaling approximately 177 acres, is located at 8635 Fruitridge Road in Sacramento. According to the revised solid waste facility permit for the L & D Landfill, the estimated closure date is 2023.²² The landfill is permitted for solid waste disposal and transfer/processing of waste, but is prohibited from accepting hazardous, radioactive, medical, or otherwise contaminated materials.

The North County Landfill, totaling approximately 320 acres, receives an average of 441 tons of waste daily with a permitted quantity of 1,200 tons.²³ Based on the current permit, the Foothill Sanitary Landfill is projected to be in operation until 2046.

The Sacramento County Landfill, totaling approximately 1,084 acres, is located at 12701 Kiefer Boulevard in Sloughhouse. According to the Sacramento County Municipal Services website, the Sacramento County Landfill (known as the Kiefer Landfill) is the only permitted landfill facility in Sacramento County that may accept household waste from the public, businesses and private waste haulers. Based on the current permit, the Kiefer Landfill is projected to be in operation until 2035.²⁴

CWRS holds the Solid Waste Collection franchise for the City of Galt. In addition, the City of Galt has a comprehensive recycling program. The City's Public Works Department, in conjunction with CWRS, coordinates the curbside recycling, and green waste programs. The City provides all single-family residences with a standard 64-gallon co-mingled recycling cart and a 64-gallon yard waste cart.²⁵ Additional recycling and yard waste carts are available at no additional cost. Larger 96-gallon carts are also available at no additional cost. Each residence can receive Bulky Waste Collection Service provided by CWRS up to two times per year. Currently, residents may recycle glass, tin, aluminum foil and trays, most plastics, newspaper, mixed paper, aluminum cans, cardboard and green waste. Recycling and yard waste carts are collected on alternating weeks on the same day that solid waste is collected.

Fire Protection

The Cosumnes Community Services District (CCSD) Fire Department was formed in November 2006 when the Elk Grove Community Services District Fire Department reorganized with the Galt Fire Protection District. The District provides fire and life safety services to the Elk Grove and Galt, and parks and recreation services to Elk Grove. The District extends into some outlying areas of Sacramento County bordering Elk Grove and Galt. All of the territory previously served by the Galt Fire Protection District is now served by CCSD. The entire proposed project site is currently located within the service boundaries of the CCSD.

The District serves a population of approximately 180,000 people in a 157-square mile district. In addition, ambulance transport services are provided to the communities of Wilton, Herald, Courtland, and Walnut Grove, which creates an emergency medical services delivery area of 360 square miles.

CCSD operates eight fire stations serving the cities of Elk Grove and Galt, as well as areas of unincorporated Sacramento County. Most non-emergency Fire Department business is conducted on weekdays from the CCSD Fire Department Administration Building. CCSD has two fire stations in Galt, one at 229 5th Street (Station #45) and one at 1050 Walnut Avenue (Station #46). Station 46 is closest to the project site, located approximately 0.37 miles west of the site.

Station 46 would be the primary responding station to the project site, while additional response may be provided by Station 45. According to the Galt General Plan Existing Conditions Report, CCSD's current staffing includes 186 full-time personnel, which includes staffing for management, administration, operations, fire prevention, public education, training, emergency medical service (EMS), special operations, fleet maintenance, geographical information systems, and logistics. The District has eight fire stations with nine suppression companies and six medic ambulance companies. Administrative services such as human resources, payroll, finance, and accounting are jointly provided to both the Parks & Recreation and Fire Departments by the Administrative Services Department of CCSD. CCSD utilizes a staffing model comparable to other Sacramento region fire service agencies. The model requires three-person staffing on all engine companies, four-person staffing on all truck or rescue companies, and two-person staffing for all medic ambulances. The Department also deploys a paramedic on all front-line apparatus, creating an all Advanced Life Safety staffing model.

The District operates eight stations and comprehensive fire prevention, public education, fire investigation programs with a yearly budget of approximately \$41.7 million. The District responded to 13,134 calls for service during 2007, including 1,851 calls from the City of Galt.

According to the CCSD Staffing Chart for 2013/2014, the District Fire Department has an administration facility totaling 169 employees, including 30 fire captains, 27 engineers, and 85 firefighters, among other various classifications.²⁶ Fire-rescue operations are provided by eight advance life support engine companies, six rescue ambulance units, one aerial ladder truck company, and one Battalion Chief.²⁷

According to the CCSD 2014-15 Final Budget, the CCSD Fire Department successfully mitigated over 14,000 calls for service in 2013. The CCSD Fire Department arrived on scene with an advanced life support (ALS) apparatus in urban areas of the CCSD service area within six minutes of initial dispatch, 90 percent of the time.

CCSD is currently (2007) adequately staffed for the City of Galt and the surrounding area, with the exception that a truck company is not currently stationed in the Galt city limits. When a truck company is needed for an incident in Galt, the truck comes from Elk Grove to respond, creating a response time gap for incidents requiring a truck. Current staffing level is a major improvement compared to the Galt Fire Protection District prior to the reorganization. The CCSD provides services within its district boundaries of 157 square miles, including the City of Galt (5.6 square miles). The CCSD also provides an ambulance response zone of some 360 square miles, including the City of Galt and the surrounding area. Current staffing provides immediate Advanced Life Support (ALS) service and requires off-duty personnel for additional response capability.

The District recently adopted a five-year (2008-2013) Capital Improvement Plan which includes the consideration of future fire station locations in the City of Galt, as well as CCSD facilities serving the entire district. Each new station is proposed to house two fire apparatus and one medic ambulance vehicle. Additional projects include a new fleet maintenance facility, a training/education building, and a logistics center.

The District also has a Fire Station Concentration Policy that states, "The Fire Department constructs and staffs fire stations such that their distribution and location allow compliance with the Department's Response Time Policy." The Department's Response Time Policy is as follows: "It is the goal of emergency response units from the Fire Department to arrive on-scene in urban areas of the CSD within six minutes of initial dispatch, 90 percent of the time. In rural areas of the CSD the Department shall arrive on-scene within seven minutes of initial dispatch, 90 percent of the time."

The Concentration Policy and Response Time Policy combined are designed to allow the fire department to position resources such that they are capable of responding to emergencies in a timely manner before significant fire spread, in the case of fire, or brain damage, in the case of medical emergencies, occurs.

The City currently collects a public safety fire fee. The City has a fee transfer mechanism in place with the CCSD to transfer the fees on an annual basis to CCSD for the acquisition of equipment to serve Galt residents. CCSD has advised the City that the current fee collected by the City is inadequate, but until such time as the CCSDFD adopts a new master plan, and a new fee is calculated which reflects the fair share acquisition of equipment and allocation of costs between Elk Grove, Galt and unincorporated portions of Sacramento County served by CCSD, the amount of a new City fee which would mitigate the impacts is unknown. Adoption of a new fee by the City with transfer of the proceeds to CCSD will require a new agreement.

In addition, the City of Galt collects a special tax (Public Safety Community Facilities District) for police, fire, and emergency medical services from new growth areas in the City. The revenue

from the tax is collected for ongoing delivery of services, and not for capital facilities such as equipment.

Law Enforcement

The Galt Police Department (PD) is responsible for providing law enforcement services in the City, and the Sacramento County Sheriff’s Department currently provides law enforcement services in the unincorporated areas of Sacramento County. The location of law enforcement offices has moved over the years, one of the oldest being the Lee Township Justice Court Office on 5th Street near B Street across from the Fire Station. In July 1978, a new City Hall (380 Civic Drive) was completed and all City offices, including the Police Department, were moved to that location. In May 2003, the new police facility opened at 455 Industrial Drive. The new facility houses all police operations for the City and includes a 22,000 square foot main building and a 3,000 square foot service building. With the creation of the new police facility at 455 Industrial Drive, the current and foreseeable needs of the department are met. Planned facility improvements for the department do not currently exist.

Galt does not currently have an adopted set of standards for levels of police services. In 1988, the Police Department provided a service level of 1.82 officers per 1,000 residents. The ratio has since decreased and the present levels are one officer per 1,000 residents. Police staff recommends that the current level of service should not decrease. The Police Department estimates that they will require an additional 17 officers by the year 2020 (assuming a population of 37,000). Table 4.11-2 shows the 2015 police staffing positions and levels for the City:

Galt PD Staffing Positions	Number in Position
Chief of Police	1
Administrative Assistant	1
Crime Prevention Coordinator	1
Dispatcher/CSO	9
Lead Dispatcher	1
Lieutenant	2
Police Officer	28
Police Records Assistant	1
Records Supervisor	1
Sergeant	7
Volunteer	20 +/-

Source: City of Galt. Operating Budget, 2014 – 2016.²⁸

Average Galt PD response times and workload are measured by the number of calls for service. Calls are categorized from P1 to P3; Priority 1 calls (P1) are classified as life threatening situations and result in an immediate response to the scene. The urgency of the call descends as the priority level changes. For example, Priority 2 calls (P2) are less urgent than P1 calls and Priority 3 calls (P3) are less urgent than P2 calls. The Galt PD does not have an adopted response time standard. According to the City of Galt Municipal Service Review, the average P2 response

time was five minutes and 24 seconds in 2009. According to the Galt PD Annual Report 2005, the Police Communications Center received a total of 4,394 9-1-1 calls and 9,967 officer-initiated calls. A total of 27,110 calls were dispatched.

Schools

The City of Galt has two public school districts: Galt Joint Union Elementary School District (GJUESD) and Galt Joint Union High School District (GJUHSD). The project site is within the GJUESD and GJUHSD boundaries. The GJUESD and GJUHSD have one preschool, five elementary schools, one middle school serving grades six through eight, and three high schools, one of which is a continuation high school.

The GJUESD encompasses the City of Galt and surrounding areas in Sacramento and San Joaquin Counties. The GJUESD currently serves 3,693 K-8 students (2014/2015) in regular education. Most of the students reside in the City of Galt. In 2009/2010, the enrollment at the GJUESD was 4,122 students. The GJUESD has experienced an average enrollment decrease of approximately 10.41 percent over the last five years ($[4,122 - 3,693]/4,122 * 100 = 10.407\%$).²⁹ The GJUHSD encompasses all of the GJUESD plus three other feeder elementary districts, Oak View Elementary, New Hope Elementary, and Arcohe Elementary School District. The GJUHSD boundaries include the City of Galt, unincorporated communities of Thornton, Herald, Clay and Twin Cities, and rural areas in Sacramento and San Joaquin County. The district currently (2014/2015) serves 2,263 students. The District operates three schools: Galt High, Estrellita High, and Liberty High. In 2009/2010, the enrollment at the GJUHSD was 2,292 students. The GJUHSD has experienced an average enrollment decrease of approximately 1.27 percent over the last five years ($[2,292 - 2,263]/2,292 * 100 = 1.265\%$).³⁰ The newest high school, Liberty Ranch High School, is currently located adjacent to the City's eastern border within the proposed project site. Liberty Ranch High, which opened in August 2009, was located specifically in response to home construction and rising student population in the area. Estrellita Continuation High School is located to the east of Liberty Ranch High School on the non-participating properties.

The GJUESD and GJUHSD student generation rates per home are shown in Table 4.11-3. Three private schools currently operate within Galt. The first, Galt Adventist Christian School located at 619 Myrtle Avenue, is a private elementary school serving grades one through eight. The second, Galt Christian School located at 801 Church Street, serves students from grades kindergarten through 11. The third is New Hope Christian School, located at 200 New Hope Road, serves prekindergarten and kindergarten students.

Table 4.11-4 shows the current enrollment and capacity of the schools within the GJUESD and GJUHSD. As shown in the table, the GJUESD is overall "impacted" (i.e., the 2013-2014 enrollment exceeds the capacity by approximately 658 students). The closest elementary school to the Eastview site is Marengo Ranch Elementary, which was over capacity by 175 students in the 2013-2014 enrollment year. McCaffrey Middle School had available capacity for another 306 students. Liberty Ranch High School is nearly at capacity. According to a comment letter from GJUHSD, Liberty Ranch High School is currently operating at capacity.

Table 4.11-3 Student Generation Rates		
Grade Levels	Student Generation Factor per Household	
	Single-Family	Multi-Family
Elementary	0.48	0.31
Middle	0.17	0.09
High	-	-

Source: SCI Consulting Group. School Facility Needs Analysis. September 2011.

Table 4.11-4 Galt Schools Enrollments and Capacity		
School	Enrollment (2014)	Capacity¹
River Oaks Elementary	586	375
Valley Oaks Elementary	631	500
Lake Canyon Elementary	559	675
Marengo Elementary	550	375
Vernon E. Greer Elementary	507	250
Robert L. McCaffrey Middle	855	1,161
Galt High	936	810
Estrellita High	134	--
Liberty Ranch High	1,145 ³¹	1,242

Note:
¹ Capacity is equal to the counted number of total teaching stations times 25 students per station for grades K-5 and 27 students per station for grades 6-12. The Liberty Ranch High School capacity is based on 46 classrooms times 27 students per teacher ratio, as noted in the Liberty Ranch High School response to the Notice of Preparation of a Draft EIR, dated July 25, 2014.

Sources:
¹ Personal communication with Cynthia Dunnett, Information System Technician for the GJUESD, January 7, 2015.
² Galt Joint Union Elementary School District. School Facility Needs Analysis, 2014. Appendix C.
³ Table 6.6 from City of Galt 2030 General Plan Existing Conditions Report.
⁴ California Department of Education. DataQuest – Enrollment by Grade for 2013-2014, Galt Joint Union High. Accessed March 5, 2015.
⁵ California Department of Education. DataQuest – Enrollment by Grade for 2013-2014, Galt Joint Union Elementary. Accessed March 5, 2015.

Parks and Recreation

The City’s Parks and Recreation Department provides a variety of leisure activities for Galt citizens, including both youth and adult sports. In addition, the Department is responsible for the maintenance and scheduling of parks, pools, and all City facilities, recreational programs, park information, and facility rental. Table 4.11-5 shows a listing of the existing park facilities, the location, and the types of amenities offered.

Name	Location	Amenities
Meadowview Park	Meadowview Dr. & Kost Rd.	Restrooms, shaded picnic area with barbecues, baseball diamond with bleachers, and two playgrounds
Harvey Park	2 nd St. & C St.	Unisex restroom. Shaded picnic area with barbecue, and lighted baseball diamond with bleachers
McCaffery Park	1001 Park Terrace Dr.	Three softball fields, four (seasonal) soccer fields, play structure, and a unisex restroom
Monterey Park	1170 Monterey Bay Ct.	Play structure, pavilion picnic area and barbecue, lighted basketball court, large and small dog parks, and a unisex restroom
Roundstone Park	950 Roundstone Dr.	Play structures, pavilion picnic area, and barbecue
Southern Pacific Park	4 th St. & C St.	Turf area
Gora Aquatic Center & Chabolla Park	630 Chabolla Ave.	Restrooms, eight-lane competition pool, recreation pool with water slides, picnic area with barbecue, and volleyball court
Chabolla Skate Park	620 Chabolla Ave.	Lighted skateboard, rollerskate, and inline skate facilities
Sports Complex	1022 Carolina Ave.	Restrooms, shaded picnic area with barbecues, play structures, and three lighted softball fields with concession stand
Veteran's Soccer Field	900 Caroline Ave.	Lighted soccer field, bleachers, and unisex restroom
Lion's Oak Park	254 Oak Ave.	Play structure, picnic area, and barbecue
SMUD Park	Lincoln Way & A St.	Turf area with shade
Walker Park	380 W. Elm St.	Restrooms, lighted soccer/football field, two soccer fields, play structures, and barbecues
Emerald Vista Park	800 Emerald Vista Dr.	Restrooms, scenic bicycle path, picnic area, and play structures
Greer Basin Park	A St. & Fumasi Dr.	Restrooms, shaded picnic area and barbecue, five baseball diamonds, and play structure
Canyon Creek Park	700 Canyon Creek Way	Restrooms, shaded picnic area and barbecue, play structures, lighted basketball court, and bicycle path
Lake Canyon Park	Lake Canyon Ave.	Play structures, shaded picnic area and barbecue, horse shoe pit, and lighted basketball court
Greenwood Tot Lot	Lyonia Dr.	Play structures
Ashboro Tot Lot	832 Lyonia Dr.	Play structures
Fumasi Oak Preserve	214 S. Emerald Oak Dr.	Pathway and benches
Galt Community Park	1000 Walnut Ave.	Play structure, shaded picnic area and barbecue, two lighted sand volleyball courts, five lighted tennis courts, lighted horse shoe pits, lighted baseball field, lighted basketball court, and batting cages

Sources: Table 6.10 from City of Galt 2030 General Plan Existing Conditions Report; and City of Galt Website. Parks.

The parks located closest to the project site include McCaffery Park adjacent west to the project site, Monterey Park located approximately 0.38 miles to the west of the project site, Galt

Community Park located approximately 0.4 miles to the west of the project site, and Lake Canyon Park, located approximately 0.8 miles to the west of the project site.

In addition to City parks, regional trails provide opportunities for hiking, biking, and jogging along open space corridors throughout the region. The City of Galt contains approximately 68 acres that are dedicated to open space, which includes creeks, trails and open space corridors. Public pedestrian and biking access to the natural areas around Deadman Gulch and Dry Creek are provided by several miles of paved trails. According to the Galt Parks Master Plan Update, the Deadman Gulch Trail is 2.98 miles long and the Dry Creek trail is 0.68 miles long. Policy C-6.3 of the Galt General Plan requires the continuation of the aforementioned trail networks as new development projects are implemented on parcels adjacent to Deadman Gulch and Dry Creek. It should be noted that all of the City's parks (except the South Pacific Park) include internal paths and walkways.

Two existing community centers totaling 17,168 square feet serve the City of Galt.³² The 8,228 square foot Chabolla Community Center and 8,940 square foot Littleton Center, both located approximately two miles south of the site, are available for public use. The Chabolla Community Center is reserved for youth and senior activities, while the Littleton Center is available for rent to the general public.

According to the City of Galt Parks Master Plan Update, the City's Parks and Recreation Department currently derives funding from eight primary sources.³³ The funding sources include:

- The Galt Market;
- Facility rentals and concessions;
- Recreation programs;
- Aquatic center;
- Assessment districts;
- General fund;
- Grants; and
- Development fees.

The largest source of revenue for the City's Parks and Recreation Department is the Galt Market. The Galt Market features retail and wholesale vendors, a flea market, and fresh produce vendors. The Galt Market offers free admission, free parking, and attracts an estimated 750,000 visitors each year.³⁴ For the last few years, the Galt Market has provided nearly 70 percent of the Department's revenue. However, in 2010, approximately 54 percent of the Department's revenue was provided by the Market due to declining revenue. After accounting for the annual decline in revenues, the City's Finance Plan projects that the Galt Market would provide \$32.6 million during the next 10 years. As proposed, the Finance Plan relies on the Market for about 32 percent of the total 10-year revenues.

The City currently has three benefit assessment districts. Funding from the three assessments is collected annually and is used for various maintenance activities that are largely the

responsibility of Parks and Recreation staff. The Northeast (NE) Galt Lighting and Landscaping Maintenance District was established in 1990 and is used to finance the maintenance of landscaped street medians and corridors within the district, including the north and south branches of Deadman Gulch, street lighting facilities, and park improvements. The Galt Westside Lighting and Landscape Maintenance District was established in 1990 and finances the maintenance of landscape street buffers, medians, and corridors within the district limits. The maintenance of a portion of Hen Creek and various storm drain and sewer infrastructure features are included within the assessment. The Galt Lighting and Landscape Maintenance District No. 3 was established in 2005 and finances the maintenance of landscaped medians and corridors adjacent to property within the district. In addition, the Galt Lighting and Landscape Maintenance District No. 3 includes improvements to various parks and public facilities, such as community centers, the library, the aquatic center, and the skate park.

Policy PFS-8.1 of the Galt General Plan requires new developments to provide a minimum of five acres of parkland for every 1,000 residents. Should a new development provide less parkland acreage than required by Policy PFS-8.1, the City is authorized as a condition of approval of a final map or parcel map, pursuant to passage of the 1975 Quimby Act (California Government Code Section 66477), to require a subdivider to dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for park and recreational purposes. The fees collected can be used solely for the acquisition, improvement, and expansion of public parks, playgrounds, and recreational facilities.

Library System

According to the Galt General Plan Existing Conditions Report, the Galt Library, located at 1000 Caroline Avenue near City Hall, was founded in 1908 and is the second-oldest library in Sacramento County. The Galt Library was built in 1993 and is a City-owned building that is operated by the Sacramento County Library System. The library's service area is in the southern part of Sacramento County and includes portions of northern San Joaquin County. Communities served include Galt, Wilton, Herald, Acampo, and Lockeford.

The Galt Library is 4,225 square feet and provides approximately 37,000 books, nine internet workstations, one early learning workstation, four online catalog workstations, and a photocopier/printer.³⁵ The library is dedicated to serving the needs of children and students, and offers year-round programs as well as weekly preschool story time. The library provides customized "homework collections," Internet access, and word processors for school reports. The library has an extensive collection of materials in Spanish to serve Galt's Hispanic community. The library is a repository for Galt Historical Society materials as well as City of Galt information and documents.

4.11.3 REGULATORY CONTEXT

Existing public service, utility, and recreation policies, laws, and regulations that would apply to the proposed project are summarized below.

Federal Regulations

The following are the federal environmental laws and policies relevant to public services, utilities, and recreation.

Federal Clean Water Act (CWA)

The Federal CWA establishes the basic structure for regulating discharges of pollutants into surface waters of the U.S., and sets water quality standards for all contaminants in surface waters. Water quality standards are intended to protect public health, enhance the quality of water, and serve the purposes of the CWA. The Act defines water quality standards as federal or state provisions or laws that designate the beneficial uses of water and establish water quality criteria to protect those designated uses.

Safe Drinking Water Act (SDWA)

The federal SDWA, which was enacted in 1974, gives the United States Environmental Protection Agency (EPA) the authority to set standards for contaminants in drinking water supplies. The EPA was required to establish primary regulations for the control of contaminants that affected public health and secondary regulations for compounds that affect the taste, odor, and aesthetics of drinking water. Accordingly, the EPA set a maximum contaminant level or treatment technique for each of the 83 contaminants in drinking water listed in the SDWA. Under the provisions of SDWA, the California Department of Health Services (DHS) has the primary enforcement responsibility. Title 22 of the California Administrative Code establishes DHS authority, and stipulates State drinking water quality and monitoring standards.

Federal Emergency Management Agency (FEMA)

In March 2003, FEMA became part of the U.S. Department of Homeland Security. FEMA's continuing mission within the new department is to lead the effort to prepare the nation for all hazards and effectively manage federal response and recovery efforts following any national incident. FEMA also initiates proactive mitigation activities, trains first responders, and manages the National Flood Insurance Program and the U.S. Fire Administration.

State Regulations

The following are the State environmental laws and policies relevant to public services, utilities, and recreation.

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §560000 et seq.)

According to Sacramento LAFCo, a MSR will be required prior to processing a substantial SOI amendment in accordance with Section 56430 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (hereafter referred to as "CKH"). Section 56430, which concerns MSRs, states the following (as amended in 2011):

56430. (a) In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the SOI.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the SOI.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

(b) In conducting a service review, the commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area. The commission may assess various alternatives for improving efficiency and affordability of infrastructure and service delivery within and contiguous to the SOI, including, but not limited to, the consolidation of governmental agencies.

(c) In conducting a service review, the commission may include a review of whether the agencies under review, including any public water system as defined in Section 116275, are in compliance with the California Safe Drinking Water Act (Chapter 4 (commencing with Section 116270) of Part 12 of Division 104 of the Health and Safety Code). A public water system may satisfy any request for information as to compliance with that act by submission of the consumer confidence or water quality report prepared by the public water system as provided by Section 116470 of the Health and Safety Code.

(d) The commission may request information, as part of a service review under this section, from identified public or private entities that provide wholesale or retail supply of drinking water, including mutual water companies formed pursuant to Part 7 (commencing with Section 14300) of

Division 3 of Title 1 of the Corporations Code, and private utilities, as defined in Section 1502 of the Public Utilities Code.

(e) The commission shall conduct a service review before, or in conjunction with, but no later than the time it is considering an action to establish a SOI in accordance with Section 56425 or Section 56426.5 or to update a SOI pursuant to Section 56425.

Water

SB 610

The California Water Code requires coordination between land use lead agencies and public water purveyors. The purpose of this coordination is to ensure that prudent water supply planning has been conducted and that planned water supplies are adequate to meet both existing demands and the demands of planned development.

Water Code Sections 10910 – 10915 (inclusive), sometimes referred to as SB 610, require land use lead agencies: 1) to identify the responsible public water purveyor for a proposed development project, and 2) to request from the responsible purveyor, a “Water Supply Assessment” (WSA). The purposes of the WSA are (a) to describe the sufficiency of the purveyors’ water supplies to satisfy the water demands of the proposed development project, while still meeting the current and projected water demands of customers, and, (b) in the absence of a currently sufficient supply to describe the purveyor’s plans for acquiring additional water. Water Code Sections 10910-10915 delineate the specific information that must be included in the WSA.

According to CEQA Guidelines Section 15155, a “water-demand project” means:

- (A) A residential development of more than 500 dwelling units.
- (B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
- (C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
- (D) A hotel or motel, or both, having more than 500 rooms.
- (E) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
- (F) A mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.
- (G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.
- (H) For public water systems with fewer than 5,000 service connections, a project that meets the following criteria:

1. A proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of a public water system's existing service connections; or
2. A mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

The Eastview Specific Plan & Annexation Project meets criteria (A) and (F).

SB 221

SB 221 principally applies to the Subdivision Map Act, conditioning a tentative map on the applicant verifying that the public water supplier has sufficient water supply available to serve the project. SB 221 applies to any subdivision, which is defined as:

- A proposed residential development of more than 500 dwelling units, if the public water supplier has more than 5,000 service connections; or
- Any proposed development that increases connections by 10 percent or more, if the public water supplier has fewer than 5,000 connections.

SB 221 applies to the proposed project because the project meets the first criteria. SB 221 does not apply to any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses or housing projects that are exclusively for very low and low-income households. Per SB 221, the public water supplier is required to provide written verification of sufficient water supplies for a project. Sufficiency per SB 221 requires consideration of the following:

- Availability of water over the past 20 years;
- Applicability of any urban water shortage contingency analysis prepared per Section 10632 of the Water Code;
- Reduction in water supply allocated to a specific use by an adopted ordinance; and
- Amount of water that can be reasonably relied upon from other water supply projects, such as conjunctive use, reclaimed water, water conservation and water transfer.

The written verification must also provide evidentiary proof of the water supply, and the standard for that proof is largely similar to SB 610, as described above. In most cases, the water supply assessment prepared under SB 610 would meet the SB 221 requirement.

SB X7-7

The Water Conservation Act of 2009, commonly known as SB X7-7, requires all water suppliers to increase water use efficiency. The legislation divides water conservation into two sectors, urban water conservation and agricultural water conservation. SB X7-7 also requires that the DWR, in consultation with other State agencies, develop a single standardized water use reporting form, which would be used by both urban and agricultural water agencies. For the

urban water conservation sector, SB X7-7 sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020. The State intends to make incremental progress towards the overall goal by reducing per capita water use by at least 10 percent by December 31, 2015. Other requirements of SB X7-7 include, but are not limited to, the following:

- An urban retail water supplier shall include in its water management plan the baseline daily per capita water use, water use target, interim water use target, and compliance daily per capita water use. The DWR, through a public process and in consultation with the California Urban Water Conservation Council, shall develop technical methodologies and criteria for consistent implementation of this requirement;
- The DWR shall adopt regulations for implementation of the provisions relating to process water;
- A Commercial, Institutional, Industrial (CII) task force is to be established that would develop and implement urban best management practices for statewide water savings; and
- Effective 2016, urban retail water suppliers who do not meet the water conservation requirements established by SB X7-7 are not eligible for State water grants or loans.

Waste Discharge Requirements Program

The Waste Discharge Requirements (WDRs) Program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and are not subject to the Federal Water Pollution Control Act.³⁶ The City's WWTP is subject to WDRs, which are enforced by the Central Valley RWQCB.

The WDRs, Time Schedule Order (TSO) No R5-2010-0099 (NPDES No. CA0081434) – adopted by the Central Valley RWQCB on September 23, 2010 – permit discharge of treated effluent from the City's WWTP to both Skunk Creek and local groundwater.³⁷ The WDRs include an average monthly effluent limitation (AMEL) and a groundwater limitation for arsenic of 10 µg/L. In addition, the Central Valley RWQCB adopted TSO No. R5-2010-0100-001 on December 15, 2010, implementing interim effluent limitations for the WWTP. The TSO includes a maximum daily effluent limitation (MDEL) for arsenic of 21 µg/L, effective until September 1, 2015. After this date, the City must fully comply with the WDRs' AMEL of 10 µg/L.

Schools

California Law

The California Code of Regulations, Title 5 and Education Code govern all aspects of education within the State.

Proposition 1A/Senate Bill 50

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) is a school construction measure authorizing the expenditure of State bonds totaling \$9.2 billion through 2002, primarily for modernization and rehabilitation of older school facilities and construction of new school

facilities. \$2.5 billion is for higher education facilities and \$6.7 billion is for K-12 facilities. Proposition 1A/SB 50 implemented significant fee reforms by amending the laws governing developer fees and school mitigation, including the following:

- Establishes the base (statutory) amount (indexed for inflation) of allowable developer fees at \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial construction.
- Prohibits school districts, cities, and counties from imposing school impact mitigation fees or other requirements in excess of or in addition to those provided in the statute.
- Suspended for a period of at least eight years a series of court decisions allowing cities and counties to deny or condition development approvals on grounds of inadequate school facilities when acting on certain types of entitlements.

Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “[...] legislative or adjudicative act [...] involving [...] the planning, use, or development of real property.” (Government Code 65996[b]) Additionally, a local agency cannot require participation in a Mello-Roos for school facilities; however, the statutory fee is reduced by the amount of any voluntary participation in a Mello-Roos. Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be “full and complete mitigation.” The law identifies certain circumstances under which the statutory fee can be exceeded, including preparation and adoption of a “needs analysis,” eligibility for State funding, and satisfaction of two of four requirements (post-January 1, 2000) identified in the law including year-round enrollment, general obligation bond measure on the ballot over the last four years that received 50 percent plus one of the votes cast, 20 percent of the classes in portable classrooms, or specified outstanding debt. Assuming a district qualifies for exceeding the statutory fee, the law establishes ultimate fee caps of 50 percent of costs where the State makes a 50 percent match, or 100 percent of costs where the State match is unavailable. District certification of payment of the applicable fee is required before the city or county can issue the building permit.

Department of Education Standards

The California Department of Education published the Guide to School Site Analysis and Development to establish a valid technique for determining acreage for new school development. Rather than assigning a strict student/acreage ratio, this guide provides flexible formulas that permit each district to tailor its ratios as necessary to accommodate its individual conditions. The Department of Education also recommends that a site utilization study be prepared for the site, based on these formulas.

Parks

Quimby Act

In 1965, the State Legislature enacted the Quimby Act. The Quimby Act allows local agencies to establish ordinances requiring residential subdivision developers to provide land or pay in-lieu fees for park and recreation purposes. The City established a Parkland Dedication and In-Lieu

Fee Ordinance in November 1979, and subsequently amended the ordinance in September 1981.

The Quimby Act was amended in 1982, to establish general standards to determine the amount of land or fees to be collected. The standards are based on the amount of existing parkland in the jurisdiction, a maximum number of acreage per 1,000 population, and a formula based upon population estimates or dwelling units.

The Quimby Act provides for a maximum of three acres per 1,000 persons as the maximum standard for park dedication and fee collection, unless the amount of existing neighborhood and community parkland exceeds that limit. The City of Galt is authorized as a condition of approval of a final map or parcel map, pursuant to passage of the 1975 Quimby Act (California Government Code Section 66477), to require a subdivider to dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for park and recreational purposes. The fees collected can be used solely for the acquisition, improvement, and expansion of public parks, playgrounds, and recreational facilities.

Local Regulations

The following are the local environmental laws and policies relevant to public services, utilities, and recreation.

Sacramento LAFCo

In carrying out its responsibilities, each LAFCo must conduct studies and review and make determinations on changes of organization, reorganizations and SOIs. Sacramento LAFCo is a Responsible Agency for the proposed project and approval by LAFCo would be required for the proposed reorganization. Policies and standards have been adopted by the Sacramento LAFCo to assist in the review of proposals and the preparation of studies as necessary. The following policies pertain to public services and utilities and are directly applicable to the proposed project.³⁸ It should be noted that the Sacramento LAFCo would utilize this EIR to aid in their determination and actions regarding the proposed project.

General Standards

- B. Conformance with applicable general and specific plans
 - 1. LAFCo will approve changes of organization or reorganization only if the proposal is consistent with the General Plan and applicable Specific Plans of the applicable planning jurisdiction.
 - 2. For purposes of the above policy, the applicable planning jurisdiction is as follows:
 - a. For annexations to a city, the applicable jurisdiction is the city to which annexation is proposed;

- b. For applications for annexation to or detachment from a district all of whose territory lies within an adopted Sphere of Influence of a city, the General Plans of the city;
 - c. For an application for annexation to a special district for lands outside an adopted city Sphere of Influence, the Sacramento County General Plan;
 - d. For an application for annexation or detachment from a district whose territory lies in both the city and the unincorporated area of the county, the General Plan of the city unless the project lies outside of the city's Sphere of Influence; and
 - e. For applications for incorporations, this standard is inapplicable.
3. For purposes of this standard, the proposal shall be deemed consistent if the proposed use is consistent with the applicable General Plan designation and text, the applicable General Plan is legally adequate and internally consistent and the anticipated types of services to be provided are appropriate to the land use designated for the area.
 4. The governing body of the applicable planning jurisdiction shall recommend by resolution whether the proposal meets all applicable consistency requirements of state law, including internal consistency. LAFCo shall retain jurisdiction to determine consistency pursuant to its jurisdiction to approve, disapprove or condition changes of organization or reorganization and may require additional information if necessary.

G. Efficient Services and Orderly Development

The LAFCo has determined that community needs for efficient services and orderly development are generally met most effectively by proposed which:

1. Correct a threat to the public health and safety;
2. Consolidate the activities of public agencies in order to obtain economies from the provision of consolidated services;
3. Consolidate services and service providers in such consolidations enhance the efficiency and quality of service (see I.5.a below); and
4. Restructure agency boundaries and service areas to provide more logical, effective, and efficient local government services.

H. Need for Services

The LAFCo will determine that a need for service exists if either of the following situations is present:

1. The growth rate and density pattern indicate that the subject area will be developed for urban use within five years; or

2. The subject territory has been pre-zoned, is designated for urban uses in the appropriate land use authority's General Plan and development at the site is not inconsistent with the policies of the General Plan.

I. Standards for Annexation to and the Detachment from all Agencies

These standards govern LAFCo determinations regarding annexations and detachments to and from all agencies.

4. The annexation must be consistent with the applicable Master Services Elements. An annexation or detachment shall be approved only if the services element of the Spheres of Influence Plan of the affected agency or agencies demonstrate that adequate services will be provided within the time frame needed by the inhabitants of the annexed or detached area. Proposed annexations for land areas that lie outside of the current and next five-year increments of projected service delivery in the services element are presumed not to comply with this standard unless the applicant clearly establishes that special and unique circumstances exist which ensure the provision of quality services during the applicable time frame from the affected area are consistent with other standards.
5. The annexation must provide the lowest cost and highest quality of urban services for the affected population. LAFCo will approve an annexation or detachment only if the Commission determines that the annexing agency possesses the capability to provide the most efficient delivery of applicable urban services for the affected population.
 - a. For the purposes of this standard, the most efficient services are those which are provided at the most optimum combination of service cost and service level. In the case of providers with similar costs, the provider with higher service levels shall be deemed more efficient. In the case of providers of similar service levels, the provider at the lowest cost shall be deemed more efficient. In comparing the providers of adequate but low-cost services, with high-quality, high-cost services, the Commission shall retain discretion to determine the optimum efficiency based on compliance with the other provisions of these standards.
 - b. For the purposes of this standard, "affected population" means (1) the population which inhabits or will inhabit the area to be annexed; (2) the population currently served by a service provider operating in the area proposed to be annexed; (3) inhabitants of potential alternative service providers; and (4) in the case of a detachment, the inhabitants of both the area detached and those remaining in the area currently served by the service providers.
 - c. In evaluating the capability of an annexing agency or of alternative agencies, to provide the required service, LAFCo shall utilize the service elements of the proposed annexing entity, current service

- providers, and potential alternative service providers. In addition, LAFCo shall take into account the following factors:
- i. Physical accessibility of the territory to the agency's service provision resources; for example, is the agency the provider of sewer services which is located closest to the subject territory?;
 - ii. The agency's possession of an ability to acquire resources necessary to provide the needed service; for example, an agency may be judged unable to acquire water rights necessary to provide the water resources needed by a territory proposed for annexation;
 - iii. The agency's historic service provision, effectiveness and efficiency; for example, an agency may be judged an inefficient service provider if it has a previously documented history of service disruptions, accidents, safety hazards, excessive complaints, non-compliance with CEQA, illegal activities or excess costs/charges; and
 - iv. The appropriateness of the agency's organizational structure to meeting service needs.
- d. LAFCo shall determine the most efficient overall service provider or combination of providers.
6. Applications to annex unincorporated islands will be approved by the LAFCo Commission. Annexations to annex lands mostly surrounded or within a Spheres of Influence which otherwise correct illogical distortion of boundaries, will be approved unless they would violate another provision of these standards.
 7. Annexation of cities shall reflect logical allocations of existing roads and rights-of-way.
 8. Annexation boundaries shall be adjusted to maximize the amount of developed urban land inside a city's Sphere of Influence plan which is annexed to the city.
 9. An annexation or attachment shall not be approved merely to facilitate the delivery of one, or a few, services to the detriment of the delivery of a larger number of services, or services more basic to public health and welfare.
 10. LAFCo will not approve city annexation requests for territory that is not pre-zoned.
 11. LAFCo shall take one of the following three actions on an application for annexation or detachment:
 - a. Approve the application if it has found the change to result in the most efficient delivery of services for the affected population and complies with other applicable standards;
 - b. Approve the application on the condition that the applicant agree to actions necessary to maximize the efficiency of urban services. These may include, but are not limited to:

- i. Waiver of detachment from an existing service provider or, in the alternative, appropriate detachment fees;
 - ii. Entering into a Joint Powers Agreement with another service provider.
- c. Deny the annexation on the grounds that a more efficient combination of services for the affected population may be provided by either existing or a combination of new and existing service providers.

In the event of such a denial, LAFCo may present to the applicant, the conducting authority, and affected service providers, a statement of the reasons for the denial, and recommendations for actions necessary to ensure the most efficient form of urban services delivery to the affected population.

Specific Standards by Type of Action

A. Annexations to Cities

1. LAFCo will utilize Spheres of Influence through application of the following standards:
 - a. The LAFCo will approve an application for annexation only if the proposal conforms to and lies wholly within the approved Spheres of Influence boundary for the affected agency;
 - b. The LAFCo generally will not allow Spheres of Influence to be amended concurrently with annexation proposals;
 - c. The LAFCo will favorably consider proposals that are a part of an orderly, phased annexation program by an agency for territory within its Sphere of Influence;
 - d. An annexation must be consistent with a city's Master Services Plan Element of its Sphere of Influence Plan; and
 - e. The LAFCo encourages the annexation to each city of all islands of unincorporated territory and all substantially surrounded unincorporated areas located within the city's Sphere of Influence.
2. The LAFCo will not approve proposals in which boundaries are not contiguous with the existing boundaries of the city to which the territory will be annexed, unless the area meets all of the following requirements:
 - a. Does not exceed 300 acres;
 - b. Is owned by the city;
 - c. Is used for municipal purposes; and
 - d. Is located within the same county as the city.
3. The LAFCo will favorably consider proposals to annex streets where adjacent municipal lands will generate additional traffic and where there are isolated sections of county road that will result from an annexation proposal. Cities shall annex a roadway portion when 50 percent of the property on either or both sides of the street is within the city.
4. The LAFCo will favorably consider annexations with boundary lines located so that all streets and rights-of-way will be placed within the same city as the properties

which either abut thereon or for the benefit of which such streets and rights-of-way are intended.

5. An annexation may not result in islands of incorporated or unincorporated territory or otherwise cause or further the distortion of existing boundaries unless it is determined that the annexation as proposed is necessary for orderly growth, and cannot be annexed to another city or incorporated as a new city. Annexations of territory must be contiguous to the annexing city. Territory is not contiguous if its only connection is a strip of land more than 300 feet long and less than 200 feet wide.
6. The LAFCo opposes extension of services by a city without annexation, unless such extension is by contract with another governmental entity or a private utility.

G. Reorganization

The LAFCo will evaluate each component organizational change which makes up a reorganization proposal independently. In so doing, the LAFCo will follow the standards presented below:

1. LAFCo will strive to ensure that each separate territory included in the proposal, as well as affected neighboring residents, tenants, and landowners, receive services of an acceptable quality from the most efficient and effective service provider after the reorganization is complete.
2. The service quality, efficiency and effectiveness available prior to reorganization shall constitute a benchmark for determining significant adverse effects upon an interested party. The LAFCo will approve a proposal for reorganization which results in this type of significant adverse effects only if effective measures are included in the proposal.

2030 Galt General Plan

The following applicable goals and policies are taken from the *2030 Galt General Plan*.

Public Facilities and Services Element

Goal PFS-1 To ensure the timely development of City public facilities and services, the maintenance of specified service levels for City public facilities, and that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policy PFS-1.1 The City shall continue to provide for the location and development of needed public buildings and facilities.

Policy PFS-1.2 The City should direct urban development to avoid scattered major new construction activities to minimize the cost of providing new public facilities and services. The City shall not approve new development where existing

facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means) in a timely fashion; and
- b. The facility improvements are consistent with applicable master or facility plans adopted by the City.

Policy PFS-1.3 The City shall coordinate capital improvements programs with development fees, schedule annual growth monitoring, and utilize specific plans for large parcels of land.

Policy PFS-1.4 The City shall require development proposals to include plans for development and financing of public facilities and services.

Policy PFS-1.8 The City shall ensure through the development review process that public facilities and infrastructure are designed and constructed to meet ultimate capacity needs, pursuant to a master plan, to avoid the need for future replacement to achieve upsizing.

Policy PFS-1.9 The City shall require that new development pay its fair share of the cost of providing new public services and/or the costs of expanding/upgrading existing facilities and services impacted by the new development.

Policy PFS-1.11 The City shall require preparation of a fiscal impact analysis for all specific plans or significant general plan land use amendments. The analysis will examine the fiscal impacts on the City that result from large-scale development. The fiscal analysis shall project a positive fiscal impact from new development or include mechanisms to fund projected fiscal deficits.

Goal PFS-2 To ensure an adequate, safe, and reliable water supply sufficient to meet the future needs of the City.

Policy PFS-2.1 The City shall assure the provision of necessary water service for the community.

- Policy PFS-2.5 The City shall not extend water service to areas outside the city limits prior to annexation unless the City amends the Utility Services Area with LAFCO.
- Policy PFS-2.7 The City shall ensure that water supply capacity and infrastructure are in place prior to granting building permits for new development.
- Policy PFS-2.9 The City shall, to the extent practicable, promote water conservation and reduced water demand by:
- a. Requiring water-conserving building design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures; and
 - c. Encouraging retrofitting of existing development with water-conserving devices.
- Goal PFS-3 To ensure adequate wastewater collection and treatment and the safe reclamation of treated effluent.
- Policy PFS-3.3 The City should not permit the development and use of new individual septic systems within city limits except as may be allowed in the Galt municipal code.
- Policy PFS-3.4 The City shall oppose urban development within the sphere of influence which is not sewered and shall oppose the use of “package treatment plants”. Urban development should be considered as less than 2 acre parcels on the west side of the Planning Area and less than 5 acre parcels on the north and east side of the Planning Area.
- Policy PFS-3.8 The City should not extend sewer service to areas outside the city limits prior to annexation unless the City amends the Utility Services Area with LAFCo.
- Goal PFS-5 To ensure the safe and efficient disposal and recycling of solid waste generated in Galt.
- Policy PFS-5.1 The City shall require waste collection in all new developments.
- Goal PFS-6 To deter crime and to meet the growing demand for police services associated with increasing population and commercial/employment development in the city.

- Policy PFS-6.2 The City should continue to provide adequate police protection and law enforcement by maintaining a police department capable of meeting the needs of the community.
- Policy PFS-6.3 The City shall strive to achieve and maintain staffing levels consistent with the adopted recommendations of the 2007 Matrix Report and provide necessary equipment and vehicles to ensure maximum efficiency within the City's overall budgetary constraints.
- Policy PFS-6.4 The City shall require developers to incorporate best available practices in residential and nonresidential site plan design and construction using principles of Crime Prevention through environmental design, Safescape, eyes-on-the-street design techniques, and related programs in order to minimize criminal activities including vandalism, graffiti, and burglary.
- Policy PFS-6.5 The City shall require new development to develop or fund police facilities, equipment, and personnel that, at a minimum, financially support standards identified in Policy PFS-6.3.
- Goal PFS-7 To protect residents, employees, and visitors in Galt from injury and loss of life and to protect property from fires.
- Policy PFS-7.1 The City shall continue to support the Cosumnes Community Services District Fire Department for fire protection and emergency medical service capable of meeting the needs of the community based on the benefit received. In addition, the City shall work with the Cosumnes Community Services District regarding necessary public fire facilities, equipment, and operational costs for the provision of fire prevention, fire protection, and emergency medical services to Galt residents.
- Policy PFS-7.3 The City shall comply with the provisions of the California Fire Code (Title 24, Part 9) with City amendments.
- Goal PFS-8 To maintain and expand the public park system, recreational, and civic facilities suited to the needs of residents, employees, and visitors.
- Policy PFS-8.1 The City shall require new developments to provide for park acreages at a minimum of 5 acres/1,000 residents and make land acquisition for parks and open space a recreation priority.

- Policy PFS-8.2 The City shall require developers of land adjacent to Dry Creek and Deadman Gulch to provide a continuous pedestrian and bicycle trail system, set aside land for a dedicated wildlife habitat, and provide related amenities.
- Policy PFS-8.4 The City shall encourage neighborhood park development adjacent to school sites and similar community-oriented facilities (e.g., Boys and Girls Club, FFA, etc.) to maximize land and facility use and shall negotiate joint use agreements whenever possible.
- Policy PFS-8.7 The City shall consider the following factors in the design of new parks:
- a. Safety;
 - b. Security;
 - c. Maintenance;
 - d. Accessibility;
 - e. Landscaping complimentary to the surrounding environment;
 - f. Travel distance of users;
 - g. Passive versus active use areas;
 - h. Restroom facilities;
 - i. Citizen input;
 - j. Adequacy of off-street parking;
 - k. Flexibility for programming activities;
 - l. Nature education opportunities; and
 - m. Linkages to other parks, open space areas, and significant community activity centers.
- Policy PFS-8.11 The City shall encourage pedestrian and bicycle trail linkages between parks, open space areas, wildlife habitat, and significant community activity centers.
- Goal PFS-9 To coordinate with the school districts in their efforts to provide for the educational needs of all Galt residents, and to ensure that adequate school facilities are available and appropriately located to meet the needs of Galt residents.
- Policy PFS-9.1 The City and residential developers should coordinate with the school districts to ensure that needed school facilities are available for use in a timely manner.
- Policy PFS-9.3 The City should plan and approve residential uses that are accessible to school sites in order to enhance

neighborhoods, minimize transportation requirements and costs, and minimize safety problems.

Policy PFS-9.4 The City's land use planning should be coordinated with the planning of school facilities and shall involve the school districts in the early stages of the land use planning process.

Goal PFS-11 To promote adequate levels of utility services provided by private companies and to ensure that these are constructed in a fashion that minimize their negative effects on surrounding development.

Policy PFS-11.1 The City shall communicate its major development plans with utility companies and coordinate planning of facility extensions.

Policy PFS-11.2 The City shall require underground installation of electrical distribution utility lines in new developments and areas that are redeveloped, except where infeasible for operational reasons.

Policy PFS-11.4 The City should coordinate with gas and electricity service providers to locate and design gas and electric systems to minimize environmental and other impacts to existing and future residents.

Safety and Seismic Element

Goal SS-1 To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.

Policy SS-1.7 The City shall continue to require that alterations to existing buildings and all new buildings be built according to the seismic requirements of the California Building Standard Code.

Goal SS-4 To minimize the risk of loss of life, injury, distress, and damage to property resulting from natural and human-made fires.

Policy SS-4.2 The City shall assist, if necessary, the Cosumnes Community Services District Fire Department in their efforts to ensure that existing and new buildings used for public assemblage comply with State codes and local ordinances for fire protection.

Policy SS-4.4 The City shall approve developments only if sufficient water supply and emergency vehicle access are available at

the time combustible materials are brought on the construction site.

Policy SS-4.5 The City shall require all development projects to mitigate fire protection and emergency medical service impacts associated with capital facilities and equipment, including personnel.

Policy SS-4.6 The City shall require sprinkler systems in all new commercial, office, public, and industrial construction, in accordance with City ordinances. The City shall require fire sprinklers in all new residences.

Circulation Element

Goal C-6 To provide a safe, comprehensive, and integrated system of facilities for non-motorized transportation for both transportation and recreation.

Policy C-6.3 The City shall continue to encourage a continuous, comprehensive, and safe system of recreational, commuter, and convenience bicycle routes that link neighborhoods and activity centers in the city and also provide linkages to the recreational trail system along Dry Creek and Deadman Gulch. The City shall also provide appropriate signage, in accordance with the California Manual of Uniform Traffic Control, for easy rider way-finding through the system of City bikeways.

Policy C-6.5 The City shall require the development of adequate, convenient, and secure bicycle parking at employment centers, recreational facilities, transit terminals, commercial businesses, and in other locations where people congregate.

Policy C-6.6 The City shall consider the needs of bicyclists when new roadways are constructed and existing roadways are upgraded. All collector streets and minor arterials with right-of-ways of 60 feet shall have striped and signed Class II bike lanes unless determined infeasible.

Policy C-6.7 The City shall require developers to finance and install pedestrian pathways, bikeways, and multi-purpose paths in new development, as appropriate, following the standards in the Caltrans Highway Design Manual Chapter 1000.

Policy C-6.8 The City shall develop safe and pleasant pedestrian ways. To this end, the City shall ensure sidewalks are wide

enough for pedestrian convenience and conform to ADA standards.

Policy C-6.9

The City shall encourage developers of new neighborhoods to provide separated sidewalks that promote pedestrian convenience and conform to ADA standards with appropriate landscaping of roadway strips.

Galt Municipal Code

Section 18.64.080B.02. Requirements

As a condition of approval of a tentative map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for park or recreational purposes at the time and according to the standards and formula contained in this Chapter. The land dedicated or the fees paid, or both, shall be used for community and neighborhood parks and facilities in such a manner that the locations of such parks and facilities bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision generating such dedication or fees, or both.

Section 18.64.080B.03. Park acreage standard – population per type of dwelling unit.

It is found and determined as follows:

- A. In accordance with Government Code Section 66477, the public interest, convenience, health, safety and welfare therefore require that five acres of property for each one thousand persons residing within the City be devoted to local park and recreation purposes.
- B. The 2010 Federal Census for the City found the average population per household within the City to be 3.24.

Section 18.64.080B.04. Formula for Dedication of Land

- A. Where a park or recreation facility has been designated in the General Plan and is to be located in whole or in part within the proposed subdivision and is reasonably related to serving the present and future need of the residents of the subdivision, the subdivider shall dedicate land for park and recreation facilities sufficient in size and topography to meet that purpose. The amount of land to be provided shall be determined pursuant to the following formula:

$$\frac{\# \text{ Households Proposed} \times 3.24 \text{ Persons/Unit} \div 1,000 \times 5 \text{ acres}}{\text{Acreage Dedicated}} = \text{Minimum}$$

- B. Dedication of land pursuant to this section shall be made in accordance with the procedures contained in Section 18.64.080B.11.

Section 18.64.080B.06. Criteria for requiring both dedication and fee.

In subdivisions of more than fifty parcels, the subdivider shall both dedicate land and pay a fee in lieu in accordance with the following:

- A. When only a portion of the land to be subdivided is proposed in the General Plan as the site for a local park or recreational facility, such portion shall be dedicated for local park or recreation purposes and a fee computed pursuant to the provision of Section 18.64.080B.07 shall be paid for the value of any additional land, plus twenty percent toward costs of off-site improvements, that would have been required to be dedicated pursuant to Section 18.64.080B.04.
- B. When a major part of the local park or recreation site has already been acquired by the City and only a small portion of land is needed from the subdivision to complete the site, such portion shall be dedicated and a fee computed pursuant to Section 18.64.080B.07 shall be paid in an amount equal to the value, plus twenty percent toward costs of off-site improvements, which would otherwise have been required to be dedicated pursuant to Section 18.64.080B.04. Such fees shall be used for the improvement of the existing park or recreation facility or for the improvement of other neighborhood or community parks and recreation facilities reasonably related to serving the subdivision.

Section 18.64.080B.07. Amount of fee in lieu of land dedication.

When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the estimated fair market value at the time of final map approval of the land which would otherwise be required for dedication pursuant to Section 18.64.080B.03, plus twenty percent toward costs of off-site improvements, such as, but not limited to, the extension of utility lines. Fees to be collected pursuant to this section shall be approved by the Community Development Director based upon a current appraisal prepared by a qualified firm. All costs associated with the appraisal shall be the responsibility of the applicant.

Section 18.64.080B.09. Determination of land or fee.

Whether the city accepts land dedication or elects to require the payment of a fee in lieu thereof, or a combination of both, shall be determined by consideration of the following:

- A. Policies, standards and principles for park and recreation facilities in the General Plan;
- B. Topography, geology, access and location of land in the subdivision available for dedication;
- C. Size and shape of the subdivision and land available for dedication;
- D. Feasibility of dedication;
- E. Compatibility of dedication with the General Plan;
- F. Availability of previously acquired park property.

The determination of the city as to whether land shall be dedicated, or whether a fee shall be charged, or a combination thereof, shall be final and conclusive.

Section 18.64.080B.11. Procedure.

- A. At the time of approval or conditional approval of the tentative subdivision map or parcel map, the planning commission shall determine whether land, in-lieu fees, a combination of land and fees, shall be dedicated and/or paid by the subdivider. If the city planning commission requires the payment of in-lieu fee payment by the subdivider, the city planning commission shall set the amount of land upon which the in-lieu fee shall be based at the time of final map approval.
- B. At the time of the recording of the final subdivision map or parcel map, the subdivider shall dedicate the land and/or pay fees as set in Section 18.64.080B.05. At the direction of the city, fees shall be paid prior to issuance of any building permit for any structure in the subdivision.
- C. Open space covenants, conditions and restrictions for private park or recreation facilities shall be recorded concurrently with the final subdivision map or final parcel map.

Section 18.04.100. Establishment of Fees

For all projects which are approved pursuant to this Title, the applicants, subdividers, or the successors thereof, shall pay fees in accordance with approved schedules of the City, and shall pay fees which may be imposed subsequent to project approval, at the time of development, building permit issuance, certificate of occupancy or other prescribed time, including but not limited to fees for sewer, water, traffic, fire, police, administration, park, building, engineering, or other fees established in accordance with law.

City of Galt 2010 Urban Water Management Plan

The City's UWMP was prepared in compliance with the Urban Water Management Planning Act and SB7-7, and includes all information necessary to meet the requirements of California Water Code, Division 6, Part 2.6. The City intends to implement the UWMP, including the water use reduction plan outlined within, in accordance with State requirements. The City has already taken various measures to help ensure that urban water use continues to meet the 2020 target.

City of Galt 2010 Water Distribution System Master Plan

The City of Galt recognizes the importance of planning, developing, and financing the City's domestic water system facilities. In order to continue to provide reliable and enhanced domestic water service to existing customers and to serve anticipated future developments, the 2010 Water System Master Plan was prepared. The City's Water Distribution System Master Plan is intended to serve as a tool for planning and phasing the construction of future water transmission and distribution facilities, through the project horizon year of 2030.

The City's Water Distribution System Master Plan summarizes the City's existing distribution system infrastructure, and documents the City's acceptable design criteria and current growth assumptions. In addition, a capacity evaluation of the existing system is documented, including a list of facility improvements needed to meet the water demand needs of existing users, as well as the needs of planned future developments. Included in the Water Distribution System Master Plan is a capital improvement program and a cost allocation analysis. The proposed project site is addressed within the Capital Improvement Program Table (Table 6.3) and the improvements proposed near the project site are described as part of the Phase 2 (2016 and beyond) Projects.

City of Galt Wastewater Collection System Master Plan

The City's Wastewater Collection System Master Plan identifies capacity deficiencies in the wastewater collection system, develops feasible alternatives to correct deficiencies, and plans the infrastructure that will serve future development. The Master Plan includes a chapter for each of the following topics: background, study area description, planning criteria, wastewater design flows, wastewater collection system facilities and hydraulic model, capacity evaluation and proposed improvements, and capital improvement projects.

4.11.4 IMPACTS AND MITIGATION MEASURES

The following section describes the standards of significance and methodology utilized to analyze and determine the proposed project's potential impacts related to public services, utilities, and recreation.

Standards of Significance

Impacts would be significant if adverse environmental effects associated with the specific standards of significance identified below result from project development. Consistent with Appendix G of the CEQA Guidelines a public services, recreation, and utilities impact may be considered to be significant if any potential effects of the following conditions, or potential thereof, would result with the proposed project's implementation:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Result in insufficient water supply available to serve the project from existing entitlements and resources, or new or expanded entitlements needed;
- Require sewer service that may not be available by the area's wastewater treatment provider;
- Be served by a landfill exceeding the permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws;
- Increase the demand for additional law enforcement or fire protection services beyond the ability of the existing departments to provide adequate service such that

new or physically altered facilities would be required, the construction of which could cause significant effects;

- Increase the total number of students beyond the capacity of local school districts such that new or physically altered facilities would be required, the construction of which could cause significant effects;
- 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;
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; or
- Increase the demand for additional governmental services, including library services, such that new or physically altered facilities would be required, the construction of which could cause significant effects.

It should be noted that impacts related to storm drainage facilities are addressed in Chapter 4.8, Hydrology and Water Quality / Storm Water Quality, of this EIR.

Method of Analysis

The Public Services and Utilities / Recreation chapter identifies any impacts of the proposed project on the existing public services and utilities that could occur if the project as currently proposed is approved and implemented. The standards of significance listed above were used to delineate the significance of any potential impacts associated with the public services, recreation, and utilities of the proposed project. The general methodology employed for the various technical reports is summarized below.

Water Supply Assessment (WSA)

The WSA prepared for the proposed project by Cardno ENTRIX, documents the projected water demands associated with the proposed Eastview Specific Plan development, the existing and projected water demands within the City boundaries and General Plan Study Area, and projected supplies available from long-term sources.

Water Code Sections 10910-10915 delineate the specific requirements of a WSA. The WSA for the proposed project is structured according to those requirements. The purpose of this WSA is to provide an analysis of whether the City has sufficient projected water supplies to meet the anticipated demands of the Eastview Specific Plan development and other future development. The WSA prepared for the proposed project evaluates whether the total projected water *supply* estimated to be available for the project would meet the projected water *demand* associated with the proposed project, in addition to existing and planned future water uses.

The project's WSA does not reserve water or function as a "will serve" letter or any other form of commitment to supply water. The provision of water service would continue to be undertaken in a manner consistent with applicable City of Galt policies and procedures, consistent with existing law. If there are changes in the Eastview Specific Plan development, the WSA shall be reviewed in order to assess if a subsequent WSA is required.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance identified above. The discussions and mitigation measures presented below apply to the Liberty Ranch, “Future Growth Area,” and non-participating properties portions of the proposed project unless otherwise stated.

4.11-1 Result in insufficient water supply available to serve the project from existing entitlements and resources, or require the construction of new water delivery, collection, or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The proposed project includes annexation of approximately 504 acres and development of approximately 338 acres of land for mixed residential neighborhood uses, including low density, medium density, and high density residential, parks, open space, schools, and public facilities.

The following impact discussion addresses water supply, water distribution, and water treatment as related to the proposed project. The discussions presented below apply to both the Liberty Ranch and non-participating properties portions of the proposed project unless otherwise stated.

Water Demand

With the exception of the existing high schools and the proposed elementary school, future water demands shown in Table 4.11-6 were estimated based on the water demand factors included in the City of Galt Water Distribution System Master Plan, which are based on land use categories.

The water demand for the existing Liberty Ranch High School and Estrellita Continuation High School was estimated based on the average use from 2011 through 2013, at which point all grades were being served by the school. The demand for the elementary school was estimated by prorating the demand based on the acreage of the school compared to that of the high school.

As indicated in Table 4.11-6, anticipated water demand for the proposed project at buildout is 1,371.35 AFY, which is 250.37 to 413.48 AFY more than the current and historic water demand on the property.

According to the WSA, the City does not typically experience lasting drought impacts, and water supply estimates for the single-dry and multiple-dry years do not differ significantly from average years. Historically, prolonged drought has had little extended effect on the availability of water supply. The temporary increase in groundwater depth has not impacted the City’s ability to supply water or had a significant impact on water quality.

Table 4.11-6 Proposed Project and Remaining Specific Plan Demand				
Land Use	Acreage	Demand Coefficient (gpda)	Average Day Demand (gpd)	Demand (AFY)
Proposed Project Phases 1 - 5				
Low Density Residential	247.2	2,900	716,880	800.5
High Density Residential	10.0	4,700	47,000	52.5
Commercial	0.0	2,600	0.0	0.0
Schools ²	60.1	N/A	N/A	97.35 ⁴
Parks	11.4	4,300	49,020	54.7
Open Space	44.5	0.0 ³	0.0	0.0
Total				1,005.05
Remaining Specific Plan				
Low Density Residential	84.9	2,900	296,670	331.3
Commercial	12.0	2,600	31,200	35.0
Total				366.3
Combined Total				1,371.35
<p>Notes:</p> <p>gpda = gallons per day per acre; gpd = gallons per day</p> <p>¹ Coefficients are from the City of Galt Water Distribution System Master Plan.</p> <p>² This includes both the existing high schools and the proposed new elementary school. High school use was estimated by averaging the use at the high school over the past 3 years. Elementary school use was determined by prorating the high school use based on acreage. If the elementary school is not built, this area could be developed with 48 dwelling units, resulting in a demand of approximately 28.59 AFY, based on the coefficient for Low Density Residential. This is 14.34 AFY more than the elementary school, but would not change the conclusions of this WSA.</p> <p>³ Open Space land uses would not be irrigated once plants were established</p> <p>⁴ The estimated water use for the high school is between 71 and 93 AFY. The high end of this estimate was used for total demand.</p>				
<p>Source: Cardno ENTRIX, 2014.</p>				

The historic record for groundwater wells in the vicinity of the project site indicate that, during periods of drought, the rate of groundwater level decline increases in response to additional pumping, but recovers close to, or to pre-drought conditions, following the end of the drought.³⁹ Therefore, available supply comparisons and future demand for normal, single-dry, and multiple-dry years are not assumed to change from an average year.

Water Supply

Table 4.11-7 shows the past, present, and projected groundwater supply for the City of Galt in five-year increments through the 20-year planning horizon used in the 2010 UWMP (2010 to 2030); the table also includes demand in 2009 to comply with the requirement that the WSA show the volume of water extracted over the past five years. The projected groundwater to be pumped through 2030 is based on demand projections available at the time the UWMP was issued and assumes a 3.4 percent growth rate; the projections also incorporate water conservation associated with Senate Bill X7-7.

Table 4.11-7 City of Galt Current and Projected Water Supply¹						
Water Supply Sources	2009	2010	2015	2020	2025	2030
Supplier-Produced Groundwater ²	5,741	5,174	7,123	7,321	8,506	9,883
Note: ¹ Supply is shown in acre-feet per year (AFY) ² Water supply estimates based on projected water demands. Assumes groundwater supply can be sufficiently increased to meet water demands.						
Source: Cardno ENTRIX, 2014.						

As discussed previously, eight active groundwater wells are located throughout the service area; the projected water supply available to the City in the 2010 UWMP assumes that if needed to meet demand, new wells will be constructed. The City plans to accommodate new water demands by increasing groundwater pumping. Increased capacity will be provided by new wells that are equipped with treatment facilities for disinfection, and for removal of iron, manganese, arsenic, and other constituents required by California Department of Public Health standards.

As described above, water demands for the proposed project are projected to be approximately 1,371 AFY. The water demand is within the projected demand estimated by the 2010 UWMP through 2030. Total demands in 2035 are expected to be lower than projected through 2030 in the UWMP because the population of Galt is now expected to grow at a far slower rate. Because available supply and future demand for normal, single-dry, and multiple-dry years are not assumed to change from an average year, sufficient supply for all water year types exists. It should be noted that the proposed project includes fewer units than allowed by the General Plan, which will result in lower water demands than estimated in the General Plan EIR.

The City plans to accommodate new water demands by increasing groundwater pumping. As stated in the 2010 UWMP, if warranted by demand, the City would construct new wells and supply facilities; a new well would be constructed to serve the proposed development at the Eastview Specific Plan site that has the ability to provide water to the project site. It should be noted that the analysis assumed that the remainder of the Eastview Specific Plan area would continue to be served by private wells. Although groundwater levels fluctuate during droughts, long-term studies have shown that the levels have recovered, and the Groundwater Management Plan includes measures to monitor and take actions to ensure the effective management of the basin. Historically, the shallow and intermediate aquifers have provided acceptable yield to cover water demands. Additionally, based on the groundwater pump tests conducted, groundwater levels recover to pre-pumping conditions within 30 minutes once the well is turned off.

The current water use on the site is shown in Table 4.11-8, along with the projected use for the proposed development on approximately 338 acres, and the projected use for the remainder of the Eastview Specific Plan site.

Table 4.11-8 Net Increase in Demand from Specific Plan Buildout	
Land Use	Demand (AFY)
Liberty Ranch Phases 1 – 5	1,005.05
Remaining Specific Plan	366.3
Combined Total	1,371.35
Current Uses	957.87 – 1,120.98
Net Increase	250.37 – 413.48

Source: Cardno ENTRIX, 2014.

The increased usage from for the entire Eastview Specific Plan site would range from 250.37 to 413.48 AFY. The relatively small increase in projected demand is within the estimated demand in the 2010 UWMP. Therefore, the City’s groundwater supply is sufficient to meet the expected water demand of 1005.05 AFY for the development that is currently proposed for approximately 338 acres of the site (Liberty Ranch), as well as the 366.3 AFY required to supply the non-participating properties. The demand for the currently proposed development combined with the demand for the remainder of the Eastview Specific Plan Area would result in a total of 1,371.35 AFY in normal, single dry, and multiple dry years for the 20-year projection period required for the project, in addition to existing and planned future uses.

Additionally, a drawdown test using the three on-site agricultural wells was conducted to measure changes in groundwater levels in response to onsite pumping. Two wells were pumped for approximately five days (at a combined flow rate of approximately 2,040 gallons per minute) while groundwater levels were measured continuously in the third well. Groundwater level measurements in the non-pumping well, located approximately 2,700 feet from the pumping wells, did not indicate a measureable drawdown. Groundwater levels in the observation well actually increased by approximately one foot during the drawdown test, indicating groundwater recharge after the bulk of the seasonal pumping in the area had declined.

Groundwater production from the intermediate aquifer is not projected to significantly impact off-site wells more than the current agricultural operations. Constructing a well in the deep aquifer at the project site, similar to the City’s most recent deep aquifer well (sealed against the intermediate and shallow aquifers), would cause less impact to surrounding shallow and intermediate wells than a new intermediate aquifer well.

Groundwater levels in the vicinity of the project site are relatively stable with respect to yearly variations during the past five years, with seasonal variations of approximately 10 to 20 feet. During the current drought, groundwater levels are expected to be slightly deeper than previous measurements. However, as noted previously, groundwater levels in the groundwater basin have historically recovered following past droughts.

Water Conveyance

Existing 12-inch water lines run the length of the project site's western boundary within Marengo Road. Water system improvements would be constructed in accordance with City of Galt standards. In order to adequately serve the project, a new municipal well is proposed on a 0.5-acre site located at the southwest corner of the project site, adjacent to Marengo Road and south of Elk Hills Drive. The existing on-site wells would continue to be active with development of the site. The site would be connected into the City of Galt's water system to augment the supply of potable water. The water distribution system is designed to be constructed in phases, consistent with the proposed project phasing, starting at Marengo Road and proceeding to the east. The project would include the construction of a series of 12-inch and eight-inch water mains looped to serve development.

Water Treatment

The proposed project would result in increased demand on the City's water treatment capacity at the existing treatment facilities. As noted previously, the TSO issued by the Central Valley RWQCB includes a MDEL for arsenic of 21 µg/L, effective until September 1, 2015. After this date, the City must fully comply with the WDRs' AMEL of 10 µg/L. In order to comply with the WDR for arsenic, the City has completed an Arsenic Compliance Plan. The Plan includes a schedule which provides the City with the flexibility to determine and implement the best long-term strategy for handling the arsenic treatment. Mitigation would be required to ensure that adequate water treatment capacity exists to serve the proposed project.

Conclusion

Based on the analysis described above, the WSA demonstrates that the City has the capacity to serve the proposed project as accounted for in the UWMP. The conveyance of water to the proposed project would be sufficient with the new and upgraded connections to the existing pipeline within the Marengo Road right-of-way. In addition, the project would not require the City to acquire additional water supply entitlements. However, the proposed project would be required to ensure that sufficient treatment capacity at the City's groundwater wells and/or water treatment plant exists. Therefore, the proposed project could have a *potentially significant* impact to water supply, delivery, and treatment.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Non-Participating Properties and Future Growth Area

4.11-1(a) *Prior to issuance of building permits for future development of the non-participating properties and Future Growth Area, the project applicant shall implement one of the following measures to ensure that adequate water treatment capacity exists to serve the project:*

- *Provide calculations showing that adequate water treatment capacity exists to serve the project based on existing (at the time) City improvements. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.*

- Or -

- *The project applicant for the non-participating properties and Future Growth Area shall provide funding for construction of additional treatment capacity at the City's system to serve the project. The funding shall be calculated in coordination with, and submitted to, the City of Galt Public Works Department prior to issuance of building permits and construction shall be complete prior to occupancy.*

- Or -

- *The project applicant for the non-participating properties and Future Growth Area shall provide potable water to the project site via an on-site well. The well shall include treatment mechanisms for arsenic, lead, and manganese (as needed), subject to review and approval by the City's Public Works Department.*

Liberty Ranch

4.11-1(b) *Prior to issuance of the first building permit for development of the Liberty Ranch area, the project applicant shall implement one of the following measures to ensure that adequate water treatment capacity exists to serve the project:*

- *Provide calculations showing that adequate water treatment capacity exists to serve the project based on existing (at the time) City improvements. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.*

- Or -

- *The project applicant for the Liberty Ranch area shall provide funding for construction of additional treatment capacity at the*

City's system to serve the project. The funding shall be calculated in coordination with, and submitted to, the City of Galt Public Works Department prior to issuance of building permits and construction shall be complete prior to occupancy.

- Or -

- *The project applicant for the Liberty Ranch area shall provide potable water to the project site via an on-site well. The well shall include treatment mechanisms for arsenic, lead, and manganese (as needed), subject to review and approval by the City's Public Works Department.*

4.11-2 Exceed wastewater treatment requirements of the applicable RWQCB, require the construction of new wastewater delivery, collection, or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or require sewer service that may not be available by the area's wastewater treatment provider. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

The following analysis is based on the Eastview Specific Plan Sewer Study prepared for the proposed project. The discussions and mitigation measures presented below apply to the Liberty Ranch, "Future Growth Area," and non-participating properties unless otherwise stated.

Conveyance

According to the City Wastewater Master Plan, future development from the area east of Marengo Road, north of the railroad, and south of Twin Cities Road – which corresponds with the project site – is to be served by the Northeast Trunk Sewer. The Northeast Trunk Sewer was initially identified as 15 inches in diameter. The Northeast Trunk Sewer line was anticipated to traverse the River Oaks 3 Subdivision located between Carillion Boulevard and Marengo Road at a location roughly corresponding to Ripken Avenue. The planned Northeast Trunk Sewer will connect to the existing 21-inch diameter Carillion Trunk Sewer that terminates at the nearby Vintage Oaks Lift Station. At the present time, however, the Northeast Trunk Sewer has not been installed in the River Oaks 3 Subdivision, nor has future accommodation been guaranteed.

The Eastview Specific Plan area would be served by pipes sized between eight and 15 inches based upon the flow of the tributary area. Individual services from homes would flow to sewer piping within the public streets which would progressively network into larger unified lines. As smaller sewer sheds combine, the sheds would feed tributary sewer mains located in collector streets. A primary trunk line would be placed along the proposed Walnut Avenue Extension to collect the tributary lines within the Liberty Ranch site. The backbone is envisioned as 15 inches in diameter to accommodate the estimated

flows. The sewer system within the Eastview Specific Plan area would be constructed in phases from west to east to accommodate the sewer serve needs as project site builds out. Future potential buildout in the parcels north of Liberty Ranch High School would be served by a trunk sewer that heads west to Marengo Road, north up Marengo Road, and then south until the trunk sewer merges with the Liberty Ranch Trunk Line. The line would also provide service to the existing 10-inch line at Liberty Ranch High School that currently crosses Marengo Road. The construction of the sanitary sewer line within Marengo Road north of Walnut Avenue would not be anticipated unless and until development occurs in these parcels.

Upon leaving the Eastview Specific Plan area, wastewater flows would need to proceed southwesterly from the project to the Vintage Oak Lift Station, located on the corner of Vintage Oak Avenue and Carillion Boulevard. Sanitary sewer infrastructure capable of supporting flows of the magnitude produced by the proposed development currently does not currently exist east of Carillion Boulevard. As such, the first stage would involve construction of a trunk sewer, estimated at 15 inches in diameter to bridge the distance to the existing City of Galt wastewater system.

Sewage from the project site would be conveyed by gravity from the northern section of the project site at Cherokee Lane to a 15-inch sewer main located on the north side of the River Oaks Unit 3 subdivision, which is located southwest of the interchange of Marengo Road and Elk Hills Drive. The 15-inch sewer main would extend north in the future widening of Marengo Road, and east in the future extension of Walnut Avenue to serve the project site in order to provide service to the proposed large lot parcels.

Development within the Eastview Specific Plan area is currently planned for the-338 acre Liberty Ranch site. Approximately 51 acres of the 504-acre project site are already developed with Liberty Ranch High School and Estrellita Continuation High School. The non-participating properties are not currently proposed for development, but have been considered as potentially developable as envisioned by the City General Plan. Within the Liberty Ranch properties, approximately 245.9 acres are identified for Low Density Residential, and 24.0 acres for High Density Residential. Existing school property represents another 51 acres of land.

While development is not currently planned in the entire of the Eastview Specific Plan Area, consideration must be given on how to accommodate flows from the non-participating properties if construction occurs in the future. Table 4.11-9 shows the peak sewer flows resulting from development of the proposed project.

As shown in the table, the overall site would result in peak flows of approximately 1.47 MGD by a proposed 15-inch sewer trunk line to the point of connection.

Table 4.11-9 Overall Sewer Flow Calculations		
Land Use	Shed Area (acres)	Land Use Flows (MGD)
Low Density Residential	334.5	1.218
Medium Density Residential	5.1	0.023
High Density Residential	10.0	0.050
Open Space	45.8	0.072
School	8.8	0.024
Commercial	15.7	0.043
Park	16.6	0.026
Public/Quasi-Public	5.4	0.015
<i>Total</i>	<i>441.9</i>	<i>1.471</i>
Note: MGD = million gallons per day		
Source: Wood Rodgers, 2015.		

Treatment Capacity

The project site would be served by the City-owned WWTP located north of Galt, upon annexation and subsequent project development. The WWTP has a permitted capacity of 3.0 MGD, and is currently operating at approximately 2.2 MGD. Given the peak flow estimates of 1.47 MGD for the entire Eastview Specific Plan Area, the surplus is presently not sufficient. However, the City has planned expansions and improvements at the WWTP that will allow the plant to process up to 4.5 MGD by 2020 to provide for long range capacity that is far more than sufficient for present needs. Therefore, adequate sewer treatment capacity would exist at the treatment facility to accommodate the sewage generated by the project's additional population.

Conclusion

Development of the proposed project would not result in any new capacity deficiencies at buildout. In addition, the proposed project would be required to pay the development impact fees for the proposed project's proportional share of the required off-site upgrades towards the Northeast Trunk Sewer. Therefore, without assurance that the Northeast Trunk Sewer will be completed and that the WWTP has adequate capacity to accommodate the project, the proposed project could have a ***potentially significant*** impact to wastewater.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Non-Participating Properties and Future Growth Area

- 4.11-2(a) *Prior to issuance of building permits for future development of the non-participating properties and Future Growth Area, if the proposed off-site improvements associated with the 15-inch sewer main located on the north side of the River Oaks Unit 3 subdivision, which is located southwest of the interchange of Marengo Road and Elk Hills Drive is not constructed, the applicant shall construct the improvements. The 15-inch sewer main shall extend north in the future widening of Marengo Road, and east in the future extension of Walnut Avenue. Alternatively, the project applicant shall construct the off-site improvements associated with the Northeast Trunk Sewer Main. If the improvements associated with the Northeast Trunk Sewer Main have already been completed prior to issuance of building permits, then the project applicant shall submit the fair share fee for the construction of the Northeast Trunk Sewer Main. The fee shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.*
- 4.11-2(b) *Prior to issuance of building permits for future development of the non-participating properties and Future Growth Area, the project applicant shall provide proof to ensure that adequate capacity exists at the WWTP to serve the project. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.*

Liberty Ranch

- 4.11-2(c) *Prior to issuance of building permits for Liberty Ranch, the project applicant shall construct the off-site improvements associated with the 15-inch sewer main located on the north side of the River Oaks Unit 3 subdivision, which is located southwest of the interchange of Marengo Road and Elk Hills Drive. The 15-inch sewer main shall extend north in the future widening of Marengo Road, and east in the future extension of Walnut Avenue. Alternatively, the project applicant shall construct the off-site improvements associated with the Northeast Trunk Sewer Main. If the improvements associated with the Northeast Trunk Sewer Main have already been completed prior to issuance of building permits, then the project applicant shall submit the fair share fee for the construction of the Northeast Trunk Sewer Main. The fee shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.*
- 4.11-2(d) *Prior to issuance of building permits for Liberty Ranch, the project applicant shall provide proof to ensure that adequate capacity exists at the WWTP to serve the project. The proof shall be submitted to the City of Galt Public Works Department prior to issuance of building permits.*

4.11-3 Be served by a landfill exceeding the permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws. Based on the analysis below, the impact is *less than significant*.

The 2011 per capita disposal rate per resident in the City of Galt was 2.6 pounds per day (ppd) per resident.⁴⁰ Based on 1,745 dwelling units and the City's 3.24 persons per household statistic, the project would generate approximately 5,654 (1,745 x 3.24 = 5,654) new residents for the City of Galt. Accordingly, the total daily solid waste generation resulting from the residential portion of the project would be approximately 14,700.4 lbs/day (5,654 new residents X 2.6 ppd per resident). This would equate to approximately 8.9 tons per day and 3,248.5 tons per year from the Liberty Ranch development, the "Future Growth Area," and the non-participating properties.

As discussed above, the following landfills currently receive waste from the City of Galt and have available capacity: Foothill Sanitary Landfill, Forward Landfill, L&D Landfill, North County Landfill, and Kiefer Landfill. Based on the current permit, the Foothill Sanitary Landfill is projected to be in operation until 2055. In addition, after the planned expansion is complete, the Forward Landfill is projected to be in operation until 2039. Furthermore, according to the revised solid waste facility permit for the L & D Landfill, the estimated closure date is 2023. Therefore, the Foothill Sanitary, Forward, and L&D Landfills could all support the solid waste generated by the proposed uses for the non-participating properties and Liberty Ranch.

As noted previously, according to the City of Galt MSR, waste from the City is mainly transported to the North County Landfill and the Kiefer Landfill for disposal. The North County Landfill receives an average of 441 tons of waste daily with a permitted quantity of 1,200 tons. According to the recently issued Solid Waste Permit, the estimated closure date for the North County Landfill is 2046. In addition, based on the current Solid Waste Permit, the Kiefer Landfill is projected to be in operation until 2035. According to the City's General Plan EIR, the City will continue to implement a number of policies designed to promote future recycling efforts and ensure the continued provision of solid waste services. In addition, the City will continue to implement solid waste reduction programs and expand existing recycling programs to include construction debris. Therefore, the landfills that currently receive waste from the City of Galt would be able to support the solid waste generated by the proposed project and impacts related to increased demand for solid waste disposal services would be *less than significant*.

Mitigation Measure(s)

None required.

4.11-4 Increase the demand for additional fire protection services beyond the ability of the existing department to provide adequate service. Based on the analysis below, the impact is *less than significant*.

The proposed project site is located within the jurisdiction of the CCSD. Based on 1,745 dwelling units and the City's 3.24 persons per household statistic, the project would

generate approximately 5,654 ($1,745 \times 3.24 = 5,654$) new residents for the City of Galt. Based on an added population of approximately 5,654 residents for the non-participating properties and Liberty Ranch, CCSDFD would experience an increase in demand for its fire protection services.

The current impact fee structure for the provision of fire protection and emergency services is outdated and is not sufficient to meet the current demand of the CCSDFD. The CCSDFD is in the process of creating an updated Master Plan that would include fire and emergency protection services to the City of Galt, which was recently added to the CCSDFD coverage area. However, the CCSDFD staff does not currently have a firm adoption date in place for a new Master Plan. It should be noted that CCSDFD is currently in the process of updating the Capital Impact Fee structure which has been reviewed by City staff.

It should be noted that the Galt General Plan EIR concluded that impacts related to existing fire protection facilities would be significant and unavoidable. However, as noted previously, the City of Galt collects a special tax (Public Safety Community Facilities District) for police, fire, and emergency medical services from new growth areas in the City. The revenue from the tax is collected for ongoing delivery of services, and not for capital facilities such as equipment. Furthermore, the CCSDFD issued a Will Serve Letter on June 16, 2015 indicating that the Department can serve the project site with their available resources.

Therefore, because the project proponent will pay Capital Impact Fees, which will cover fire and emergency services, and the project will be generally consistent with the 2030 General Plan and would not create additional demand for fire services than anticipated by the General Plan, a *less-than-significant* impact would occur.

Mitigation Measure(s)

None required.

4.11-5 Increase the demand for additional law enforcement protection services beyond the ability of the existing department to provide adequate service. Based on the analysis below, the impact is *less than significant*.

Upon annexation to the City of Galt, the proposed project would be located within the jurisdiction of the Galt PD. Based on 1,745 dwelling units and the City's 3.24 persons per household statistic, the project would generate approximately 5,654 ($1,745 \times 3.24 = 5,654$) new residents for the City of Galt. Based on an added population of approximately 5,654 residents, the City of Galt PD would experience an increase in demand for its law enforcement services from both the non-participating properties and Liberty Ranch (including the "Future Growth" Area). However, it should be noted that law enforcement services are currently provided to the non-participating properties, including Liberty Ranch High School, Estrellita Continuation High School, and the rural residences.

Police protection services for the proposed project would be provided from the Galt Police headquarters at 455 Industrial Drive, located approximately 1.6 miles from the project site. As noted previously, average Galt DP response times and workload are measured by the number of calls for service. The Galt PD does not have an adopted response time standard. According to the City of Galt Municipal Service Review, the average Priority 2 response time was five minutes and 24 seconds in 2009. With the increase in demand for law enforcement services, the response times are not anticipated to significantly increase.

According to the General Plan EIR, the additional personnel and materials costs would be offset through the increased revenue, and fees, generated by future development. In addition, General Plan policies require the City to plan for and expand a variety of public services (including law enforcement facilities) consistent with community needs. Furthermore, Policies PFS-6.3, PFS-6.4, and PFS-6.5 of the Galt General Plan require the City to maintain law enforcement standards, require developers to incorporate best available practices in residential and nonresidential site plan design and construction using principles of Crime Prevention through environmental design, and require new projects to develop or fund police facilities, equipment, and personnel. Additionally, Implementation Program PFS-I requires that the City update the Public Safety Services Master Plan for police services based on future development trends. Therefore, the proposed project's impacts to law enforcement would be considered *less than significant*.

Mitigation Measure(s)

None required.

4.11-6 Increase the total number of students beyond the capacity of local school districts. Based on the analysis below, the impact is *less than significant*.

Development of the Liberty Ranch master planned development area would generate additional elementary, middle, and high school students as the area is built out over the next three to 15 years. Additional students in these grade levels would also be generated over a longer time period, if and when new homes are built within the non-participating properties and the "Future Growth Area" located south of the railroad tracks.

The proposed project includes the development of up to 1,745 residential units. Using the District's student generation rates (see Table 4.11-3), the proposed project's residential units would generate an estimated 660 new elementary school students, 216 new middle school students, and 300 new high school students for a total of 1,126 new students (see Table 4.11-10). It should be noted that the addition of these students to the Liberty Ranch site, "Future Growth Area," and the non-participating properties was previously anticipated in the Galt 2030 General Plan, as the project site was designated for residential uses. Furthermore, the General Plan utilized a higher unit count than is currently proposed.

Table 4.11-10 Students Generation Projections for Eastview Specific Plan & Annexation Project			
Grade Levels	Potential # of Low and Medium Density Units (Student Generation Factor¹)	Potential # of High Density Units (Student Generation Factor²)	New Students
Liberty Ranch Master Planned Development			
Elementary	1,193 (0.404)	250 (0.226)	538
Middle	1,193 (0.134)	250 (0.064)	176
High	1,193 (N/A)	250 (N/A)	250 ³
Remaining Non-Participating Properties and “Future Growth Area”			
Elementary	302 (0.404)	0 (0.226)	122
Middle	302 (0.134)	0 (0.064)	40
High	302 (N/A)	0 (N/A)	50 ³
Overall Total (SF and MF)			1,126
<i>Sources:</i>			
¹ <i>Generation Factors for elementary and middle schools identified in SCI Consulting Group School Facilities Needs Analysis, September 2011. High school generation factors were not provided by the Galt Joint Union High School District.</i>			
² <i>Generation Factors for elementary and middle schools identified in SCI Consulting Group School Facilities Needs Analysis, September 2011. High school generation factors were not provided by the Galt Joint Union High School District.</i>			
³ <i>Galt Joint Union High School District estimated a total of 250-300 new high school students would be generated by the entire Eastview Specific Plan, in their response to the Notice of Preparation of a Draft EIR, dated July 25, 2014.</i>			

It should be noted that the number of housing units proposed by the project is less than the number anticipated for this area in the Galt 2030 General Plan; thus, the total number of potential K-8 and high school students would be less than what could occur under the City’s existing land use designations for the area.

The proposed Specific Plan includes an 8.9-acre site for development of a new elementary school adjacent to a 5.1-acre Neighborhood Park. The site is strategically located to be within ½-mile of 85 percent of future residents of the entire Specific Plan area. The site is directly walkable via the central pedestrian corridor designed to link the northern and southern elements of Liberty Ranch, and sited to facilitate additional pedestrian access from a local, rather than arterial, street.

The location of the elementary school site is consistent with Galt General Plan Policy PFS-9.2, School Locations, because the site is a focal point within the Liberty Ranch development and is central to the entire Eastview Specific Plan. In addition, the location is consistent with Policy PFS-9.5, Pedestrian and Bicycle Safety and Access, because the site is directly linked to the central pedestrian corridor, which will also accommodate bicycles. The proposed 8.9-acre site is sufficient to accommodate a new elementary school designed to house approximately 600 to 650 students. Environmental impacts associated with development of such a school are evaluated throughout the EIR, as part

of the impacts of the Liberty Ranch development area. Significant impacts have not been identified due to development of an elementary school in this location.

GJUESD is in the process of updating the Facilities Master Plan to respond to changing needs, including accommodation of growth that would occur in the Eastview Specific Plan area and the Liberty Ranch development project. How or when the District would provide new facilities to house additional K-8 students or if that would occur within or outside of the Eastview Specific Plan area is currently unknown. If a new school or a portion thereof is not built during the first stage of development of Liberty Ranch, the transport of elementary students via bus and private automobiles to outlying existing elementary schools would be required. Predicting which schools the District would select at any given time or for how long the enrollment assignments would be made would be speculative at this point. It should be noted that the GJUESD has preliminarily approved the elementary school site location.⁴¹

The environmental impacts associated with transporting elementary students to existing outlying elementary schools would include, but would not be limited to, the following: vehicular traffic from busses or private automobiles within the project site and along the routes to those schools; exhaust emissions from the vehicles; and vehicular traffic noise. Because transporting elementary students would involve a relatively small numbers of students (estimated at less than 300 at any time) and trips would be dispersed over multiple school sites, the impacts would not be considered significant and would be temporary, until such time as new school facilities are built and ready for occupancy within Liberty Ranch. The possibility exists that the GJUESD could elect to locate portable classrooms on the Eastview school site after the District has acquired that land, until such time as permanent facilities can be built. The environmental effects associated with such portable buildings would be minor and would not result in any new or more severe effects than what have already been analyzed for future permanent facilities.

Based on the existing capacity of McCaffrey Middle School, all of the future new students living in Liberty Ranch and the rest of the Eastview Specific Plan area within grades seven to eight are anticipated to be housed at McCaffrey, without a need to construct additional facilities. The District has not indicated otherwise. Environmental impacts associated with new students residing within Liberty Ranch and the balance of the Specific Plan area and their attendance at McCaffrey Middle School would consist of local vehicular traffic and associated noise and exhaust emissions. The aforementioned impacts have been accounted for throughout the EIR.

The new students who would live within the Liberty Ranch development area and the balance of the Eastview Specific Plan area are anticipated to be accommodated at Liberty Ranch High School, assuming that additional classroom facilities are provided. Portable classrooms or newly constructed classrooms may be required to house another 250 to 300 students that would gradually increase the enrollment at Liberty Ranch High School over the next 10 to 25 years. Environmental impacts associated with new students residing within Liberty Ranch and the balance of the Specific Plan area and their attendance at Liberty Ranch High School would consist of local vehicular traffic and associated noise

and exhaust emissions. The aforementioned impacts have been accounted for throughout the EIR. The location of temporary classroom buildings and/or construction of permanent new facilities within the Liberty Ranch High School campus to accommodate increased enrollments from the Eastview Specific Plan would likely result in less than significant environmental impacts. The District would be responsible for assessing site-specific environmental impacts at the time such new facilities are being planned.

Residential developers of the Liberty Ranch project, and future residential developers in the remaining areas of the Eastview Specific Plan, must pay development impact fees to the GJUESD and GJUHSD, which are established pursuant to Section 17620 et. seq. of the California Education Code. The City will collect these fees prior to the issuance of building permits for new homes and transfer the fees to the local school districts. Payment of these mandatory fees will sufficiently offset the project's impacts involving demands on school district facilities, and additional mitigation cannot be imposed, pursuant to California Government Code Section 65996. Therefore, compliance with existing State regulations would be considered sufficient to ensure the project's impacts involving demand on local school facilities would be *less than significant*.

Mitigation Measure(s)

None required.

4.11-7 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, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Based on the analysis below and with the implementation of mitigation, the impact is *less than significant*.

The proposed project includes 19.59 acres of parks divided among four on-site locations (see Figure 3-7, Proposed General Plan Land Uses, in the Project Description chapter of this EIR). The proposed project includes one park on the non-participating properties and three parks on the Liberty Ranch site. The parks would provide recreational opportunities as well as areas for stormwater detention. A central pedestrian corridor would connect between the three parks located on the Liberty Ranch portion of the project site. The fourth park is planned on the non-participating properties at Liberty Ranch Road.

Developers are required to provide park acreages at a minimum of 5 acres/1,000 residents.

Non-Participating Properties and Future Growth Area

Approximately 302 single-family units would eventually be developed on the non-participating properties and in the "Future Growth Area." Utilizing an average persons per household value of 3.24 per residential unit, the non-participating properties and the "Future Growth Area" would result in an additional population of 978 persons. Parkland would be included on the non-participating properties and the "Future Growth Area."

Should the amount of parkland within the non-participating properties and the “Future Growth Area” not meet the parkland acreage requirement, additional parkland dedication or payment of fees would be required.

Liberty Ranch

Approximately 1,143 single-family units and 250 multi-family units would be developed on the Liberty Ranch site. Utilizing an average persons per household value of 3.24 per residential unit, the Liberty Ranch portion of the project would result in an additional population of 4,513 persons. As noted previously, the Liberty Ranch site would contain three parks. Should the amount of parkland within the Liberty Ranch portion of the project not meet the parkland acreage requirement, additional parkland dedication or payment of fees would be required.

Conclusion

Per Galt MC Section 18.64.080B.06, a combination of fee payment and land dedication is required in subdivisions of more than fifty parcels, subject to approval by the Planning Commission. Therefore, the possibility may exist for the applicant to dedicate a portion of the required park acreage on-site and pay in-lieu fees to the City for the remaining park acreage shortfall. The final determination with respect to how the project shall satisfy the City’s park dedication requirements is subject to Planning Commission approval. Should the applicant not comply with park dedication requirements set forth in Galt MC Section 18.64.080B.06, a *potentially significant* impact would occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Liberty Ranch

4.11-7(a) *The subdivider for the Liberty Ranch property shall, subject to approval by the Galt Community Development Department, provide in-lieu fees for the dedication of parkland or shall dedicate the amount of parkland required for dedication at the time of the filing of the final map for the subdivision. Payment of in-lieu fees is required at a time consistent with subsections (A) and (B) of Galt MC Section 18.64.080B.06.*

Non-Participating Properties and “Future Growth Area”

4.11-7(b) *The subdivider for the non-participating properties and “Future Growth Area” shall dedicate the amount of parkland required for dedication at the time of the filing of the final map for the subdivision; or subject to approval by the Galt Community Development Department, the subdivider shall provide a combination in-lieu fees and park dedication. Payment of*

in-lieu fees is required at a time consistent with subsections (A) and (B) of Galt MC Section 18.64.080B.06.

4.11-8 Increase the demand for additional governmental services, including library services. Based on the analysis below, the impact is *less than significant*.

The proposed project would construct up to 1,412 low density residential units, 33 medium density residential units, and 250 high density residential units on the non-participating properties, “Future Growth Area,” and Liberty Ranch. Buildout of the proposed project would result in the development of approximately 1,745 dwelling units, which would introduce an estimated 5,654 new residents to the City ($1,745 \times 3.24 = 5,654$). The population growth associated with the proposed project would increase the demand on library services for the City of Galt. However, the proposed project would not necessitate the construction of library facilities elsewhere.

The proposed project would provide community facilities as well as an 8.8 acre elementary school centrally located within the Liberty Ranch site. The elementary school would provide educational opportunities for younger children in the vicinity of the project site. According to the City’s General Plan EIR, impacts related to community facilities (including libraries) resulting from buildout of the General Plan would be less than significant. The proposed project includes fewer units and, thus, fewer residents. Therefore, the Galt Library would be able to serve the proposed project, resulting in a *less-than-significant* impact.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in combination with other proposed and pending projects in the region. Other proposed and pending projects in the region under the cumulative context would include buildout of the City of Galt General Plan, as well as development of the most recent planned land uses within the vicinity of the project area.

4.11-9 Development of the proposed project, in combination with future buildout in the City of Galt, could result in inadequate public services and utilities. Based on the analysis below, the impact is *less than significant*.

Water

Implementation of the proposed project would contribute to an increased demand for public services and facilities in the City of Galt. The City’s water use for 2010 was 5,174 AFY. The City’s future water demand is anticipated to continue to increase as approved projects build out and new developments are approved and constructed within the City’s water service area. Based on the 2010 UWMP, the City is planning for a potential

population increase of 27,644 persons (equivalent to approximately 8,377 single-family dwelling units based on an occupancy of 3.3 persons per household) from 2010 to 2030. With the projected year 2030 population of 51,291 and the projected total City water demand of 9,883 AFY, the City is projecting an average per capita water demand of 171.9 gpcd by 2030.

According to the City of Galt UWMP, available supply and future demand for normal, single-dry, and multiple-dry years are not assumed to change from an average year;⁴² as such, sufficient supply for all water year types exists.⁴³ The proposed project would not require the development of new water facilities or lines that are not already identified in the City's Water Distribution Master Plan. Therefore, existing water supplies are sufficient to meet the City's existing and projected future water demands, including those future demands associated with the proposed project, to the year 2035.

Wastewater

As noted previously, the project site would be served by the City-owned WWTP located north of Galt, upon annexation and subsequent project development. The WWTP has a permitted capacity of 3.0 MGD, and is currently operating at approximately 2.2 MGD. Future development in the City of Galt would increase the demand on the WWTP; however, the increased demand resulting from future development has been planned for and addressed in the City's Wastewater Collection System Master Plan.

As the current flow rate is 2.2 MGD, 0.8 MGD of average daily flow is available to serve the proposed project. Given the peak flow estimates of 1.47 MGD for the entire Eastview Specific Plan Area, that surplus is presently not sufficient. However, implementation of Mitigation Measures 4.11-2(b) and 4.11-2(d) would ensure adequate capacity exists at the WWTP, and the project would not exceed the capacity of the long-range capacity of the WWTP. In addition, the proposed project would be required to pay the fair share fee towards construction of the Northeast Trunk Sewer Main (Mitigation Measures 4.11-2(a) and 4.11-2(c)).

Solid Waste

The Kiefer Landfill is expected to have adequate capacity to serve the regional waste disposal needs until the anticipated closure date of approximately 2035. In addition, the North County Landfill receives an average of 441 tons of waste per day with a permitted quantity of 1,200 tons. As such, the North County Landfill is expected to have adequate capacity until the anticipated closure date of approximately 2046.

Similar to water supply demands, as standards and regulations regarding solid waste reduction and recycling programs become more stringent, the overall demand for solid waste services would likely reduce compared to baseline conditions. Furthermore, Galt General Plan EIR concluded that impacts related to solid waste would be less than significant with implementation of Policies PFS-1.1, PFS-1.3, PFS-1.4, PFS-1.5, PFS-

1.6, PFS-1.7, PFS-1.8, and PFS-1.9, PFS-1.10, PFS-1.11 and Implementation Programs PFS-B and PFS-C.

Law Enforcement, Fire Protection, Schools, Park and Recreation Facilities

The proposed project would comply with all applicable City goals and policies, including payment of development impacts fees to support adequate provisions for fire facilities, staffing, and equipment, developer fees per SB 50 for schools, and the necessary in lieu fees for park and recreation facilities (Mitigation Measure 4.11-7(a) and 4.11-7(b)). Similar to the proposed project, other future development projects would be required by the City to pay their fair-share fees toward the provision of adequate public services and facilities, including towards the necessary upgrades and expansions of facilities and equipment.

Policies and implementation programs included are included in the General Plan that address the need for additional law enforcement services. For example, Policies PFS-1.1, PFS-1.4, PFS-1.5, PFS-1.8, and PFS-1.9 require the City to plan for and expand a variety of public services (including law enforcement facilities) consistent with community needs. In addition, Policies PFS-6.3, PFS-6.4, and PFS-6.5 require the City to maintain law enforcement standards, require developers to incorporate best available practices in residential and nonresidential site plan design and construction using principles of Crime Prevention through environmental design, and require new projects to develop or fund police facilities, equipment, and personnel. Furthermore, Implementation Program PFS-I requires that the City update the Public Safety Services Master Plan for police services based on future development trends.

Therefore, the proposed project's increase in demand for public services and facilities would not be cumulatively considerable, and cumulative impacts would be considered *less than significant*.

Mitigation Measure(s)

None required.

Endnotes

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