



## City of Riverbank

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July 22, 2016

Michael Wapnowski, Interim Fire Chief  
Stanislaus Consolidated Fire Protection District  
3324 Topeka Street  
Riverbank, CA 95367

**Re: *Riverbank Municipal Services Review and Sphere of Influence (SOI) Modification***

Dear Chief Wapnowski:

Thank you for taking the time to discuss Riverbank's Sphere of Influence application to LAFCO. I hope that our recent phone conference with our respective staff and legal counsel helped clarify the nature of the current proceedings. To be clear, the District will have plenty of time to address specific projects and proposals for annexation, as they are submitted in the future.

I also hope that our call illustrated that Riverbank is committed to working with the District, to ensure that fire protection services and emergency response times continue to improve for all of our residents as Riverbank continues to grow. In addition to being good public policy, all future annexations will be legally required to show that the District has the necessary resources to serve the demands of future growth.

The concerns below were highlighted during the call, and in your previous correspondence to LAFCO. Riverbank is firmly committed to work through these issues with the District.

### **Fire Station**

The District and Riverbank will work collaboratively to develop a new fire station where it is needed most, within the SOI expansion area. Riverbank staff has already held preliminary discussions with the District in this regard, and the location of a new fire station will be explored in more detail once a complete development application for the area is submitted.

### **Fire Facilities Fees**

We recognize the District's concern that adequate funding must be available to finance the construction and maintenance of facilities serving Riverbank, such as a new fire station. You indicated that the District will be reviewing its existing facilities fees, to ensure that facilities fees for new development include the capital cost of a new station. Riverbank supports the District's

desire to update its AB 1600 facilities fees, provided that such fees are allocated proportionally to development in Riverbank, as to all other areas served by the District.

**Joint Coordination**

Both the District and Riverbank will benefit by coordinating development of a new fire station, and adoption of revised fire facilities fees, along a timeline that proceeds without significant delay. Once an application for a development project is submitted, Riverbank's environmental review and long-term planning would likely range between 12–18 months before a project-based annexation application would be submitted to LAFCO. During that time, Riverbank would request that the update to the District's fire facilities fees be completed. Updated fees would also likely support the CEQA findings for fire facilities required by Riverbank in connection with any future projects.

Riverbank will continue to meet with the District to discuss the potential location of a new fire station; in addition, Riverbank asks that the District keep Riverbank informed of any proposed updates to District fire facilities fees, before they are adopted by your Board.

Once a specific plan or development project is submitted for consideration by the City, a special meeting between the Riverbank City Council and the District Board could provide a productive starting point to work through some of these long-term planning issues during a public meeting.

We look forward to partnering with the District on these issues. As always, please do not hesitate to contact me or members of my staff in the event that you have any questions or need additional information regarding any future development projects, or any other matter.

Sincerely,



Jill Anderson  
City Manager

cc: Riverbank City Council  
Sara Lytle-Pinhey, Executive Officer, Stanislaus LAFCO



**Stanislaus Consolidated Fire Protection District**  
Michael Wapnowski, Acting Chief  
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July 25, 2016

Jill Anderson, City Manager  
City of Riverbank  
6707 3<sup>rd</sup> Street  
Riverbank, CA 95367

Re: Municipal Services Review No. 2016-01 & Sphere of Influence Modification No. 2016-01 – City of Riverbank

Dear Ms. Anderson:

As you are aware, the Stanislaus Consolidated Fire Protection District (“District”) did submit a letter dated May 17, 2016 to the Stanislaus County Local Agency Formation Commission regarding the City of Riverbank’s Municipal Services Review and Sphere of Influence Modification. As noted in that letter, the District did raise concerns regarding the need for a new fire station in any potential area to be developed in the future in the Sphere of Influence area. In addition to the need for a new fire station, the District also noted the need for increased revenues to ensure that a fire station can be constructed and that essential fire services can be provided to any future development in this area.

The District understand that the Sphere of Influence expansion merely serves as a change to the City’s plan for its probable physical boundaries and service area, and it does not mean that the area is being automatically proposed for annexation or development. The District understands that it will have an opportunity to address any concerns related to serving particular future proposed annexations within the SOI Expansion area during LAFCO’s annexation review process. As such, the District will raise any concerns it may have at the time a future annexation application is pending.

As noted in our prior letter, the District’s main concern is being able to provide adequate service, including improving the District’s Insurance Service Office ratings and responses. Receiving adequate mitigation costs related to development and expansion of the City is critical to addressing those needs.

During our phone conversation, the City indicated a willingness to work with the District moving forward and prior to any potential annexation of the Sphere of Influence area. The District appreciates your willingness to work cooperatively, and we welcome a potential Memorandum of Understanding to memorialize this cooperative effort.

The District will be examining its development impact fees, or fees imposed for mitigation under the California Environmental Quality Act. Because the District does not hold land use authority, the District is dependent on the City of Riverbank to implement those fees and impose them on developers proposing development in the Sphere of Influence area. The City indicated a willingness to work cooperatively with the District as we update these fees to ensure that such fees will be implemented by the City once approved by the District Board of Directors. The District will keep the City fully informed as this process is undertaken and we hope that the City will participate in this process and ensure that such fees are



**Stanislaus Consolidated Fire Protection District**

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implemented at the City level.

The City also indicated a willingness to schedule a joint meeting of both the City of Riverbank City Council and the District Board of Directors. The District welcomes this opportunity to bring both agencies together to discuss any future development or annexation of the Sphere of Influence area.

The District is cautiously optimistic that all issues between both agencies will be resolved prior to any annexation or proposed development in the area. In that regard, we look forward to the City keeping the District informed regarding any proposed development in the Sphere of Influence area, any proposed annexation application, and working with the District as it seeks to update its fees. Finally, we look forward to a joint meeting of both the City Council and District Board of Directors when such development or annexation is proposed.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Michael Wapnowski', is written over a horizontal line.

Michael Wapnowski  
Fire Chief  
Stanislaus Consolidated Fire Protection District

Cc: SCFPD Board of Directors  
LAFCO

*E-mail Correspondence from Denny Jackman re: Item 7-A*

>>> Denny Jackman 7/27/2016 2:19 PM >>>  
LAFCO Commissioners,

Good evening. In 30 years of my direct and indirect participation to protect our best farmland from an unrecoverable commitment to urbanization, many processes have changed. Yet one condition remains. With the exception of 300 acres, three miles west of Modesto, all farmland in Stanislaus County remains on-the-table. It does not matter if it is the most useless type of farmland or world class food producing farmland, it is on the table for urban consumption.

There are some very effective policies on the books. Yet, there are no LAFCO rules or plans that are termed or perpetual commitments to protect any land for agriculture in Stanislaus County. Every process is designed to assist a better conversion plan to urbanize. Even the best plans don't specifically say "this is our best farmland, we shall protect it for future generations and the public good!" Not my own Measure E, at the county level. Not the City of Hughson 2-1 farmland mitigation. Not the LAFCO Ag preservation Policy. Measure E directs housing only into the cities. Hughson's policy charges more money to eventually go toward the purchase of farmland protection. And the LAFCO policy requires the cities to provide rationale for taking of prime farmland...

I am asking tonight that you use the tools currently at your disposal. Don't allow any Sphere of Influence expansion upon prime farmland until you know and let all others know what land is OFF-THE-TABLE for urbanization. To do otherwise is to continue the follie that this LAFCO is responsible for farmland protection.

Thank you.