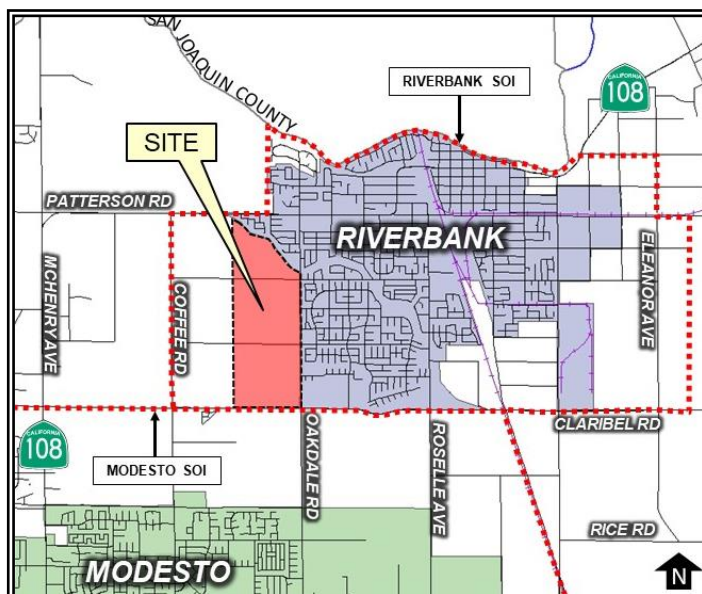


LAFCO APPLICATION NO. 2019-06 –  
CROSSROADS WEST  
CHANGE OF ORGANIZATION TO THE CITY OF RIVERBANK

**PROPOSAL**

The proposal is a request to annex approximately 403.79 acres at the northwest corner of Claribel Road and Oakdale Road to the City of Riverbank. The annexation is within the City's Sphere of Influence. The change of organization is meant to accommodate the Crossroads West Specific Plan which proposes a mix of residential, retail, parks, open space, public facilities and other mixed uses.

1. Applicant: City of Riverbank, by Resolution of Application.
2. Location: Northwest corner of the Claribel Road and Oakdale Road intersection, within the City of Riverbank's Sphere of Influence (See Exhibit A – Maps & Legal Description).
3. Parcels Involved and Acreage:  
The project includes approximately 403.79 acres and includes 9 Assessor's Parcels Numbers (APNs).
4. Reason for Request:



The proposed annexation is intended to accommodate the Crossroads West Specific Plan, adopted by the City of Riverbank. The Specific Plan includes a mix of residential, retail, mixed uses, parks, open space, as well as potential school and fire station sites. The annexation would allow extension of City utilities and services to facilitate future development on the property consistent with the Specific Plan.

**FACTORS**

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires several factors to be considered by a LAFCO when evaluating a proposal. The following discussion pertains to the factors, as set forth in Government Code Section 56668:

- a. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.***

The project area is considered uninhabited territory as there are less than 12 registered voters. The area currently consists of primarily agricultural uses, scattered single family homes and a city-owned sports complex. It has been pre-zoned by the City for a Specific Plan that includes residential, retail, parks, open space, potential school sites and other

**EXECUTIVE OFFICER’S AGENDA REPORT**

**JUNE 26, 2019**

**PAGE 2**

mixed uses. The City is in the final stages of completing developable area within the existing Crossroads development to the east and anticipates Crossroads West will be a logical extension for growth over the next 10 years.

Upon annexation, the property taxes will be shared in accordance with the City/County Master Property Tax Agreement. The subject territory is located in Tax Rate Area 109-001. The current total assessed land value of the territory is \$4,250,769.

- b. The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

Essential governmental services that are currently provided to the subject area and those services that will be provided after the reorganization is finalized are summarized in the following chart:

<b>Type</b>	<b>Current Service Provider</b>	<b>Future Service Provider (Following Reorganization)</b>
Law Enforcement	Stanislaus County Sheriff	Same
Fire Protection	Stanislaus Consolidated Fire Protection District	Same
Planning & Building Inspection	Stanislaus County	City of Riverbank
School District	Sylvan Union & Modesto City School Districts	Same
Water (Potable)	Well	City of Riverbank
Sewer	Septic	City of Riverbank
Roads	Stanislaus County	City of Riverbank
Mosquito Abatement	Eastside Mosquito Abatement	Same

Plan for Services

The City submitted a Plan for Services with the proposal (attached as Exhibit B) describing future City services that would be extended to the area as well as other service providers in the area, including the Stanislaus County Sherriff and Stanislaus Consolidated Fire Protection District. When reviewing the City’s Plan for Services, the Commission shall consider the ability of the City and districts to deliver adequate, reliable and sustainable services and will not approve a proposal that has the potential to significantly diminish the level of service(s) within the City and districts’ current boundaries. Additional information regarding the proposed services to the area is discussed further in factors “j” and “k.”

- c. ***The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.***

As indicated in the previous chart, many of the services currently provided will transfer to the City of Riverbank and property taxes will be shared in accordance with the Master Property Tax Agreement. There are no known negative impacts to existing County governmental structures, adjacent areas or social and economic interests as a result of the change of organization.

- d. ***The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.***

Section 56377 requires the Commission to consider LAFCO policies and priorities that would guide development away from existing prime agricultural lands and consider development of existing vacant or nonprime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency before any expansion of boundaries.

The project site is located within the City of Riverbank Sphere of Influence and is adjacent to the City's boundary on its northern and eastern boundaries. Development of project site will result in the loss of prime farmlands (as described in the next factor). According to the City's Agricultural Preservation Plan, the project site has been identified as a key location for accommodating the projected economic growth and housing needs for the City. The City considers it to be a logical extension of the current Crossroads development, annexed in 1997. LAFCO recently approved an amendment to the City's Sphere of Influence and Primary Area (near term designation) in 2016. The currently proposed annexation encompasses the Primary Area just west of Oakdale Road.

- e. ***The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.***

In accordance with LAFCO Policy, the City of Riverbank prepared a Plan for Agricultural Preservation (attached as Exhibit C to this report). The Plan for Agricultural Preservation describes the impact to agricultural resources and identifies that approximately 226.38 acre of prime farmland, 85.55 acres of unique farmland, and 35.46 acres of farmland of local importance are located within the Crossroads West Specific Plan area. As a result of the proposed annexation, this acreage would be directly and permanently converted to nonagricultural uses. The conversion of these lands is considered a significant impact according to the Environmental Impact Report (EIR) Findings. The City of Riverbank identified following mitigation measure related to agricultural preservation as outlined in the Mitigation Monitoring and Reporting Plan:

*Mitigation Measure 3.2-1: Prior to the issuance of grading permits, building permits, or final map approval on the subject residential property, the Project applicant shall secure permanent protection of offsite farmland based on a 1:1 ratio to the amount of gross Farmland converted as a result of Project development, consistent with the requirements of the City's Sustainable Agricultural Strategy. The acreage requiring agricultural mitigation shall be equal to the portion of the project site dedicated to*

*residential uses which would be subject to the discretionary development entitlement and lands designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Permanent preservation shall consist of the purchase of agricultural conservation easements granted in perpetuity from willing seller(s), enforceable deed restrictions, purchase of banked mitigation credits, or other conservation mechanisms acceptable to the City. Land set aside for permanent preservation shall: (1) be of equal or better soil quality, have a dependable and sustainable supply of irrigation water, and be located within Stanislaus County; and (2) not be previously encumbered by a conservation easement of any nature.*

*The permanent protection of farmland shall be accomplished by either: (1) the landowner/developer working directly with an established farmland trust or similar organization, such as the Central Valley Farmland Trust, and providing certification satisfactory to the City that such lands have been permanently preserved at the specified ratio; or (2) it is the City's intent to work with a qualified land trust or similar organization, such as the Central Valley Farmland Trust, to establish a fee for agricultural land conservation easements.*

The above mitigation will be implemented by the City and is intended to minimize the impacts to agricultural lands as a result of the project, consistent with the menu of strategies in the Commission's Agricultural Preservation Policy.

- f. *The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting proposed boundaries.***

The proposed boundary would include nine Assessor's Parcel Numbers shown on the legal description and map (Exhibit A). It would also include the adjacent road right-of-way of Oakdale Road and Claribel Road, consistent with the Commission's policies.

- g. *A regional transportation plan adopted pursuant to Section 65080***

The Regional Transportation Plan (RTP) is prepared and adopted by the Stanislaus Association of Governments (StanCOG) and is intended to determine the transportation needs of the region as well as the strategies for investing in the region's transportation system. The RTP was considered as part of the City's environmental review and it was concluded that the project does not appear to conflict with StanCOG's currently adopted Regional Transportation Plan or any specific plans.

- h. *The proposal's consistency with city or county general and specific plans***

The proposed annexation area has been pre-zoned as Specific Plan SP-3 as part of the Crossroads West Specific Plan. The Specific Plan was prepared consistent with the goals and policies of the City's General Plan.

**i. *The sphere of influence of any local agency, which may be applicable to the proposal being reviewed.***

The territory is currently within the City's Sphere of Influence and the "Primary Area" of Influence. Stanislaus LAFCO considers a Primary Area as the near-term growth area for a City. The project area is also within the boundaries of the following agencies: Stanislaus Consolidate Fire Protection District, Eastside Mosquito Abatement District, and the Modesto Irrigation District. Upon annexation the area will remain in the other districts identified.

**j. *The comments of any affected local agency or other public agency.***

All affected agencies and jurisdictions have been notified pursuant to State law requirements and the Commission adopted policies. Affected agencies were also notified during the City's process of adopting environmental documentation and pre-zoning for the project. Responses received as of the drafting of this report are attached as Exhibit D (starting on page 47) and include:

- Letter from the Stanislaus Environmental Review Committee dated May 8, 2019 noting it has no comments on the project.
- Letter from Best Best & Krieger on behalf of the Stanislaus Consolidated Fire Protection District dated May 10, 2019 requesting that the Commission deny or delay approval of the application. (The "Discussion" section of this staff report outlines the District's concerns and the City's response.)
- Letter from the Central Valley Regional Water Quality Control Board dated June 12, 2019 noting various permitting requirements.
- Letter from the City of Riverbank received June 19, 2019 in response to Stanislaus Consolidated Fire Protection District's concerns.

**k. *The ability of the receiving entity to provide services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.***

The City of Riverbank is a full-service provider of municipal services including domestic water, sanitary sewer, storm drainage, street construction/maintenance, and street lighting. Police services are provided through a contract with the Stanislaus Sheriff's Department. Fire protection services will continue to be provided by the Stanislaus Consolidated Fire Protection District as the District's boundary covers the annexation area. The City's Plan for Services (Exhibit B) summarizes supplies and demands for each of these services and the financial mechanisms available for each.

According to the Crossroads West Specific Plan, funding for constructing backbone infrastructure (sewer, water, drainage and roads), public facilities (landscaping, parks, fire service, police service, and transit) and other services may be financed through area specific impact fees, assessment and special tax districts, community facilities district, private funding and other funding sources.

Water: The City will require any future applicant/developer to construct the water supply

infrastructure needed to connect to the City of Riverbank domestic water system. Based on proposed land uses, the annexation area is estimated to generate an annual per day water demand of 1.8 million gallons per day. There are three City-operated groundwater wells located in close proximity to the Specific Plan area, directly to the east of Oakdale Road. These wells have the ability to generate up to 3,900 gallons per minute of potable groundwater. To offset the increased demand for potable water in the Specific Plan area, an additional groundwater well site is planned north of Morrill Road just south of the MID Main canal.

The City states that overall, the total volume of water supply projected is accounted for within the City's 2015 Urban Water Management Plan will be sufficient to meet the demands of the Specific Plan area, within the framework and context of the 2025 City of Riverbank General Plan.

Wastewater Collection and Treatment: The sanitary sewer collection will be by an underground collection system installed as per the City of Riverbank standards, criteria and specifications. The Plan for Services describes system improvements that will be needed, including new main lines and the potential for an interim lift station to serve the first phase of the project. Sanitary sewer disposal will flow to the City's wastewater treatment plant (WWTP) located just north of the City.

Overall, the City's Plan states that it has adequate capacity to meet the sewer demands in the Specific Plan area. The existing demand of the City is 1.64 million gallons per day (mgd). The projected total of the existing demand with the addition of the Specific Plan is 2.21 mgd. Per the 2007 Sewer Collection System Master Plan and the 2015 City of Riverbank Municipal Service Review the buildout of the City's WWTP would result in the ability to handle 7.9 mgd.

Storm Drainage: Any development and urbanization would increase runoff and will require adequate storm drainage facilities and improvements. The City of Riverbank has General Plan policies and City standards related to storm drainage and runoff that all development is required to comply with. Storm water facilities are expected to be built as the area develops. Storm drainage improvements will be installed by each project applicant, subject to City of Riverbank's Systems Development Fee program.

Fire Protection Services: The Stanislaus Consolidated Fire Protection District (District) currently provides fire protection services to the annexation area and would continue to do so following annexation. The Specific Plan identifies a potential location for a new fire station to be located near the corner of Crawford and Oakdale Roads. Development impact fees are the primary source of funding for new facilities. The City has stated that it will work with the District to implement the District's development impact fee program and ensure that all new development pay its fair share.

The City's Plan for Services states that based on the current adequacy of existing response times and the ability of the District to serve the City, it is anticipated that with the payment of development impact fees to the District and development of a new fire station that the annexation area will continue to be served adequately. The District also receives revenues from a special benefit assessment to support ongoing fire services. As parcels are created in the annexation area, each new parcel will contribute to the District's special assessment to finance the District's ongoing operations.

Police Protection: The City of Riverbank currently contracts with the Stanislaus County Sheriff for police services. New development will result in additional demand for law enforcement. New facilities and equipment will be funded through development impact fees, and operating costs will be funded through a combination of an increased tax base and the Specific Plan area annexing into an existing community facilities district or forming a new one. The City's Plan for Services states that the existing police facilities will be sufficient to serve the proposed annexation area.

***l. Timely availability of water supplies adequate for projected needs as specified in Government Code Section 65352.5.***

The City owns its public water supply system, which is operated and maintained by the City's Public Works Department. The Specific Plan area is estimated to generate an annual per day water demand of approximately 1.8 million gallons per day. The City has provided documentation regarding the sufficiency of both existing wells and proposed plans indicating that the total volume of water supply projected will be sufficient to meet the demands of the Specific Plan.

***m. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.***

The Specific Plan proposes approximately 261.5 acres for a mix of housing densities and types, to serve the needs of different households. The development of Crossroads West is anticipated to result in between 1,170 and 1,872 low, medium and high-density dwelling units. These units would contribute towards meeting the City's regional housing needs.

***n. Any information or comments from the landowner or owners, voters, or residents of the affected territory.***

For the current proposal, there are 10 registered voters within the affected territory. Staff has received a handful of phonecalls with general inquiries about the proposal and the LAFCO process. Staff also received an email from a resident north of the project site (attached as part of Exhibit D). The email includes concerns related to the potential for fees or assessments, concerns about biological resources and issues related to previous City projects. References to potential fees or assessments in the noticing of the project were related to the annexation site itself and not surrounding properties (although surrounding properties are also required to be notified). Regarding biological resources, the proposal's EIR includes mitigations regarding pre-construction surveys and avoidance of certain seasons for special status species.

No other written comments have been received at the time of this staff report.

***o. Any information relating to existing land use designations.***

The property is currently zoned A-2-40 (General Agriculture) in the Stanislaus County Zoning Ordinance and is designated Agriculture in the County's General Plan. The City of Riverbank has rezoned the area as SP-3 Specific Plan designation for a variety of residential uses, commercial uses, parks, mixed uses and open space.

***p. The extent to which the proposal will promote environmental justice.***

As defined by Government Code §56668, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. There is no documentation or evidence suggesting the proposal will have a measurable effect for or against promoting environmental justice.

***q. Information contained in a local mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.***

According to the Environmental Impact Report, the project site has not been identified as being within a very high fire hazard severity zone.

**DISCUSSION**

LAFCO Staff has completed the following analysis to further evaluate issues and address factors unique to LAFCO's role pursuant to State Law and the Commission's adopted Policies and Procedures. The following is a discussion on each of these additional considerations.

**Plan for Agricultural Preservation**

The Commission adopted an Agricultural Preservation Policy that provides evaluation standards for the review of proposals that could induce or lead to the conversion of agricultural lands. The Policy requires that applicants prepare a Plan for Agricultural Preservation that details the impacts to agricultural lands, identifies a method to minimize impacts, and provides additional information to assist the Commission in making its findings for approval of a project. The Policy states that the Commission may consider approval of a proposal that contains agricultural land when it determines there is sufficient evidence demonstrating the following:

- a. Insufficient alternative land is available within the existing sphere of influence or boundaries of the agency and, where possible, growth has been directed away from prime agricultural lands towards soils of lesser quality.*
- b. For annexation proposals, that the development is imminent for all or a substantial portion of the proposal area.*
- c. The loss of agricultural lands has been minimized based on the selected agricultural preservation strategy. For the purposes of making the determination in this section, the term "minimize" shall mean to allocate no more agricultural land to non-agricultural uses than what is reasonably needed to accommodate the amount and types of development anticipated to occur.*
- d. The proposal will result in planned, orderly, and efficient use of land and services. This can be demonstrated through mechanisms such as:*



- i. Use of compact urban growth patterns and the efficient use of land that result in a reduced impact to agricultural lands measured by an increase over the current average density within the agency's boundaries (e.g. persons per acre) by the proposed average density of the proposal area.*
- ii. Use of adopted general plan policies, specific or master plans and project phasing that promote planned, orderly, and efficient development.*

The City's Plan for Agricultural Preservation identifies that there are no alternative lands available within the City's boundaries that meet the objectives of the proposed annexation. The City's objectives include maintaining a strong commercial corridor and providing housing opportunities to meet its Regional Housing Needs Allocation (RHNA).

The findings above also require the City to demonstrate that it has minimized the loss of agricultural land and that the development will result in planned, orderly, and efficient use of land and services. As mentioned previously in this report, the proposal includes a provision for 1:1 agricultural mitigation, which is consistent with the menu of strategies in LAFCO's Policy. Further, the City has identified that it will provide open space along the westerly edge of the Crossroads West Specific Plan area to protect continued agricultural uses in those areas.

Given the existence of nearby infrastructure, the City limits being directly to the north and east of the site, and the location of the site within the Primary Area of the Sphere of Influence, the proposal can be considered a logical and orderly extension of the City's boundary. Further, the specific plan provides a plan for land use, circulation, plan for services and provides a variety of future housing options that include low, medium, and high-density residential uses that the City identifies as an efficient use of land.

LAFCO's policy also requires that development be considered imminent for all or a substantial portion of a proposed annexation area. According to the application, the City has approved a development agreement, tentative map, and preliminary development plan for the first phase of development in the area nearest to the Oakdale Road and Claribel Road intersection and a tentative map for residential development to the north of this area. Therefore, development is expected to be imminent in a substantial portion of the area.

Based on the information provided by the City, Staff believes that the Commission can make the findings contained within the Agricultural Preservation Policy for approval of the proposal.

#### Fire Protection District Concerns

LAFCO staff received a letter dated May 10, 2019 from Best Best & Krieger on behalf of the Stanislaus Consolidated Fire Protection District (attached in full as Exhibit D—starting on page 49). The letter objects to the City's application and requests that LAFCO delay or deny the proposal based on the need for the adoption of development impact fees to mitigate fire protection impacts. The letter states that the project is inconsistent with the City's General Plan policies related to fire protection services and is therefore not compliant with CEQA. The letter also states that the City has refused to adopt the impact fees set forth in the District's Development Impact Fee Study prepared in 2018.

The City of Riverbank provided a letter dated June 19, 2019 (Exhibit D - starting on page 119) that responds to the District's concerns and also indicates that the City has had ongoing

communications with the District about the Crossroads West project. The City states that mechanisms exist for the City and District to ensure that the proposal complies with General Plan policies during implementation of the project. The City has also indicated its willingness to continue coordinating with the District regarding implementation of impact fees.

### **ENVIRONMENTAL REVIEW**

The City of Riverbank, as Lead Agency, certified and adopted an Environmental Impact Report (EIR) for the Crossroads West Specific Plan pursuant to the California Environmental Quality Act (CEQA). As part of the environmental review, the EIR also addressed the proposed change of organization for the Specific Plan area.

#### **Statement of Overriding Considerations**

The City identified significant impacts in the EIR, which could not be eliminated or mitigated to a level of insignificance. In certifying the EIR for the proposal, the City Council adopted certain Findings of Fact and a Statement of Overriding Considerations, concluding the significant effects of the project are outweighed by the benefits of the development plan. Significant and unavoidable impacts of the proposed specific plan include: (1) aesthetics and visual resource impacts; (2) agricultural resource impacts; (3) air quality impacts; (4) greenhouse gas, climate change and energy impacts; (5) noise impacts; (6) public service and recreation impacts; (7) transportation and circulation impacts; (8) greenhouse gas emissions impacts; and (9) transportation and circulation impacts. The City's environmental determination, adopted by Riverbank City Council Resolution No. 2019-013, is attached in full as Exhibit B to this report. (Copies of the City's environmental documentation, including the draft and final EIR has been provided previously in electronic format for the Commission and public's review and is available on the LAFCO website.)

#### **LAFCO as a Responsible Agency**

Pursuant to CEQA, the Commission, as a Responsible Agency, must consider the EIR prepared by the City, including the environmental effects of the project, prior to reaching a decision on the project. If the Commission decides to approve the proposal, the Commission's resolution should include one or more findings required by CEQA Guidelines Section 15091(a) for each significant effect of the project and make findings in Section 15093, as necessary, to adopt statements of overriding considerations, and file a Notice of Determination in compliance with CEQA Guidelines Section 15096(i).

#### **Findings for Approval**

Consistent with the above, upon conclusion of the Public Hearing on this matter, if the Commission decides to approve the City's request, it may consider establishing the same findings and the statement of overriding considerations adopted by the City of Riverbank, as Lead Agency. The Commission would thus adopt a resolution that finds all of the following:

- Finds that the Commission complied with the requirements of CEQA Section 15096, et seq., by independently reviewing and considering the environmental effects of the project as presented in the EIR for the project prepared by the City of Riverbank, as Lead Agency, is adequate prior to reaching a decision on the proposal.

- Finds that by using independent judgment and in light of the entire public record, the Commission did not identify any feasible alternatives or mitigation measures within its power that would substantially lessen or avoid any significant effect the proposal would have on the environment [Guidelines Section 15096(g)(1)].
- Finds that prior to reaching a decision on the proposal, the Commission made the required findings pursuant to CEQA Guidelines Sections 15091, 15093, and 15096(h).

### **ALTERNATIVES FOR COMMISSION ACTION**

Following consideration of this report and any testimony or additional materials that are submitted at the public hearing for this proposal, the Commission may take one of the following actions:

**Option 1**      APPROVE the proposal, as submitted by the applicant.

**Option 2**      DENY the proposal.

**Option 3**      CONTINUE this proposal to a future meeting for additional information.

### **STAFF RECOMMENDATION**

Based on the discussion in this staff report, including the factors set forth in Government Code Section 56668, Staff recommends that the Commission approve the proposal and adopt Resolution No. 2019-13 (attached as Exhibit E), which:

- a. Certifies, as a Responsible Agency under CEQA, that the Commission has considered the environmental documentation prepared by the City of Riverbank as Lead Agency and makes the appropriate CEQA findings;
- b. Finds the proposal to be consistent with State law and the Commission's adopted Policies and Procedures;
- c. Approves the change of organization, subject to the terms and conditions and directs the Executive Officer to initiate protest proceedings.

Respectfully submitted,

  
\_\_\_\_\_

Javier Camarena  
Assistant Executive Officer

Attachments - Exhibit A: Maps and Legal Description (pg. 13)  
Exhibit B: Plan for Services (pg. 23)  
Exhibit C: Plan for Agricultural Preservation (pg. 35)  
Exhibit D: Comments Received as of June 19, 2019 (pg. 47)  
Exhibit E: Riverbank City Council Resolution 2019-013: CEQA Findings (pg. 133)  
Exhibit F: Draft LAFCO Resolution No. 2019-13 (pg. 257)

**EXECUTIVE OFFICER'S AGENDA REPORT**  
**JUNE 26, 2019**  
**PAGE 12**

Additional support documentation has been made available on LAFCO's website under "Public Notices" (<http://www.stanislauslafco.org/info/PublicNotices.htm>) and includes:

- [Draft Environmental Impact Report](#)
- [Final Environmental Impact Report](#)
- [Mitigation Monitoring & Reporting Program](#)
- [Crossroads West Specific Plan](#)
- City Council Resolution and Ordinances