

RECEIVED DEC 05 2024

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS

This checklist is provided as a guide for the preparation of a complete application packet to LAFCO. **You are required to consult with LAFCO staff prior to the submittal of the completed application.** If you have any questions regarding your proposal or your application packet, please contact LAFCO Staff at (209) 525-7660.

- ☒ 1. Application form completed with original signatures and required attachments.
- ☒ 2. Filing fee (deposit) payable to Stanislaus LAFCO. (See Schedule of Fees and Deposits.)
- ☒ 3. Vicinity Map (8½"x11" paper)
- ☒ 4. Legal description and map prepared to formatting requirements. Provide an original copy, stamped by the engineer on 8½"x11" paper. (See Legal Description and Map Requirements.) *A separate fee for the State Board of Equalization filing will be determined and collected at time of project approval.*
- ☒ 5. Evidence of approval. Please check the appropriate items:
 - ☐ A. If annexation is to a city, the resolution and map of rezoning is required. Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☐ B. If annexation is to a district, resolution or copy of development approval (e.g. tentative subdivision map, use permit, conditions of approval, etc). Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☐ C. If applicant is city or district, a Resolution of Application by the city council or district governing board.
 - ☒ D. If application is by petition of registered voters or landowners, a Notice of Intent to Circulate Petition has been provided and a completed petition is attached. (See Petition for Proceedings template.)
- ☐ 6. Plan for Services, prepared pursuant to Government Code Section 56653 demonstrating the agency's ability to provide services, a financing plan, and evidence of the timely availability of water supplies adequate for projected needs (Section 56668k).
- ☐ 7. Plan for Agricultural Preservation: For a sphere of influence expansion or annexation to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
- ☒ 8. For applications with lengthy support documents, digital copies may be requested for the Commission.
- ☒ 9. Two (2) sets of mailing labels for property owners and registered voters within the boundaries of the proposal and one (1) set of mailing labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

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APPLICATION FOR (Check all that apply):

- ☐ Sphere of Influence Amendment
- ☐ Annexation to: City of: City of Hughson District: _____
- ☐ Detachment from: City of: _____ District: _____
- ☐ Formation of a Special District: - Type of District: _____
- ☒ Other: _____

NAME OF PROPOSAL: St. Anthony's Catholic Church Annexation to the City of Hughson (Annx24-0130)

GENERAL DESCRIPTION OF PROPOSAL:

Annexation of St. Anthony's Catholic Church to the City of Hughson

REASONS FOR PROPOSAL:

Annexation is required in order to allow for connection to City sewer services.

LOCATION AND ASSESSOR'S PARCEL NUMBERS (attach additional sheets if necessary):

2020 Euclid Avenue, Hughson, CA 95326 (APN 018-024-006)

APPLICANT:

Name: City of Hughson

Address: 7018 Pine Street, Hughson, CA 95326

Phone: (209) 883-4054 Fax: _____ E-Mail: dromo@hughson.org

Contact Person: Mr. Dominique Romo Title: City Manager

APPLICANT'S REPRESENTATIVE:

Name: J.B. Anderson Land Use Planning

Address: 139 S. Stockton Avenue, Ripon, CA 95366

Phone: (209) 599-8377 Fax: _____ E-Mail: mark@jbandersonplanning.com

Contact Person: Mark Niskanen Title: Contract Planner

LAFCO Use Only:

Proposal Name: _____ LAFCO Application No. _____

Submittal Date: _____ Cert. of Filing Date: _____

LAFCO Filing Fee: \$ _____ Fees Paid? _____ Yes _____ No

SBOE Fee: \$ _____ Fees Paid? _____ Yes _____ No

100% Property Owners Consent? _____ Yes _____ No

Territory Uninhabited? _____ Yes _____ No

PROPERTY OWNER(S):

If multiple property owners, please provide the names, with address information, on a separate page.

Name: St. Anthhony's Catholic Church Attn: Pastor Luis Cordeiro

Address: 2020 Euclid Avenue, Hughson, CA 95326

Phone: (209) 883-4310 Fax: (209) 883-2531 E-Mail: ebeltran6t3@gmail.com

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

SUBJECT AGENCIES WITHIN PROPOSAL AREA THAT WILL GAIN OR LOSE TERRITORY:

If more than three subject agencies, please provide the names and information on a separate page.

Name: City of Hughson

Address: 7018 Pine Street, Hughson, CA 95326

Phone: 209.883.4054 Fax: _____ E-Mail: _____

Contact Person: Carla Jauregui Title: Community Development Director

Name: County of Stanislaus

Address: 1010 Tenth Street, Modesto, CA 95350

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

AFFECTED AGENCIES WITHIN PROPOSAL AREA: (Agencies that may have overlying boundaries or sphere of influence.) If more than two affected agencies, please provide the names and information, on a separate page.

Name: Hughson Fire Protection District

Address: 2316 3rd Street, Hughson CA 95326

Phone: (209) 883-2863 Fax: _____ E-Mail: sberner@hughsonfire.com

Contact Person: Mr. Scott Berner Title: Fire Chief

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Hughson Unified School District

Address: 7448 Fox Road, Hughson, CA 95326

Phone: (209) 883-4428 Fax: _____ E-Mail: bsmith@hughsonschools.org

Contact Person: Brenda Smith Title: Superintendent

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

INTERESTED AGENCIES: (Other agencies which provide facilities or services to proposal area.) If more than two interested agencies, please provide the name and information, on a separate page.

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

PERSONS REQUESTING TO BE NOTIFIED:

If more than two names, please provide the names and information on a separate page.

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Please respond to all items in this questionnaire and indicate N/A when a question does not apply. Any additional information that is pertinent to the application filing should be included in the application at the time of submittal.

I. LANDOWNER CONSENT

Have all property owners involved with the proposal given their written consent?

- ☒ YES (If yes, please attach the original signed petitions, letters or applications)
- ☐ NO (If no, please attach the petitions, letters or applications with the original signatures of those consenting and provide the name, address and APN of those property owners not consenting.)

II. REGISTERED VOTER INFORMATION

A. Number of Registered Voters residing within the proposal: 1

(This information can be obtained from the Stanislaus County Elections Office along with the mailing address information – See Checklist Item #9.)

III. LAND USE

A. Area of Proposal (Gross Acres): 6.565 Acres

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	AG 40 Ac. <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Public Facility (P.F.) <input checked="" type="checkbox"/> City <input type="checkbox"/> County
General Plan Designation	Urban Reserve <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Same as existing (Urban Reserve) <input checked="" type="checkbox"/> City <input type="checkbox"/> County
Use of Proposal Area	Church	Church

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	Rural Residential	AG	Urban Reserve	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	Agriculture	AG	Urban Reserve	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	Agriculture	AG	Urban Reserve	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	Senior Housing / Care	H.D. Res.	Urban Reserve	<input checked="" type="checkbox"/> City <input type="checkbox"/> County

D. Describe any public easements/oil well operations/cellular site leases, etc. that currently exist on the site:

12.5 ft. Irrigation Easement along the southerly property line

E. Evidence of Approval -- Are there any land use entitlements involved in the project?

☐ Yes ☒ No

If yes, please provide a copy of the documentation for this entitlement. Please check those documents, which may apply:

- ☐ Tentative Map and Conditions
- ☐ Subdivision Map or Parcel Map
- ☐ Specific Plan
- ☐ Rezoning
- ☐ General Plan Amendment
- ☐ Rezoning
- ☐ Other - (provide explanation):

IV. TOPOGRAPHY

- A. Describe the physical features of the subject parcel(s). Refer to major highways, roads, watercourses, and topographical features:

This is an existing Catholic Church use at the southeast corner of Fox Road and Euclid Avenue.

- B. Drainage and average slopes: Site is generally flat and drainage is contained on site.

V. BOUNDARIES AND ASSESSMENT

- A. Is the property contiguous to the existing City or District boundary?: ☒ Yes ☐ No
(Contiguous is defined by Govt. Code Section 56031)

- B. Is the project co-terminus with:
The Assessor's Parcel boundaries? ☒ Yes ☐ No
The legal lot boundaries? ☒ Yes ☐ No

- C. Is the proposal completely surrounded by the annexing city or district? ☐ Yes ☒ No

Explain: City limit line is adjacent to the site along the westerly boundary.

- D. Maps and Legal Description – Attach the following:

1. A map (8½"x11") which shows specifically the boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district or city boundaries. The map must be drawn to the Legal Description and Map Requirements.
2. A generalized/vicinity map (8½"x11") showing the boundaries and relative size of the proposal with respect to the surrounding area.
3. A written legal description of the boundaries of the proposal. The legal description must be written clearly pursuant to the Legal Description and Map Requirements.
4. Tax Assessor Parcel Information (Use additional sheets if necessary; information can be obtained from the County Assessor's Office):

<u>Assessor's Parcel Number</u>	<u>Tax Rate Area</u>	<u>Assessed Land Value</u>
<u>018-024-006</u>	<u>67-002</u>	<u>\$ 3,901,079.00</u>
<u> </u>	<u> </u>	<u> </u>
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<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u>Total:</u>	<u>\$ 3,901,079.00</u>

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site: Agriculture? ☒ Yes ☐ No
 Open Space? ☐ Yes ☐ No
- B. Is the current general plan designation for the site: Agriculture? ☐ Yes ☒ No
 Open Space? ☐ Yes ☒ No
- C. Is the site currently used for agriculture?: ☐ Yes ☒ No
- D. Number of Acres considered Prime Agricultural Land: _____
(as defined by the CA Dept. of Conservation as being prime, unique or of statewide importance, and defined by Government Code Section 51201(c) and 56064)
- E. Number of Acres considered Agricultural Lands: _____
(as defined by Gov. Code Section 56016)
- F. Is the site under Williamson Act Contract(s)?: ☐ Yes ☒ No
 If yes, please provide the following information (attach additional sheets if necessary):
 Contract Number(s): _____
 Date of Williamson Act contract execution: _____
 Has a non-renewal been filed for the contract? _____
 Date of Williamson Act contract expiration/cancellation: _____
- G. Number of Acres considered Open Space Lands: 0 _____
(as defined by Gov. Code Section 56059)
- H. Does the site have an open space easement?: ☐ Yes ☒ No
- I. Is the site within or adjacent to an approved greenbelt?: ☐ Yes ☒ No
 If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: 2 _____
- B. Number/Type of Dwelling Units within the proposed area:
 Existing: 10 _____
 Proposed: _____
- C. Please explain the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments (Government Code Section 56668):
 This is an existing Church adjacent to the City limits. Annexation for City services will have
 no impact on regional housing needs.

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the reorganization requested for a proposed development? ☐ Yes ☒ No
2. Describe what services will be provided to subject property: (Please attach any "Intent to Serve" letters for water and/or sewer services). If sewer and/or water agency annexation is also part of the request, please expand upon the agency's ability to provide services in the Plan for Services document and attach any relevant studies/master plans.

Note: Evidence must also be included to demonstrate the timely availability of water supplies adequate for projected needs of the area (Government Code Section 56668).

(A)	(B)	(C)	(D)	(E)	(F)
Service	Current Service Provider	Level & Range of Service	To be Provided by this Proposal?	If YES to (D), Approx. Date Service Will Be Available	If YES to (D), Method to Finance
WATER	Private Well		Yes	upon Annexation	Connection fee plus monthly service charge
SEWER	Private Septic Tank		Yes	upon Annexation	Connection fee plus monthly service charge
POLICE					
FIRE					

B. Assessment and Indebtedness of Service Areas:

1. Does the City/District/County have current plans to establish any new assessment districts in order to pay for new or extended service(s) to the proposal area?
☐ Yes ☒ No
 If yes, please describe: _____
2. Will the subject territory assume any existing bonded indebtedness upon annexation to the City/District?:
☐ Yes ☒ No
 How will indebtedness be repaid? (e.g., property taxes, assessments, service fees):

3. Will the proposal area be subject to special assessments or fees?:
☐ Yes ☒ No
 Explain: _____

C. Sewer Information:

1. Is extension of sewer service part of this application? ☒ Yes ☐ No
2. Is a developed parcel requesting annexation due to failed septic system?
☒ Yes ☐ No
If yes, please include a copy of any letters from the Dept. of Environmental Resources or a private septic system company.
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public sewer service? ☒ Yes ☐ No
If yes, which agency? City of Hughson
4. Has the agency that will be providing service issued an "Intent to Serve" letter?
☐ Yes ☒ No (If yes, please attach letter to application.)

If no: Will the agency be prepared to furnish sewer service upon annexation?
☒ Yes ☐ No
5. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposed area? ☒ Yes ☐ No
If no, please describe the agency's plan to increase capacity: _____

6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
Connection fee plus monthly service charges

7. What is the distance for connection to the agency's existing sewer system?:
N/A Sewer system is adjacent to site

D. Water Information:

1. Is extension of water part of this application? ☐ Yes ☒ No
2. Is a well or other on-site water system currently used on this property? ☒ Yes ☐ No
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public water service? ☒ Yes ☐ No
If yes, which agency? City of Hughson
4. Please list:
Wholesale Water Agency: _____
Retail Water Agency: _____
5. Has the agency that will be providing service issued an "Intent to Serve" letter?
☐ Yes ☒ No (If yes, please attached letter to application)

If no: Will the agency be prepared to furnish water service upon annexation?
☐ Yes ☒ No

6. Does the agency have the necessary contractual and design capacity to provide water service to the proposed area? ☒ Yes ☐ No

If no, please describe the agency's plan to increase capacity: _____

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):

Connection fee plus monthly service charges

8. What is the distance for connection to the agency's existing water system?

Water system is adjacent to site

E. Police Service

1. If annexation to a City, what are the existing police service levels provided within the City limits? _____

2. What level of police services will be provided to the area upon full development? _____

Will the service levels be maintained? ☒ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: _____

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? _____

2. What level of fire protection services will be provided to the area upon full development? _____

Will the service levels be maintained? ☒ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: _____

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?
City _____ District _____

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: City of Hughson

B. The project:

- ☒ Is exempt pursuant to CEQA section 15061 and 15183 and a Notice of Exemption has been prepared by the lead agency (please attach).
- ☐ Will have no significant adverse environmental impacts and a Negative Declaration was prepared. (Please attach Notice of Determination.)
- ☐ Was found to be within the scope of a Master Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 21157.1. (Please attach Notice of Determination.)
- ☐ May have significant adverse environmental impacts and in accordance with Section 15070 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been certified by the lead agency. (Please attach Notice of Determination.)

List impact areas in the MND that propose mitigation measures to lessen the environmental impacts to less than significant: _____

- ☐ Will have significant adverse environmental impacts and the lead agency has prepared an Environmental Impact Report (EIR). (Please attach.)

List impact areas that were found to be unmitigatable in the EIR: (Attach any Statement of Overriding Considerations, as applicable) _____

Please note: Include with the above requested attachments the complete environmental documentation (e.g., Initial Study, NOD, NOE, EIR, etc.) and copies of receipts from any filing fees paid (including Fish & Wildlife fees).

X. SPHERE OF INFLUENCE APPLICATION

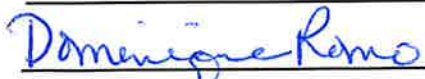
For those proposals requesting a Sphere of Influence Amendment, has a Sphere of Influence Supplemental Application has been included? ☐ Yes ☒ No

XI. CERTIFICATION

I certify, under penalty of perjury, under the laws of the State of California, that the information contained in this application is true and correct. I acknowledge and agree that the Stanislaus Local Agency Formation Commission is relying on the accuracy of the information provided and my representations in order to process this application proposal.

Print Name: Dominique Romo

Title: City Manager

Signature: 

Date: 12/03/2024

- ☐ City or District Applicant
- ☐ Property Owner Applicant
- ☐ Applicant's Representative/Agent (Proof of authority must be provided)

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COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Effective January 1, 2008: Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act, applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

Date: 12/3/2024

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature: 

Name: Dominique Romo

Title: City Manager

Agency: City of Hughson

Address: 7018 Pine Street, Hughson, CA 95326

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INDEMNITY AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on a proposal or on the environmental documents submitted to support it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, and expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the application.

Date: 12/3/2024

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature: Dominique Romo

Name: Dominique Romo

Title: City Manager

Agency: City of Hughson

Address: 7018 Pine Street, Hughson, CA 95326

St. Anthony's Catholic Church Annexation to the City of Hughson

Legend

- Annexation Limits
- Euclid Ave & Fox Rd



LEGAL DESCRIPTION
SJ. ANTHONY CHURCH
CHANGE OF ORGANIZATION
TO THE CITY OF HUGHSON

CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF FOX ROAD WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE, SAID POINT BEING THE NORTHEASTERLY CORNER OF THE FOX/EUCLID CHANGE OF ORGANIZATION TO THE CITY OF HUGHSON PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2000-0025128, STANISLAUS COUNTY RECORDS; THENCE FROM THE POINT OF BEGINNING AND ALONG SAID NORTHERLY RIGHT-OF-WAY:

COURSE 1 SOUTH 89°24'10" EAST A DISTANCE OF 514.34 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF PARCEL A AS SHOWN ON THE MAP FILED FOR RECORD ON OCTOBER 7, 1966 IN BOOK 2 OF PARCEL MAPS AT PAGE 75, STANISLAUS RECORDS; THENCE ALONG SAID NORTHERLY EXTENSION OF SAID EASTERLY LINE:

COURSE 2 SOUTH 00°35'48" WEST A DISTANCE OF 555.99 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A;

COURSE 3 NORTH 89°24'10" WEST A DISTANCE OF 514.34 FEET TO AFORESAID EASTERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE, EASTERLY RIGHT-OF-WAY LINE BEING THE EASTERLY LINE OF AFORESAID FOX/EUCLID CHANGE OF ORGANIZATION TO THE CITY OF HUGHSON PARCEL; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE;

COURSE 4 NORTH 00°35'48" EAST A DISTANCE OF 555.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.565 ACRES MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

END DESCRIPTION

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

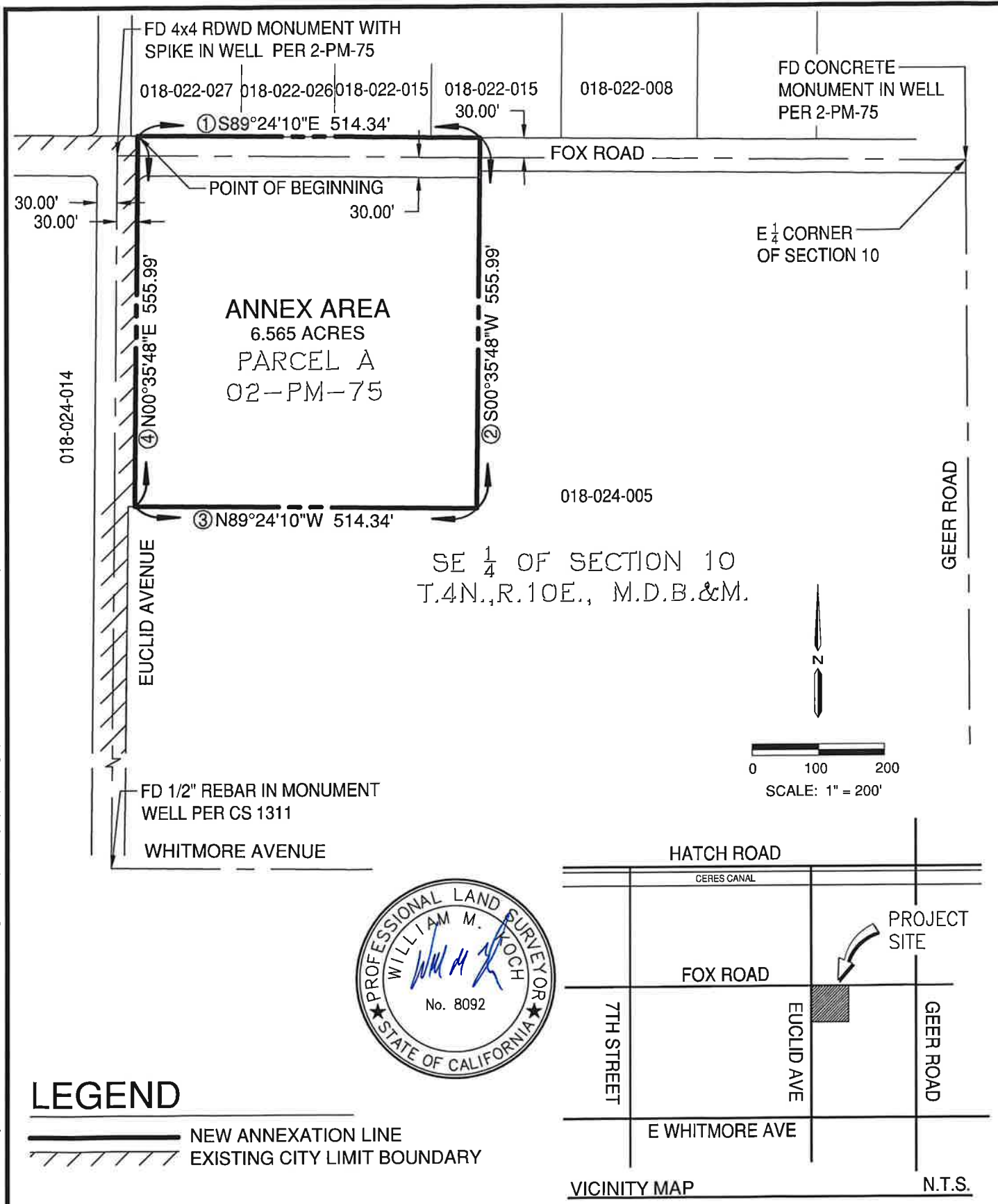


WILLIAM M. KOCH
PROFESSIONAL LAND SURVEYOR
CALIFORNIA NO. 8092



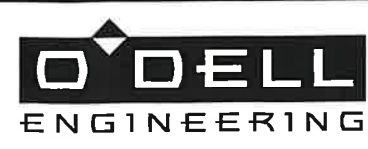
2/14/2024
DATE

Y:\Jobs\42220 St. Anthony's Catholic Church - Hughson\Survey\MapDwg\42220-EXH_LAFCO.dwg bkoch 14:01:08 02/08/2024



LEGEND

- NEW ANNEXATION LINE
- EXISTING CITY LIMIT BOUNDARY



1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

DESCRIPTION: ANNEXATION EXHIBIT			
SCALE:	AS SHOWN	DATE:	FEB 1, 2024
JOB NO.:	42220		
FILE:	42220-EXH_LAFCO.DWG		

**CITY OF HUGHSON
PLANNING COMMISSION
RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HUGHSON
APPROVING ANNX24-0130 FOR THE ST. ANTHONY'S CATHOLIC CHURCH,
PROPERTY LOCATED AT 2020 EUCLID AVENUE, APN NO. 018-024-006**

WHEREAS, Pastor Luis Cordeiro c/o St. Anthony's Catholic Church (2020 Euclid Avenue, Hughson, CA 95326) has filed an application for an Annexation and Prezone to annex approximately 6.6-acres (as shown in Exhibit B) to be annexed into the City of Hughson and prezoned Public Facility (P-F); and,

WHEREAS, the Project site is currently designated for Urban Reserve land uses per the City's General Plan and it is located within the land use jurisdiction of Stanislaus County and zoned AG-40 Acre; and,

WHEREAS, The Proposed Project was distributed for Development Review on February 23, 2024 and comments were received from City Departments and outside agencies. Said comments have been incorporated as Conditions of Approval; and,

WHEREAS, the City, acting as the Lead Agency, has determined that the Project is exempt from further environmental review in accordance with Sections 15061 and 15183 of the CEQA Guidelines; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on September 17, 2024; and

WHEREAS, after consideration and evaluation of the record before them, including any and all comments received during the noticed public hearing, the Planning Commission has authorized approval of ANNX24-0130 subject to the Conditions of Approval provided in Exhibit A; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hughson finds that ANNX24-0130 meets the following criteria set forth in Section 17.04.048(D)(3) of the Hughson Municipal Code:

1. The action is consistent with the general plan or any applicable specific plan;

The Proposed Project is consistent with the City's General Plan in that the Urban Reserve land use designation consists of lands recognized by the General Plan as suitable for urban development. It is important to note that the Proposed Project does not include any form of new development beyond the improvement obligations set forth in the approved Out of Boundary Service Agreement.

2. The action will not be detrimental to the public interest, health, safety, convenience, or welfare of the city; and,

The Project proposes to annex approximately 6.60-acres into the City of Hughson, and no new development is proposed at this time. The Project site has been previously developed and operates as the St. Anthony's Catholic Church. The Proposed Project will initiate improvements along the Project site's frontage that will allow for safer conditions for pedestrians utilizing Fox Road or Euclid Avenue. The Project as proposed will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Hughson.

3. The site is suitable for the requested land uses, if applicable.

The entire Project site comprises the St. Anthony's Catholic Church, and the existing use will remain as part of the proposed annexation. The Project site is suitable for religious facilities.

4. The rezoning is for an area that is logical for annexation.

The Project site is immediately adjacent to the Hughson city limits and represents a logical expansion of the City's boundary and is considered a future growth area by the City's General Plan. The Project also does not create any County islands.

5. Sufficient public utilities with the capacity to serve new development exist in the vicinity or the applicant can demonstrate how sufficient public utilities will be provided if they do not exist at the time of approval.

The intent of the Project is to allow for connection to City public utilities, including water, sewer, and storm water. The City Engineer has reviewed the Project and has determined there is sufficient capacity to provide public utilities to the Project.

NOW, THEREFORE BE IT FURTHER RESOLVED that the Planning Commission hereby recommends to the City Council approval of Resolution No. 2024-06 and authorize approval of ANNX24-0130 subject to the Conditions of Approval contained herein.


PASSED AND ADOPTED by the Planning Commission of the City of Hughson at the regularly scheduled meeting on this 1st day of October 2024 by the following roll call vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:


BRIAN EVANS, Chair

ATTEST:

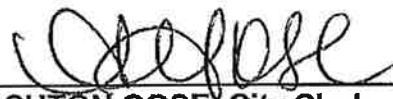

ASHTON GOSE, City Clerk

EXHIBIT A – CONDITIONS OF APPROVAL

1. **Implementation of Conditions.** The Project Proponent is responsible for ensuring that any contractor, subcontractor, employee, or agent of the Project Proponent is aware of and implements all measures set forth in these conditions.
2. **Approval Agreement.** It is understood and agreed upon, that whenever approval of the City Engineer is required, whether by these Conditions, Improvement Plans, or otherwise, the approval of the Community Development Director and/or Building Official shall also be required.
3. **Indemnification.** Project Proponent shall defend indemnify and hold harmless City and its elected and appointed representatives, officers, agents and employees against actions arising out of such personal injury, death, or property damage or destruction which is caused, or alleged to have been caused, by reason of Project Proponent's activities in connection with the project described in the map to which these conditions are attached ("Project"). Project Proponent further agrees to defend, indemnify and hold harmless City and its elected and appointed boards, commissions, representatives, officers, agents and employees from any and all claims, actions or proceedings brought against City or any of them to attach, set aside, void, or annul any approval of City or any of them concerning the Project which action, claim or proceeding is brought within the time limit specified in California Government Code section 66499.37, or the sufficiency of environmental review pursuant to CEQA.

The above-referenced indemnification and hold harmless requirement shall apply only if the City shall promptly notify the Project Proponent of any claim, action or proceeding, and cooperates fully in the defense of any such claim, action, or proceeding.

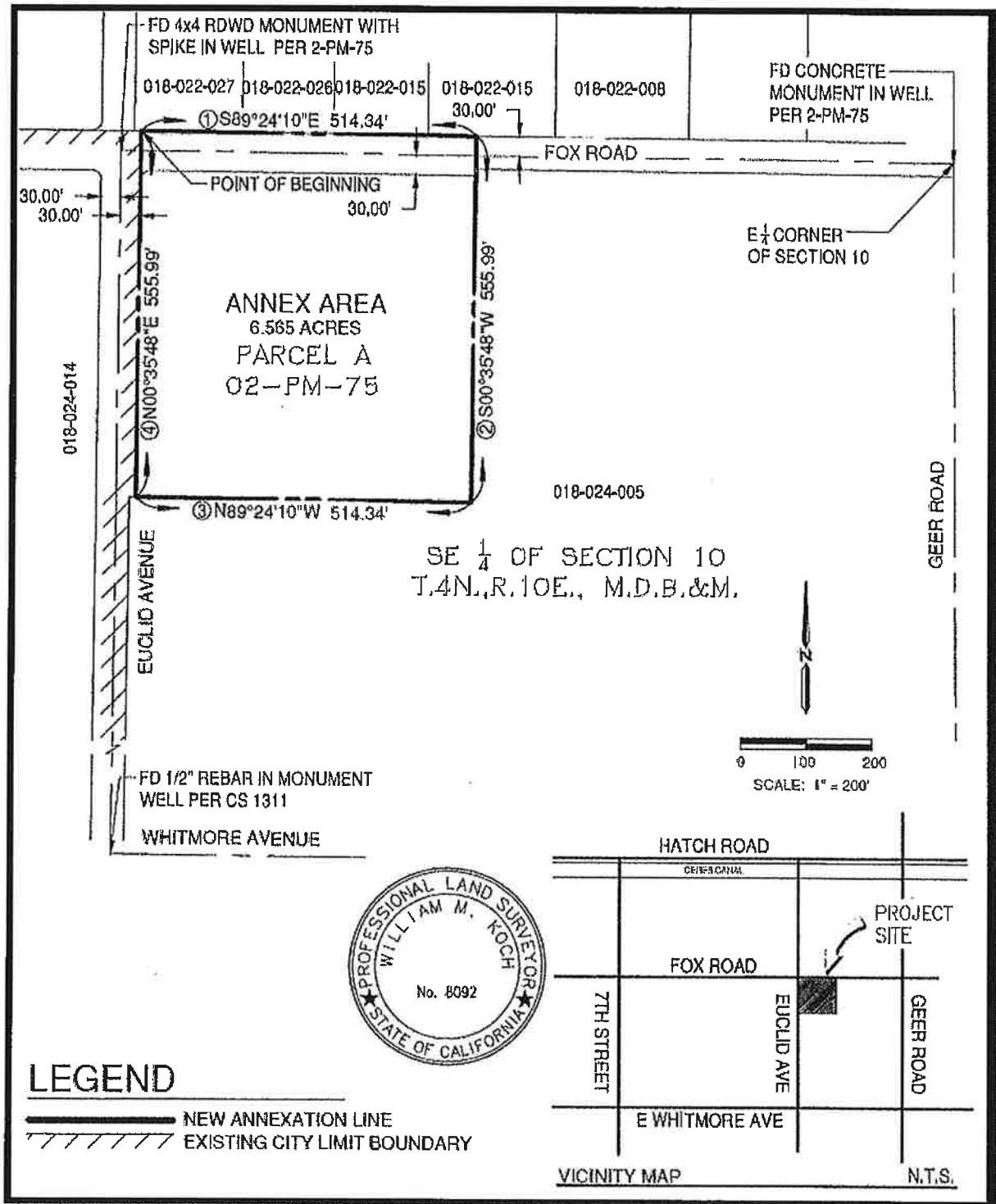
The City does not, and shall not, waive any rights against Project Proponent which it may have by reason of the aforesaid hold harmless agreement, or because of the acceptance by City, or the deposit with City by Developer of any of the insurance policies described herein.

4. **Fees.** Ministerial fees, including without limitation, application, processing and inspection fees, Agreement shall apply to the Project provided that: (1) such fees, standards and specifications apply to all works within the City; (2) their application to the Project Site is prospective only as to applications for building and other development permits or approvals not yet accepted for processing; and (3) their application would not prevent development in accordance with these conditions. Notwithstanding any Project Approvals to the contrary, the City may charge, and Project Proponent shall pay all ministerial fees (for example, processing and inspection fees), collected at the building permit stage or other approval stage for subsequent site-specific approvals, building permits and other similar permits which are in force and effect on a City-wide basis at the time application is

submitted for such permits. Such ministerial fees do not include impact fees or other discretionary fees collected prior to the building permit stage or other approval stage.

5. **Payment timing.** Project Proponent shall pay to City, within thirty (30) days of submission of any invoice, detailing all the work done and costs charged to the City, costs incurred by City for services performed by City Attorney in drafting, negotiating, or in any other way connected with, this project, at the current rate charged, and by the City Engineer in reviewing and approving maps, improvement plans, or in any other way connected with, the Project, at the rate charged the City by the City Engineer.
6. **Improvement Plans.** Prior to the installation of any improvements, the Applicant shall obtain approval of the Project's Civil Improvement Plans. Please coordinate with the City Engineer.
7. **Encroachment Permit.** Prior to the installation of any improvements, the Applicant shall apply and receive approval for an Encroachment Permit from the City of Hughson to allow for the outdoor seating area associated with the Project.

EXHIBIT B – ANNEXATION BOUNDARY



**CITY OF HUGHSON
CITY COUNCIL
UNCODIFIED ORDINANCE NO. 2024-04**

**AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUGHSON APPROVING
ANNX24-0130 FOR THE ST. ANTHONY'S CATHOLIC CHURCH, PROPERTY LOCATED AT 2020 EUCLID
AVENUE, APN NO. 018-024-006**

WHEREAS, Pastor Luis Cordeiro c/o St. Anthony's Catholic Church (2020 Euclid Avenue, Hughson, CA 95326) has filed an application for an Annexation and Prezone (ANNX24-0130) to annex approximately 6.6-acres (as shown in Exhibit B) into the City of Hughson and prezone said property to the designation of Public Facility (P-F); and,

WHEREAS, the Project site is currently designated for Urban Reserve land uses per the City's General Plan and it is located within the land use jurisdiction of Stanislaus County and zoned AG-40 Acre; and,

WHEREAS, The Project was distributed for Development Review on February 23, 2024, and comments were received from City Departments and outside agencies. Said comments have been incorporated as Conditions of Approval; and,

WHEREAS, the City, acting as the Lead Agency, has determined that the Project is exempt from further environmental review in accordance with Sections 15061 and 15183 of the CEQA Guidelines; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on October 1, 2024, recommended to the City Council approval of ANNX24-0130, and found said annexation and rezoning to be consistent with the City's General Plan and all other applicable plans, policies and regulations of the City; and

WHEREAS, the City Council held duly noticed public hearings on October 28, 2024, and November 11, 2024 in order to conduct a first reading of and to adopt this Ordinance; and,

WHEREAS, after consideration and evaluation of the record before them, including any and all comments received during the noticed public hearing, the City Council has authorized approval of ANNX24-0130 and rezoning of the Project site as a "Public Facility" (P-F) zone, subject to the Conditions of Approval provided in Exhibit A; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUGHSON DOES ORDAIN AS FOLLOWS: and finds that ANNX24-0130 meets the following criteria set forth in Section 17.04.048(D)(3) of the Hughson Municipal Code:

Section 1. FINDINGS. After a public hearing on November 12, 2024, at the Hughson City Council Chambers located at 7018 Pine Street Hughson, California, the Hughson City Council finds and determines as follows:

- A. The Project is consistent with the City's General Plan in that the Urban Reserve land use designation consists of lands recognized by the General Plan as suitable for urban development, and because the Project does not include any form of new development beyond the improvement obligations set forth in the approved Out of Boundary Service Agreement.
- B. The Project as proposed will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Hughson because no new development is proposed at this time. The Project proposes to annex a 6.6-acre site that has been previously developed and is operating as the St. Anthony's Catholic Church. The Project will initiate improvements along the Project site's frontage that will allow for safer conditions for pedestrians utilizing Fox Road or Euclid Avenue.
- C. The Project site is suitable for religious facilities, the applicant's requested use. The entire Project site comprises the St. Anthony's Catholic Church, and the existing use will remain as part of the proposed annexation.
- D. The rezoning is for an area that is logical for annexation. The Project site is immediately adjacent to the Hughson city limits and represents a logical expansion of the City's boundary and is considered a future growth area by the City's General Plan. The Project also does not create any County islands.
- E. The City Engineer has reviewed the Project and has determined there is sufficient capacity to provide public utilities to the Project. Upon annexation, St. Anthony's Catholic Church will connect to City public utilities, including water, sewer, and storm water.

Section 2. ADOPTION. The Hughson City Council hereby adopts Ordinance No. 2024-04 authorizing approval of ANNX24-0130 and authorizing staff to submit an Annexation Application to the Stanislaus LAFCo for the subject property.

Section 3. PREZONING. The City of Hughson Zoning Map is hereby amended to classify the property as described in "Exhibit B", to "Public Facility" (P-F) upon the completion of the property's annexation into the City, and subject to the Conditions of Approval attached hereto as "Exhibit A."

Section 4. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). A Notice of Exemption has been prepared and adopted by the City of Hughson on November 12, 2024, in accordance with Sections 15061 and 15183 of the CEQA Guidelines.

Section 5. SEVERABILITY. If any provision of this ordinance or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The city council hereby declares that it would have adopted this ordinance irrespective of the validity of any particular portion thereof.

Section 6. PUBLICATION AND EFFECTIVE DATE. Within fifteen (15) days after its final passage, the City Clerk shall cause this ordinance to be posted in full accordance with Section 36933 of the Government Code. This ordinance shall become effective thirty (30) days after its final passage.

By motion of Mayor Carr, and seconded by Councilmember Strain, the foregoing ordinance was introduced, and the title thereof read at the regular meeting of the City Council of the City of Hughson held on October 28, 2024, and by a unanimous vote of the council members present, further reading was waived.

PASSED AND ADOPTED by the City Council of the City of Hughson at a *special* meeting on this 12th day of November 2024 by the following vote:

AYES: MAYOR CARR, CROOKER, MCFADON

NOES: RUSH

ABSTENTIONS: NONE.

ABSENT: STRAIN

APPROVED:

A handwritten signature in dark ink, appearing to be 'G. Carr', written over a horizontal line.

GEORGE CARR, Mayor

ATTEST:

A handwritten signature in dark ink, appearing to be 'A. Gose', written over a horizontal line.

ASHTON GOSE, City Clerk

EXHIBIT A – CONDITIONS OF APPROVAL

1. **Implementation of Conditions.** The Project Proponent is responsible for ensuring that any contractor, subcontractor, employee, or agent of the Project Proponent is aware of and implements all measures set forth in these conditions.
2. **Approval Agreement.** It is understood and agreed upon, that whenever approval of the City Engineer is required, whether by these Conditions, Improvement Plans, or otherwise, the approval of the Community Development Director and/or Building Official shall also be required.
3. **Indemnification.** Project Proponent shall defend indemnify and hold harmless City and its elected and appointed representatives, officers, agents and employees against actions arising out of such personal injury, death, or property damage or destruction which is caused, or alleged to have been caused, by reason of Project Proponent's activities in connection with the project described in the map to which these conditions are attached ("Project"). Project Proponent further agrees to defend, indemnify and hold harmless City and its elected and appointed boards, commissions, representatives, officers, agents and employees from any and all claims, actions or proceedings brought against City or any of them to attach, set aside, void, or annul any approval of City or any of them concerning the Project which action, claim or proceeding is brought within the time limit specified in California Government Code section 66499.37, or the sufficiency of environmental review pursuant to CEQA.

The above-referenced indemnification and hold harmless requirement shall apply only if the City shall promptly notify the Project Proponent of any claim, action or proceeding, and cooperates fully in the defense of any such claim, action, or proceeding.

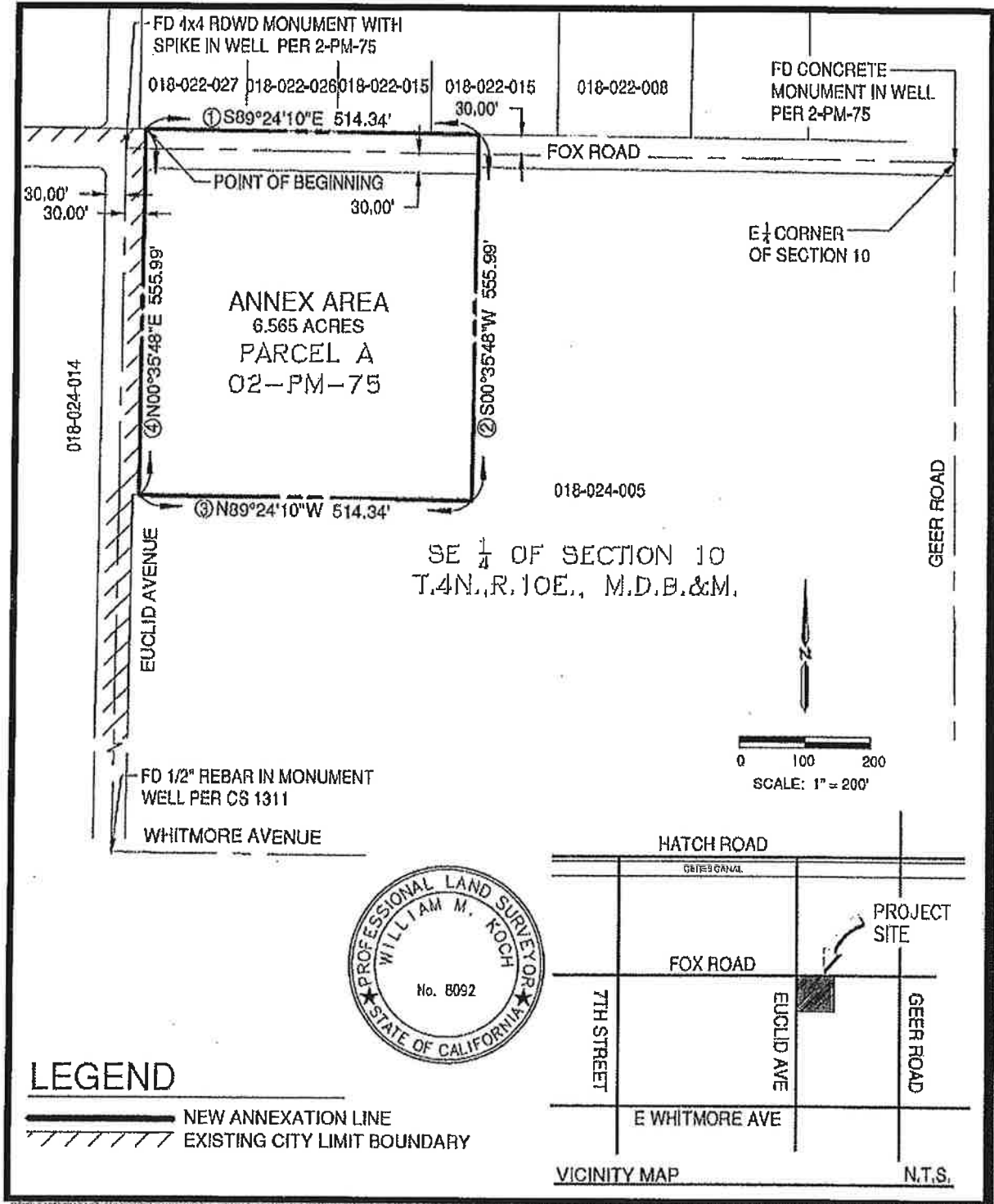
The City does not, and shall not, waive any rights against Project Proponent which it may have by reason of the aforesaid hold harmless agreement, or because of the acceptance by City, or the deposit with City by Developer of any of the insurance policies described herein.

4. **Fees.** Ministerial fees, including without limitation, application, processing and inspection fees, Agreement shall apply to the Project provided that: (1) such fees, standards and specifications apply to all works within the City; (2) their application to the Project Site is prospective only as to applications for building and other development permits or approvals not yet accepted for processing; and (3) their application would not prevent development in accordance with these conditions. Notwithstanding any Project Approvals to the contrary, the City may charge, and Project Proponent shall pay all ministerial fees (for example, processing and inspection fees), collected at the building permit stage or other approval stage for subsequent site-specific approvals, building permits and other similar permits which are in force and effect on a City-wide basis at the time application is submitted for such permits. Such ministerial fees do not include impact fees or other discretionary fees collected prior to the building permit stage or other approval stage.
5. **Payment timing.** Project Proponent shall pay to City, within thirty (30) days of submission of any invoice, detailing all the work done and costs charged to the City, costs incurred by City for services performed by City Attorney in drafting, negotiating, or in any other way

connected with, this project, at the current rate charged, and by the City Engineer in reviewing and approving maps, improvement plans, or in any other way connected with, the Project, at the rate charged the City by the City Engineer.

6. **Improvement Plans.** Prior to the installation of any improvements, the Applicant shall obtain approval of the Project's Civil Improvement Plans. Please coordinate with the City Engineer.
7. **Encroachment Permit.** Prior to the installation of any improvements, the Applicant shall apply and receive approval for an Encroachment Permit from the City of Hughson to allow for the outdoor seating area associated with the Project.

EXHIBIT B – ANNEXATION BOUNDARY





STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

Mail to: *City of Hughson*
Name: *Attn: Mark Niskanen*
Address: *7018 Pine Street*
City, State, Zip: *Hughson, CA 95326*

50-2024-196

FILED

November 8, 2024

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: *Donna Linder*
Deputy Clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

St Anthony's Catholic Church Annexation (ANAK24-0130)

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☒ Notice of Exemption (NOE)
☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE STANISLAUS	
COUNTY CLERK ON	<i>11/08/2024</i>
Posted	<i>11/08/2024</i>
Removed	<i>12/17/2024</i>
Returned to agency on	
DEPUTY	<i>Donna Linder</i>

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Stanislaus

1021 I Street, Suite 101

Modesto, CA 95354

From: (Public Agency): City of Hughson

7018 Pine Street

Hughson, CA 95326

(Address)

Project Title: St. Anthony's Catholic Church Annexation (ANNX24-0130)

Project Applicant: St. Anthony's Catholic Church, 7020 Fox Rd., Hughson, CA 95326

Project Location - Specific:

(209) 883-4310

The Project is located at the southeaster corner of Fox Road and Euclid Avenue.

Project Location - City: Hughson

Project Location - County: Stanislaus

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of the annexation and pre-zoning of 6.565-acres. The pre-zoning designation for the Project site is Public Facility (P-F).

Name of Public Agency Approving Project: City of Hughson

Name of Person or Agency Carrying Out Project: St. Anthony's Catholic Church

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15061 and 15183

☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

See attached Memorandum, dated June 29, 2024.

Lead Agency


Contact Person: Mr. Mark Niskanen

Area Code/Telephone/Extension: (209) 599-8377

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 11/5/24 Title: Contract Planner

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

Date: June 29, 2024

To: Mark Niskanen, Contract Planner, City of Hughson

From: Steve McMurtry, Principal Planner, De Novo Planning Group

Subject: St Anthony's Catholic Church Annexation (Application File No. ANNX24-0130): CEQA Guidelines Section 15061 and 15183 Compliance Memorandum

INTRODUCTION

The purpose of this memorandum documents compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 for the St. Anthony's Catholic Church Annexation (Application File No. ANNX24-0130) to the City of Hughson.

PROJECT DESCRIPTION

The proposed Project is an annexation boundary change (political boundary change) that would include annexing an existing church facility into the City of Hughson. The church has existed in the unincorporated Stanislaus County since 1967. There are no new buildings or on-site improvements proposed, but the annexation of the Project site into the city limits would include the initiation of improvements to Fox Road and Euclid Avenue along the north and west boundary of the site, as well as city service connections. These improvements are required per an Out of Boundary Service Agreement that was approved separately in 2001. The church is located within the City's Sphere of Influence and has a current land use designation of Urban Reserve. Because the land is currently outside the City limits it does not have city zoning. Typical zoning for churches in Hughson falls under the Public and Quasi-Public Uses, which includes parks, public facilities, and religious facilities. Existing City right of way and services are located within the immediately adjacent roadways.

REVIEW OF PROJECT FOR EXEMPTION

FINDINGS FOR GENERAL RULE EXEMPTION

- 1. The project does not fit within a statutory or categorical exemption, but it can be clearly demonstrated that the project has no potential to have significant environmental effects.***

The proposed Project would not have an environment impact because it is a political boundary change that causes no physical environmental changes to the Project site. Considering CEQA Guidelines section 15061 (Review of Exemption), the proposed Project meets the "common sense rule" exemption in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines section 15061 (b)(3)). This conclusion is supported by the fact that the 5.86 acres proposed for annexation has a church that was built over 57 years ago and there is proposal for any new development of buildings or on-site improvements. The initiation of improvements to Fox Road and Euclid Avenue along the north and west boundary of the site, as well as city service connections, are required per an Out of Boundary Service Agreement that was approved separately in 2001. Such improvements have been anticipated under existing approvals, and all are in existing right of

way immediately adjacent to the church. For these reasons, the project qualifies as exempt from CEQA under common sense rule defined in Section 15061.

FINDINGS FOR 15183 EXEMPTION

CEQA Guidelines Section 15183 mandates that projects, which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects, which are peculiar to the project or its site. This process allows for streamlining CEQA compliance for qualifying projects and reduces the need to prepare repetitive environmental studies. In fact, evaluation under CEQA Guidelines Section 15183 is compelled by subsection (i) which states,

"Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section."

In accordance with CEQA Guidelines Section 15183, the Project qualifies for an exemption because the following findings can be made:

- 1. The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.***

The proposed Project consists of the annexation of 5.86 acres located at the southeast corner of Fox Road and Euclid Avenue, into the City of Hughson city limits. The site is located within the City's Sphere of Influence and is designated for Urban Reserve, and has been recognized as a public-quasi public facility serving the religious needs of citizens from the City of Hughson for 57 years. A more specific land use and zoning designation, such as Public-Quasi Public, if approved with the annexation, would reflect the existing condition (a religious use), and does not present a conflict with the development densities in the General Plan, Zoning Ordinance, or a community plan.

- 2. There are no project specific effects which are peculiar to the project or its site, and which the general plan update EIR failed to analyze as significant impacts.***

The annexation represents a political boundary change only and no physical modifications to the existing 57-year-old church is proposed. The annexation will include the initiation of improvements to Fox Road and Euclid Avenue along the north and west boundary of the site, as well as city service connections, that are required per an Out of Boundary Service Agreement that was approved separately in 2001. Such improvements have been anticipated under existing approvals, and do not present an environmental impact not already anticipated under the City's General Plan and certified EIR.

- 3. There are no environmental effects related to the Project that result in potentially significant off-site and/or cumulative impacts, which the general plan update EIR failed to evaluate.***

The annexation represents a political boundary change only and no physical modifications to the existing 57-year-old church is proposed. The annexation will include the initiation of improvements to Fox Road and Euclid Avenue along the north and west boundary of the site, as well as city service connections, that are required per an Out of Boundary Service Agreement that was approved separately in 2001. Such

improvements have been anticipated under existing approvals, and do not present an environmental impact not already anticipated under the City's General Plan and certified EIR.

4. There is no substantial new information which was not known at the time the General Plan EIR was certified that indicates more severe impacts than discussed in the prior EIR.

There is no new information that has been identified which would result in a determination of a more severe impact than had been anticipated by the GP EIR. The annexation represents a political boundary change only and no physical impacts would occur to the existing church facility. The initiation of improvements to Fox Road and Euclid Avenue along the north and west boundary of the site, as well as city service connections, that are required per an Out of Boundary Service Agreement that was approved separately in 2001, do not present a severe environmental impact, nor it is something that is not already anticipated under the City's General Plan and certified EIR.

5. The project will undertake feasible mitigation measures specified in the general plan update EIR.

Because there is no physical development to the existing church facility, there are no impacts that warrant mitigation. Any improvements to Fox Road and Euclid Avenue along the north and west boundary of the site, as well as city service connections, that are required per an Out of Boundary Service Agreement would be performed following all city standards and requirements, including adopted mitigation measures, that are already in place for such activities.


CONCLUSION

The proposed Project has been reviewed for compliance with CEQA guidelines and requirements. Pursuant to CEQA Guidelines Section 15061, the proposed Project meets the "common sense rule" exemption in that it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. In addition, pursuant to CEQA Guidelines Section 15183, the proposed Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, and there are no project-specific significant effects, which are peculiar to the project or its site. The Project, as is, would not require further documentation to be cleared under CEQA pursuant to the statutory exemptions defined under both Section 15061 and 15183.

Attachments:

- Attachment A: City of Hughson Land Use Application
- Attachment B: Stanislaus LAFCo Annexation Application
- Attachment C: Annexation Site

ATTACHMENT A: CITY OF HUGHSON LAND USE APPLICATION

	<h2 style="text-align: center;">Land Use Application</h2>		City of Hughson 7018 Pine Street PO Box 9 Hughson, CA 95326 (209) 883-4054	
APPLICANT INFORMATION		FILE NO. (OFFICE USE ONLY)		
Applicant Name: Pastor Luis Cordelero, c/o St. Anthony's Catholic Church Phone No.: (209) 883-4310				
Applicant Address: 2020 Euclid Avenue				
City: Hughson		State: CA		Zip Code: 95326
PROPERTY OWNER INFORMATION (If not applicant)				
Property Owner Name:		Phone No.:		
Property Owner Address:				
City:		State:		Zip Code:
APPLICATION TYPE (Check all that apply)				
<input type="checkbox"/> Parcel Map <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change <input type="checkbox"/> General Plan Change <input type="checkbox"/> Other (please state):				
PROJECT INFORMATION				
Project Description (attach additional sheets if necessary):				
Annexation of St. Anthony's Catholic Church to the City of Hughson				
PROJECT SITE INFORMATION				
Project Address: 2020 Euclid Avenue				
Assessor's Parcel No.: 018-024-006		Zoning Designation: General Plan Designation:		
Project Site Size: 5.86 Ac.		Square Footage of Project:		
PROJECT ENVIRONMENTAL INFORMATION				
List and describe any other related permits and other public approvals required for this project (including those required by city, county, regional, state, and federal):				
LAFCO Annexation				
Associated Project:				
Anticipated Phasing of the Development: Existing Church				
If residential include: number of units, schedule of units sizes; range of sale prices or rents; and type of household size expected:				
If commercial indicate: the type; whether neighborhood, city, or regionally oriented; square footage of sales area and loading facilities:				
If institutional indicate: major function; estimated employment per shift, occupancy, loading facilities, and community benefits to be derived from the project:				
If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required:				



Land Use Application

City of Hughson
7018 Pine Street
PO Box 9
Hughson, CA 95326
(209) 883-4054

PROJECT ENVIRONMENTAL INFORMATION CONTINUED

Are the following items applicable to the project or its effects? Discuss all items checked yes (attach additional sheets as needed)

YES NO

- ☐ ☒ Change in existing features of any bays, tidelands, beaches, lakes, or hills; or substantial alteration of ground contours.
- ☐ ☒ Change in scenic views or vistas from existing residential areas, public lands, or roads.
- ☐ ☒ Change in pattern, scale, or character of general area of project.
- ☐ ☒ Significant amounts of solid waste or litter.
- ☐ ☒ Change in dust, ash, smoke, fumes or odors in vicinity.
- ☐ ☒ Change in ocean, bay, lake, stream, ground quality or quantity, or alteration of existing drainage patterns.
- ☐ ☒ Substantial change in existing noise or vibration levels in the vicinity.
- ☐ ☒ Site on filled land or on slope of ten percent or more.
- ☐ ☒ Use or disposal of potentially hazardous materials, such as: toxic substances, flammables, or explosives.
- ☐ ☒ Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- ☐ ☒ Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- ☐ ☒ Relationship to a larger project or series of projects.

Describe the project site as it exists before the project including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. (Attach additional sheets if needed to fully describe):

This is an existing Catholic Church that has been operation on this site since 1967.

Describe the surrounding properties including information on: plants and animals; and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), and the scale of development (height, frontage, set-back, rear yard, etc.). (Attach additional sheets if needed to fully describe):

North - Rural Residential

South - Agriculture

East - Agriculture

West - Senior Housing / Care facility (Samaritan Village)



Land Use Application

City of Hughson
7018 Pine Street
PO Box 9
Hughson, CA 95326
(209) 883-4054

SIGNATURE PAGE

CONSENT OF APPLICANT AND PROPERTY OWNER(S)

By signing below I, hereby acknowledge the City of Hughson's fee structure and agree to abide by these standards. I certify under penalty of perjury that the statements furnished in the attached exhibits present the date and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

F. [Signature]
Applicant Signature

02.06.2024
Date

F. [Signature]
Property Owner(s) Signature

02.06.2024
Date

AGREEMENT TO DEFEND AND INDEMNIFY THE CITY OF HUGHSON

I (We) _____, the applicant(s), do hereby agree that should the City of Hughson take any administrative or legislative action approving the application or any related administrative or legislative action necessary to allow the project to proceed, the applicant(s) will defend, indemnify and hold harmless the City, its agents, officers and employees from any claim action or proceeding to attach, set aside, void or annul the approval granted by the City, including the reasonable attorneys' fees and costs incurred by the City to defend such claim, action or proceeding so long as the City promptly notifies the applicant(s) of any such claim, action or proceeding and the City cooperates fully in the defense.

ADMINISTRATIVE USE ONLY

Date Received	By	
Hearing Date	Fee Amount	Receipt #
Pot. Plan Required: Yes or No		
Action Taken		
Date Notices Mailed	Date Notices Published	By
C/OA Review / Notice of Exemption / Negative Declaration / Environmental Impact Report		
Planning Commission Action		
City Council Action		



Land Use Application

City of Hughson
7018 Pine Street
PO Box 9
Hughson, CA 95326
(209) 883-4054

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5(e) requires persons applying for development projects to review a listing of all hazardous waste sites. If the site of your proposed development project is included on the list of hazardous waste sites, it must be noted. Please review the attached list of hazardous waste sites, complete the information requested, and sign the verification statement below. If you wish to review a copy of the law, it is available at the City of Hughson.

Applicant Name: Pastor Luis Cordeiro, c/o St. Anthony's Catholic Church

Address: 2020 Euclid Avenue, Hughson, CA 95326

Phone No.: (209) 883-4310

Site Address: 2020 Euclid Avenue, Hughson, CA 95326

Assessor's Book, Page and Parcel Number: 018-024-006

Date of list: 2009

VERIFICATION STATEMENT

I, Fr. Luis Cordeiro, Pastor, as applicant for a development project, have reviewed the list of sites relating to hazardous wastes pursuant to Section 65962.5 of the California Government Code.

The proposed site ☐ is ☒ is not included on the list.

List (if applicable)

Fr. Luis Cordeiro

Signature

08.06.2024

Date



Land Use Application


City of Hughson
7018 Pine Street
PO Box 9
Hughson, CA 95326
(209) 883-4054

STANISLAUS COUNTY CALIFORNIA

Facility Inventory Data Base Hazardous Waste and Substances Sites List

City of Hughson

GRAUF FLYING SERVICE, INC. L10004220013	HUGHSON AVE (AT SANTA FE) OPEN
QUICK N SAVE T0609907848	2330 SANTA FE AVE OPEN—SITE ASSESSMENT
FMC CORPORATION SLT5S0193706	2106 SANTA FE RD OPEN—INACTIVE
ROGER'S EMPTY WAREHOUSE SLT5S2393278	2412, 2413, 2430 3RD STREET OPEN—INACTIVE
SIMPLOT SOIL BUILDERS SLT5S5143458	4012 SANTA FE RD OPEN—INACTIVE
HUGHSON CHEMICAL COMPANY SLT5S5153459	6800 E. WHITEMORE AVE OPEN—INACTIVE
GRAUF FLYING SERVICE SLT5S5343476	4636-B GEER RD OPEN—INACTIVE



Land Use Application

City of Hughson
7018 Pine Street
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(209) 883-4054

APPLICATION CHECKLIST													
<p>Use this table to determine the documents/maps required to complete the application package. Applications will be delayed if incomplete.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>X—Information <u>is</u> required O—Information <u>may</u> be required See staff</p> </div>	LAND USE APPLICATION	PUBLIC NOTICE SIGN	FILING FEE	TECHNICAL STUDIES	SITE PLANS	ELEVATIONS	FLOOR PLANS	SIGN INFORMATION	LETTER OF AUTHORIZATION	LEGAL DESCRIPTION	PRELIMINARY TITLE REPORT	MAPS	LOT FIT PLAN
ANNEXATION	X	X	X	O	O	O			O	X	X	X	
CONDITIONAL USE PERMIT	X	X	X	O	X	X	X	O	O	X	X	X	
CONDITIONAL USE PERMIT AMENDMENT	X	X	X	O	X	O	O	O	O	X	O	O	
DEVELOPMENT AGREEMENT	X	X	X		O	O	O	O	O	X	X		
GENERAL PLAN AMENDMENT	X	X	X	O					O	X	X	X	
HISTORIC SITE CONTRACT	X		X		O	X			O	X			
MINOR DISCRETIONARY PERMIT/ DESIGN REVIEW	X		X	O	X	X	X	O	O	X	X		
MINOR EXCEPTION	X		X		X	O			O	O	X		
PLANNED DEVELOPMENT	X	X	X	O	X	X	O	O	O	X	X		
PREZONE	X	X	X	O					O	X	X	X	
REZONE	X	X	X	O					O	X	X	X	
ADMINISTRATIVE PERMIT	X		X		X					O			
TENTATIVE SUBDIVISION MAP	X	X	X	O					O	X	X	X	O
TIME EXTENSION	X	X	X						O				
VARIANCE	X	X	X	O	X	O			O	X	X		
ZONING TEXT AMENDMENT	X	X	X										



Land Use Application

City of Hughson
7018 Pine Street
PO Box 9
Hughson, CA 95326
(209) 883-4054

PROJECT INFORMATION CHECKLIST

The following items must be included when you submit your application, unless indicated otherwise on this checklist. Refer to the Application Checklist on the previous page and consult with Planning staff to determine which items apply.

Completion of all required materials are needed to begin processing your application.

- ☒ 1. **Land Use Application:** One (1) completed copy of the Land Use Application.
- ☐ 2. **Public Notice Sign:** A 4' x 5' sign must be posted on the subject property within ten (10) days of filing application.
- ☐ 3. **Filing Fee:** Completed when turning in application.
- ☐ 4. **Technical Studies:** Attach required technical studies to support the application. The City of Hughson or other responsible agencies may request additional technical studies; this will be determined after the initial review period.
- ☐ 5. **Site Plans:** Four (4) 18" x 24" (minimum size) site plans, and one (1) 8.5" x 11" reduction of the site plan. Include: all existing and proposed structures, improvements, landscape areas, lot lines, public utility easements, clear vision triangle, setbacks, and above-ground utility equipment greater than 3' height. Accurately scale site plan and show dimensions for all items listed above.
- ☐ 6. **Elevations:** Four (4) 18" x 24" (minimum size) elevation drawings, and one (1) 8.5" x 11" reduction of the elevation drawings. One (1) 11" x 17" (minimum size) four-sided color elevations.
- ☐ 7. **Floor Plans:** Four (4) 18" x 24" (minimum size) floor plans, and one (1) 8.5" x 11" reduction of the floor plans.
- ☐ 8. **Sign Information:** Four (4) 8.5" x 11" (minimum size) signage details for proposed sign with size, dimension, content and materials. Four (4) 8.5" x 11" elevations including proposed height.
- ☐ 9. **Letter of Authorization:** A letter signed by the property owner authorizing representation by a person or agency other than themselves (required if applicant is not property owner).
- ☐ 10. **Legal Description:** Legal description of the entire project in a metes and bounds format.
- ☐ 11. **Preliminary Title Report:** Preliminary title report, chain of title guarantee or equivalent documentation which shows easements affecting the project site.
- ☐ 12. **Maps:** Four (4) copies of a tentative subdivision or parcel map, 18" x 24" (minimum size) and one (1) 8.5" x 11" reduction of the subdivision or parcel map. If street names are not submitted with tentative map application, additional fees for street name review will apply.
- ☐ 13. **Lot Fit Plan:** One (1) 18" x 24" (minimum size) master lot fit plan for planned development residential subdivisions that shall include the following information: 1) lot lines; 2) public utility easements; 3) house footprints; 4) eave overhangs; 5) fence lines; 6) lot numbers; and 7) setbacks including specific measurements called-out on the plans and the ability to confirm measurements by providing an accurate scale.
- ☐ 14. **Other:** _____

ATTACHMENT B: STANISLAUS LAFCO ANNEXATION APPLICATION

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission
 1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354
 (209) 525-7660 ♦ FAX (209) 525-7643
www.stanislauslafco.org

FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS

This checklist is provided as a guide for the preparation of a complete application packet to LAFCO. You are required to consult with LAFCO staff prior to the submittal of the completed application. If you have any questions regarding your proposal or your application packet, please contact LAFCO Staff at (209) 525-7660.

- ☒ 1. Application form completed with original signatures and required attachments.
- ☒ 2. Filing fee (deposit) payable to Stanislaus LAFCO. (See Schedule of Fees and Deposits.)
- ☒ 3. Vicinity Map (8½"x11" paper)
- ☒ 4. Legal description and map prepared to formatting requirements. Provide an original copy, stamped by the engineer on 8½"x11" paper. (See Legal Description and Map Requirements.) A separate fee for the State Board of Equalization filing will be determined and collected at time of project approval.
- ☒ 5. Evidence of approval. Please check the appropriate items:
 - ☐ A. If annexation is to a city, the resolution and map of rezoning is required. Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☐ B. If annexation is to a district, resolution or copy of development approval (e.g. tentative subdivision map, use permit, conditions of approval, etc). Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☐ C. If applicant is city or district, a Resolution of Application by the city council or district governing board.
 - ☒ D. If application is by petition of registered voters or landowners, a Notice of Intent to Circulate Petition has been provided and a completed petition is attached. (See Petition for Proceedings template.)
- ☐ 6. Plan for Services, prepared pursuant to Government Code Section 56653 demonstrating the agency's ability to provide services, a financing plan, and evidence of the timely availability of water supplies adequate for projected needs (Section 56668k).
- ☐ 7. Plan for Agricultural Preservation: For a sphere of influence expansion or annexation to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
- ☒ 8. For applications with lengthy support documents, digital copies may be requested for the Commission.
- ☒ 9. Two (2) sets of mailing labels for property owners and registered voters within the boundaries of the proposal and one (1) set of mailing labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

2018 LAFCO APPLICATION, PAGE 1

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission
1010 - 10th Street, 3rd Floor ♦ Modesto, CA 95354
(209) 625-7660 ♦ FAX (209) 625-7643
www.stanislauslafco.org

APPLICATION FOR (Check all that apply):

- ☐ Sphere of Influence Amendment
☒ Annexation to: City of: City of Hughson District: _____
☐ Detachment from: City of: _____ District: _____
☐ Formation of a Special District: - Type of District: _____
☐ Other: _____

NAME OF PROPOSAL: St. Anthony's Catholic Church Annexation to the City of Hughson

GENERAL DESCRIPTION OF PROPOSAL:

Annexation of St. Anthony's Catholic Church to the City of Hughson

REASONS FOR PROPOSAL:

Annexation is required in order to allow for connection to City water and sewer services

LOCATION AND ASSESSOR'S PARCEL NUMBERS (attach additional sheets if necessary):

2020 Euclid Avenue, Hughson, CA 95326 (APN 018-024-006)

APPLICANT:

Name: Pastor Luis Cordelro, c/o St. Anthony's Catholic Church

Address: 2020 Euclid Avenue, Hughson, CA 95326

Phone: (209) 883-4310

Fax: (209) 883-2531

E-Mail: ebeltran613@gmail.com

Contact Person: Luis Cordelro

Title: Pastor

APPLICANT'S REPRESENTATIVE:

Name: O'Dell Engineering

Address: 1166 Scenic Drive Suite A

Phone: (209) 671-1765

Fax: (209)

E-Mail: mpersak@odellengineering.com

Contact Person: Mike Persak

Title: Project Engineer/Manager

LAFCO Use Only:

Proposal Name: _____

Submittal Date: _____

LAFCO Filing Fee: \$ _____

Fees Paid? _____

Yes _____

No _____

SBOE Fee: \$ _____

Fees Paid? _____

Yes _____

No _____

100% Property Owners Consent? _____

Yes _____

No _____

Territory Uninhabited? _____

Yes _____

No _____

LAFCO Application No. _____

Cert. of Filing Date: _____

PROPERTY OWNER(S):

If multiple property owners, please provide the names, with address information, on a separate page.

Name: St. Anthony's Catholic Church Attn: Pastor Luis Cordelro
 Address: 2020 Euclid Avenue, Hughson, CA 95326
 Phone: (209) 883-4310 Fax: (209) 883-2531 E-Mail: abeltran613@gmail.com

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____

SUBJECT AGENCIES WITHIN PROPOSAL AREA THAT WILL GAIN OR LOSE TERRITORY:

If more than three subject agencies, please provide the names and information on a separate page.

Name: City of Hughson
 Address: 7018 Pine Street, Hughson, CA 95326
 Phone: 209.883.4054 Fax: _____ E-Mail: _____
 Contact Person: Carla Jauregui Title: Community Development Director

Name: County of Stanislaus
 Address: 1010 Tenth Street, Modesto, CA 95360
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

AFFECTED AGENCIES WITHIN PROPOSAL AREA: (Agencies that may have overlying boundaries or sphere of influence.) If more than two affected agencies, please provide the names and information, on a separate page.

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Hughson Unified School District
 Address: 7448 Fox Road, Hughson, CA 95326
 Phone: (209) 883-4428 Fax: _____ E-Mail: bsmith@hughsonschools.org
 Contact Person: Brenda Smith Title: Superintendent

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

INTERESTED AGENCIES: (Other agencies which provide facilities or services to proposal area.) If more than two interested agencies, please provide the name and information, on a separate page.

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

PERSONS REQUESTING TO BE NOTIFIED:

If more than two names, please provide the names and information on a separate page.

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

Name: _____
 Address: _____
 Phone: _____ Fax: _____ E-Mail: _____
 Contact Person: _____ Title: _____

Please **respond to all items** in this questionnaire and indicate N/A when a question does not apply. Any additional information that is pertinent to the application filing should be included in the application at the time of submittal.

I. LANDOWNER CONSENT

Have all property owners involved with the proposal given their written consent?

- ☒ YES (If yes, please attach the original signed petitions, letters or applications)
- ☐ NO (If no, please attach the petitions, letters or applications with the original signatures of those consenting and provide the name, address and APN of those property owners not consenting.)

II. REGISTERED VOTER INFORMATION

A. Number of Registered Voters residing within the proposal: 1

(This information can be obtained from the Stanislaus County Elections Office along with the mailing address information – See Checklist Item #9.)

III. LAND USE

A. Area of Proposal (Gross Acres): 5.86 Acres

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	AG 40 Ac. <input type="checkbox"/> City <input checked="" type="checkbox"/> County	TBD - Residential <input type="checkbox"/> City <input type="checkbox"/> County
General Plan Designation	Urban Reserve <input checked="" type="checkbox"/> City <input type="checkbox"/> County	TBD - Residential <input type="checkbox"/> City <input type="checkbox"/> County
Use of Proposal Area	Church	Church

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	Rural Residential	AG	Urban Reserve	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	Agriculture	AG	Urban Reserve	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	Agriculture	AG	Urban Reserve	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	Senior Housing / Care	H.D. Res.	Urban Reserve	<input checked="" type="checkbox"/> City <input type="checkbox"/> County

D. Describe any public easements/oil well operations/cellular site leases, etc. that currently exist on the site:

12.5 ft. Irrigation Easement along the southerly property line

E. Evidence of Approval -- Are there any land use entitlements involved in the project?

☐ Yes ☒ No

If yes, please provide a copy of the documentation for this entitlement. Please check those documents, which may apply:

- ☐ Tentative Map and Conditions
- ☐ Subdivision Map or Parcel Map
- ☐ Specific Plan
- ☐ Prezoning
- ☐ General Plan Amendment
- ☐ Rezoning
- ☐ Other - (provide explanation):

IV. TOPOGRAPHY

- A. Describe the physical features of the subject parcel(s). Refer to major highways, roads, watercourses, and topographical features:

This is an existing Catholic Church use at the southeast corner of Fox Road and Euclid Avenue.

- B. Drainage and average slopes: Site is generally flat and drainage is contained on site.

V. BOUNDARIES AND ASSESSMENT

- A. Is the property contiguous to the existing City or District boundary?: ☒ Yes ☐ No
(Contiguous is defined by Govt. Code Section 56031)

- B. Is the project co-terminus with:
The Assessor's Parcel boundaries? ☒ Yes ☐ No
The legal lot boundaries? ☒ Yes ☐ No

- C. Is the proposal completely surrounded by the annexing city or district? ☐ Yes ☒ No

Explain: City limit line is adjacent to the site along the westerly boundary.

- D. Maps and Legal Description – Attach the following:

1. A map (8½"x11") which shows specifically the boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district or city boundaries. The map must be drawn to the Legal Description and Map Requirements.
2. A generalized/vicinity map (8½"x11") showing the boundaries and relative size of the proposal with respect to the surrounding area.
3. A written legal description of the boundaries of the proposal. The legal description must be written clearly pursuant to the Legal Description and Map Requirements.
4. Tax Assessor Parcel Information (Use additional sheets if necessary; information can be obtained from the County Assessor's Office):

<u>Assessor's Parcel Number</u>	<u>Tax Rate Area</u>	<u>Assessed Land Value</u>
<u>018-024-006</u>	<u>67-002</u>	<u>\$ 3,901,079.00</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
Total:		<u>\$ 3,901,079.00</u>

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site: Agriculture? ☒ Yes ☐ No
 Open Space? ☐ Yes ☐ No
- B. Is the current general plan designation for the site: Agriculture? ☐ Yes ☒ No
 Open Space? ☐ Yes ☒ No
- C. Is the site currently used for agriculture?: ☐ Yes ☒ No
- D. Number of Acres considered Prime Agricultural Land: _____
 (as defined by the CA Dept. of Conservation as being prime, unique or of statewide importance, and defined by Government Code Section 51201(a) and 56064)
- E. Number of Acres considered Agricultural Lands: _____
 (as defined by Gov. Code Section 56016)
- F. Is the site under Williamson Act Contract(s)?: ☐ Yes ☒ No
 If yes, please provide the following information (attach additional sheets if necessary):
 Contract Number(s): _____
 Date of Williamson Act contract execution: _____
 Has a non-renewal been filed for the contract? _____
 Date of Williamson Act contract expiration/cancellation: _____
- G. Number of Acres considered Open Space Lands: 0 _____
 (as defined by Gov. Code Section 56059)
- H. Does the site have an open space easement?: ☐ Yes ☒ No
- I. Is the site within or adjacent to an approved greenbelt?: ☐ Yes ☒ No
 If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: 2 _____
- B. Number/Type of Dwelling Units within the proposed area:
 Existing: 10 _____
 Proposed: _____
- C. Please explain the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments (Government Code Section 56668):
This is an existing Church adjacent to the City limits. Annexation for City services will have
no impact on regional housing needs.

2018 LAFCO APPLICATION, PAGE 7

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the reorganization requested for a proposed development? ☐ Yes ☒ No
2. Describe what services will be provided to subject property: (Please attach any "Intent to Serve" letters for water and/or sewer services). If sewer and/or water agency annexation is also part of the request, please expand upon the agency's ability to provide services in the Plan for Services document and attach any relevant studies/master plans.

Note: Evidence must also be included to demonstrate the timely availability of water supplies adequate for projected needs of the area (Government Code Section 56668).

(A)	(B)	(C)	(D)	(E)	(F)
Service	Current Service Provider	Level & Range of Service	To be Provided by this Proposal?	If YES to (D), Approx. Date Service Will Be Available	If YES to (D), Method to Finance
WATER	Private Well		Yes	upon Annexation	Connection fee plus monthly service charge
SEWER	Private Septic Tank		Yes	upon Annexation	Connection fee plus monthly service charge
POLICE					
FIRE					

B. Assessment and Indebtedness of Service Areas:

1. Does the City/District/County have current plans to establish any new assessment districts in order to pay for new or extended service(s) to the proposal area?
☐ Yes ☒ No
 If yes, please describe: _____
2. Will the subject territory assume any existing bonded indebtedness upon annexation to the City/District?:
☐ Yes ☒ No
 How will indebtedness be repaid? (e.g., property taxes, assessments, service fees):

3. Will the proposal area be subject to special assessments or fees?:
☐ Yes ☒ No
 Explain: _____

C. Sewer Information:

1. Is extension of sewer service part of this application? ☐ Yes ☒ No
2. Is a developed parcel requesting annexation due to failed septic system?
☐ Yes ☒ No
 If yes, please include a copy of any letters from the Dept. of Environmental Resources or a private septic system company.
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public sewer service? ☒ Yes ☐ No
 If yes, which agency? City of Hughson
4. Has the agency that will be providing service issued an "Intent to Serve" letter?
☐ Yes ☒ No (If yes, please attach letter to application.)
 If no: Will the agency be prepared to furnish sewer service upon annexation?
☒ Yes ☐ No
5. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposed area? ☒ Yes ☐ No
 If no, please describe the agency's plan to increase capacity: _____

6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
Connection fee plus monthly service charges

7. What is the distance for connection to the agency's existing sewer system?:
N/A Sewer system is adjacent to site

D. Water Information:

1. Is extension of water part of this application? ☐ Yes ☒ No
2. Is a well or other on-site water system currently used on this property? ☒ Yes ☐ No
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public water service? ☒ Yes ☐ No
 If yes, which agency? City of Hughson
4. Please list:
 Wholesale Water Agency: _____
 Retail Water Agency: _____
5. Has the agency that will be providing service issued an "Intent to Serve" letter?
☐ Yes ☒ No (If yes, please attached letter to application)
 If no: Will the agency be prepared to furnish water service upon annexation?
☐ Yes ☒ No

2018 LAFCO APPLICATION, PAGE 8

6. Does the agency have the necessary contractual and design capacity to provide water service to the proposed area? ☒ Yes ☐ No

If no, please describe the agency's plan to increase capacity: _____

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):
Connection fee plus monthly service charges

8. What is the distance for connection to the agency's existing water system?

Water system is adjacent to site

E. Police Service

1. If annexation to a City, what are the existing police service levels provided within the City limits? _____

2. What level of police services will be provided to the area upon full development?

Will the service levels be maintained? ☒ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: _____

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? _____

2. What level of fire protection services will be provided to the area upon full development?

Will the service levels be maintained? ☒ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: _____

3. What are the "Insurance Services Office (ISO)" Class ratings of the affected agencies?
 City _____ District _____

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: City of Hughson

B. The project:

- ☐ Is exempt pursuant to CEQA section _____ and a Notice of Exemption has been prepared by the lead agency (please attach).
- ☐ Will have no significant adverse environmental impacts and a Negative Declaration was prepared. (Please attach Notice of Determination.)
- ☐ Was found to be within the scope of a Master Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 21157.1. (Please attach Notice of Determination.)
- ☒ May have significant adverse environmental impacts and in accordance with Section 15070 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been certified by the lead agency. (Please attach Notice of Determination.)

List impact areas in the MND that propose mitigation measures to lessen the environmental impacts to less than significant: _____

- ☐ Will have significant adverse environmental impacts and the lead agency has prepared an Environmental Impact Report (EIR). (Please attach.)

List impact areas that were found to be unmitigatable in the EIR: (Attach any Statement of Overriding Considerations, as applicable) _____

Please note: Include with the above requested attachments the complete environmental documentation (e.g., Initial Study, NOD, NOE, EIR, etc.) and copies of receipts from any filing fees paid (including Fish & Wildlife fees).

X. SPHERE OF INFLUENCE APPLICATION

For those proposals requesting a Sphere of Influence Amendment, has a Sphere of Influence Supplemental Application has been included? ☐ Yes ☒ No

XI. CERTIFICATION

I certify, under penalty of perjury, under the laws of the State of California, that the information contained in this application is true and correct. I acknowledge and agree that the Stanislaus Local Agency Formation Commission is relying on the accuracy of the information provided and my representations in order to process this application proposal.

Print Name: Fr Luis Cordeiro Title: Pastor

Signature: [Signature] Date: 02.06.2024

- ☐ City or District Applicant
- ☐ Property Owner Applicant
- ☐ Applicant's Representative/Agent (Proof of authority must be provided)

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STANISLAUS LAFCO


Stanislaus Local Agency Formation Commission
1010 - 10th Street, 3rd Floor ♦ Modesto, CA 95354
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www.stanislauslafco.org

INDEMNITY AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on a proposal or on the environmental documents submitted to support it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, and expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the application.

Date: February 16, 2024

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature: 
Name: Fr. Luis Cordeiro
Title: Pastor
Agency: Pastor of St Anthony of Highsn
Address: 2020 Euclid Ave Highsn CA 95326

2018 LAFCO APPLICATION, PAGE 12

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 - 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643


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COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Effective January 1, 2008: Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act, applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

Date: February 16, 2024

APPLICANT OR APPLICANT'S REPRESENTATIVE:
(Proof of authority must be provided)

Signature: 
Name: Fr. Luis Cordeiro
Title: Pastor
Agency: Pastor of St Anthony church of Hughson
Address: 2020 Euclid Ave. Hughson CA 95326

2018 LAFCO APPLICATION, PAGE 13

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FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Stanislaus LAFCO (Government Code §84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application. (Use additional sheets if necessary.)

The Roman Catholic Bishop of Stockton (CA) &
Pastor of St. Anthony Church of Hugson (CA)

2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

N/A

3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Fr Luis Cordeiro - Pastor St Anthony

4. Has any person identified pursuant to #1 had \$250 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? ☐ Yes / ☒ No

If Yes, please indicate person's name/s:

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5. Has any person identified pursuant to #1, or his or her agent, contributed \$250 or more to any Commissioner or Alternate within the past 12 months? ☐ Yes / ☒ No

If Yes, please indicate person(s) or agent(s) making contribution:

Name/s of Commissioner(s)/Alternate(s) receiving contribution:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant Signature: _____



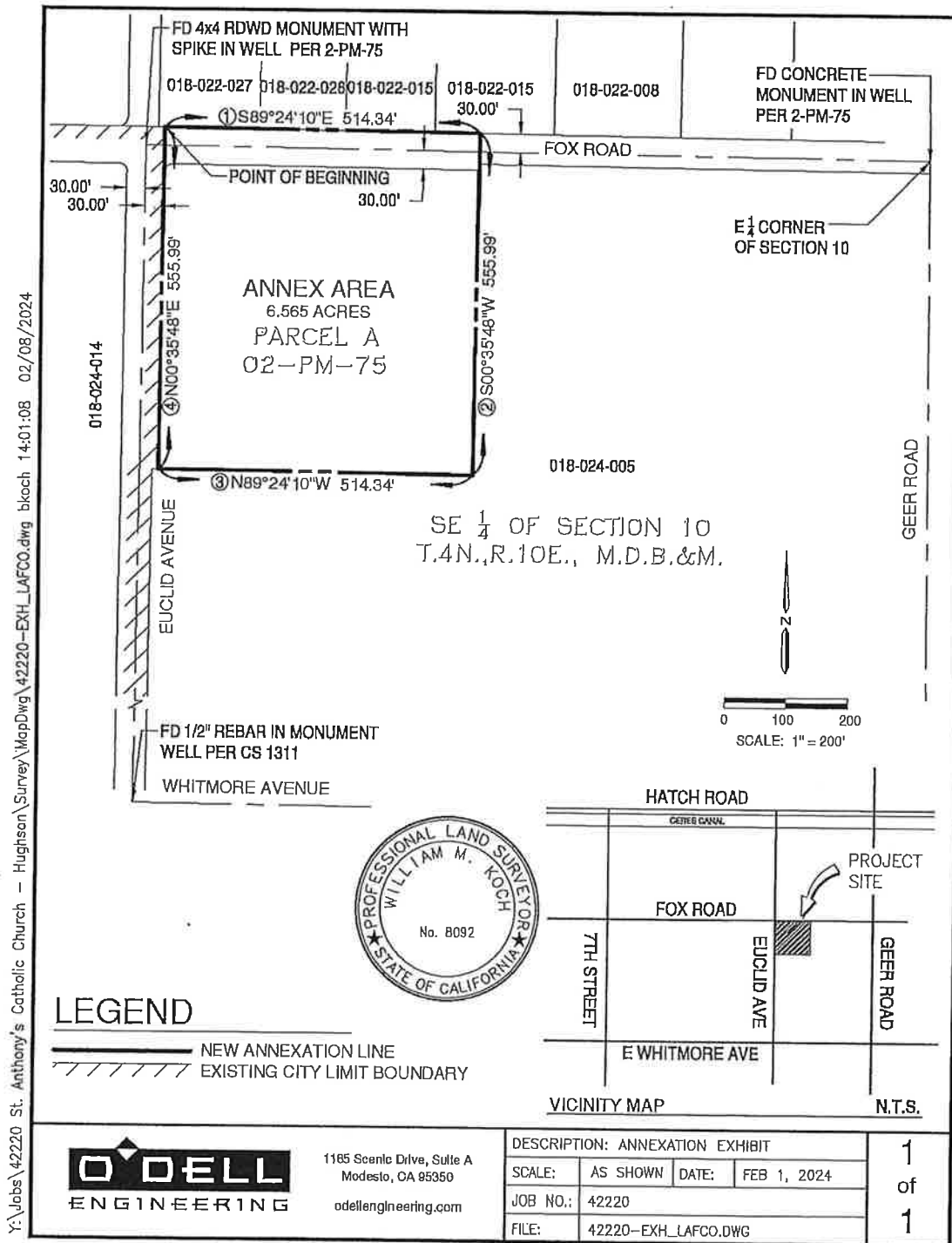
Printed Name: _____

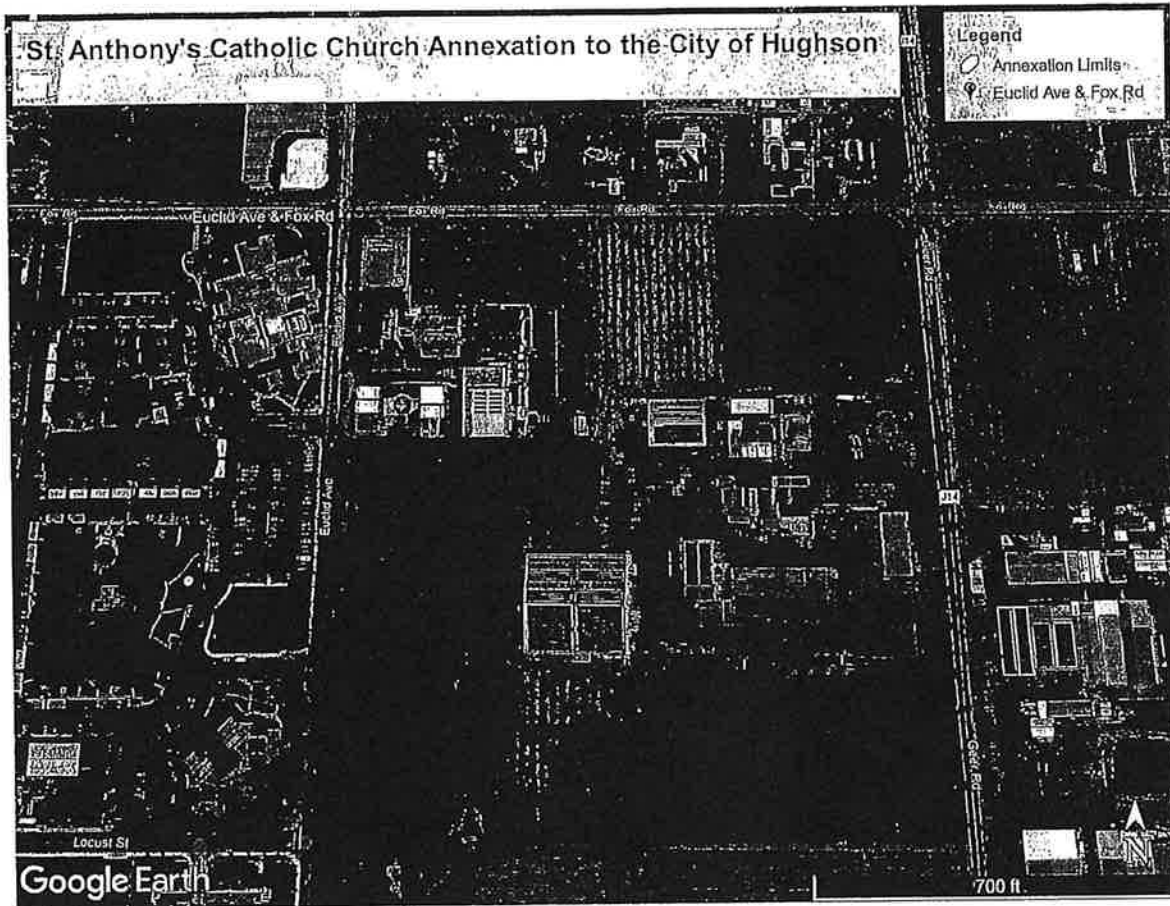
Fr Luis Cordeiro

Date: _____

02.06.2024

ATTACHMENT C: ANNEXATION SITE







State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

Cancel

Save

RECEIPT NUMBER:

50-11/08/2024-135

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF HUGHSON		11/08/2024
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
STANISLAUS COUNTY	50-2024-196	
PROJECT TITLE		

ST. ANTHONY'S CATHOLIC CHURCH ANNEXATION (ANNX 24-0130)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
ST. ANTHONY'S CATHOLIC CHURCH			(209) 883-4310
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
7820 FOX RD	HUGHSON	CA	95326

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,377.25	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

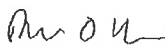
☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 57.00	\$ 57.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 57.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	Romeo Mora Deputy Clerk



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- ☐ Issue cash receipt to project applicant.
- ☐ Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090