

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 TO MODIFY SPHERES OF INFLUENCE

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

1. Completed Sphere of Influence Supplemental Applicant Form with **original signatures** and required attachments.
2. Filing fee (deposit) payable to Stanislaus LAFCO. (See Schedule of Fees and Deposits.)
3. Map of proposed sphere of influence modification on 8½"x11" paper that clearly delineates the agency's existing and proposed sphere of influence, as well as the current boundary of the agency.
4. Proof of Compliance with the California Environmental Quality Act (CEQA): Include the CEQA Negative Declaration, Mitigated Negative Declaration or Certified EIR, as well as the Notice of Determination and copy of Fish & Wildlife Receipt. *Please Note: If CEQA has not already been completed for the proposal and LAFCO is acting as Lead Agency, additional fees will be required.*
5. Plan for Agricultural Preservation: For sphere of influence expansions or annexations 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.
6. Municipal Service Review Update: In accordance with Government Code Section 56430, changes to a sphere of influence require that a Municipal Service Review be prepared prior to or in conjunction with the sphere change. *Please consult with LAFCO Staff regarding compliance with this section.*
7. Any pertinent reports, studies and other information that will assist the LAFCO staff in reviewing the application's compliance with State Law and LAFCO policies (i.e. General Plan, Master Facility Plans, Financing Plans).
8. For city sphere of influence changes only: Proof of compliance with Government Code Section 56425(b) regarding consultation with the County (e.g. adopted resolution).
9. For applications with lengthy support documents, digital copies may be requested for the Commission.
10. Two (2) sets of labels for property owners within the boundaries of the proposal and one (1) set of labels for property owners within a 300ft radius, outside the proposal area (provide a map showing this area).

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SPHERE OF INFLUENCE SUPPLEMENTAL APPLICATION

Government Code Section 56425(e) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides that the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision. Please answer the following questions/factors required for sphere of influence determinations. These answers can be written on this form or attached as a separate submittal, as necessary.

Sphere of Influence for the City of Patterson

(Name of City or District)

Purpose of the Proposal

1. Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.

The proposal would facilitate annexation of the area approved by the City for the Zacharias/Baldwin Master Plans. These master plans would implement the City's 2010 General Plan and including policies aimed at job creation and development of "complete neighborhoods." The master plan areas have been rezoned by the City of Patterson, subject to approval of this Sphere expansion and incorporation into the City.

Description of area to be included in the sphere

2. What area is proposed to be included in the sphere? What is the acreage involved? (Attach a map identifying the current sphere and the proposed modification.)

The proposed Sphere addition incorporates 1,083.4 gross acres of land that is proposed for development consistent with the 2010 Patterson General Plan. The Zacharias Master Plan area is generally bounded by Rogers Road (west), Zacharias Road (north), a PID irrigation lateral (east), and the current city limits. The Baldwin Master Plan is bounded by the Delta Mendota Canal (west), the City of Patterson Corp. Yard (north), and agricultural uses (east and south).

3. Why was it decided to use these particular boundaries? Do they align with existing roads, canals, or other geographical features?

The Sphere of Influence boundaries are consistent with the recently approved Zacharias and Baldwin Master Plans and are proposed to allow for the logical and orderly development of urban uses in relation to the rest of the City of Patterson. On the north, the proposed Sphere would make Zacharias the northern boundary of the City, completing a gap from the City's east to west, with two exceptions for basins chosen for drainage purposes. On the south, the Baldwin Ranch project would extend a previously approved housing project.

For City Changes Only:

4. Have the City and the County met with regard to an agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code Section 56425? Yes No

If yes, please provide a copy of the agreement or evidence of the consultation (e.g. adopted resolution). If no, please explain the status of this meeting:

The City and County have met on several occasions to discuss project development issues, including transportation, water, and other related services. Discussions are ongoing.

5. For cities, Stanislaus LAFCO also adopts a Primary Area of Influence, intended to reflect a more near-term growth boundary (0-10 years). Does the proposal include amendment to the Primary Area? If so, please describe:

Yes, the proposal includes an application to annex the proposed area.

Relationship to Existing Plans

6. Describe current County general plan and zoning designations for the proposal area.
The County's General Plan designation for the subject area is Agriculture with an A-2-40 Zoning designation

7. Describe any City general plan and rezoning designations for the proposal area.
Rezoning for this area includes approximately 300 acres of light industrial east of Rogers Road, the remainder of the area is proposed for a mix of residential, commercial, mixed use, park, and public/quasi-public designations.

Environmental Assessment

8. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?

The proposal consists of two underlying projects, the Zacharias Master Plan to the north, and the Baldwin Master Plan to the south. As the lead agency, the City of Patterson certified an EIR for this project (SCH No. 2018122052)

Justification

9. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

A. Present and planned uses in the area, including agricultural and open-space lands:

The planning area consists predominately of agricultural land (orchard and row crops) with a cluster of residential and agricultural buildings present along Baldwin Road.

B. Present and probable needs for public facilities and services in the area:
Please refer to the Municipal Service Review (provided separately).

C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:
Please refer to the Municipal Service Review (provided separately)

D. Existence of any social or economic communities of interest in the area:
No social or economic communities of interest are located in the proposed Sphere of Influence expansion area.

E. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probably need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence:
Please refer to the Municipal Service Review (provided separately). No disadvantaged unincorporated communities are present within the existing City of Patterson sphere of influence.

Additional Comments



10. Provide any other comments or justifications regarding the proposal.

11. List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>
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12. Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Joel Andrews	PO Box 667, Patterson, CA 95363	209-895-8024

Signature   Date 10-27-22