

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: Oakdale District: _____
☐ Detachment from: City of: _____ District: _____
☐ Formation of a Special District: - Type of District: _____
☐ Other: _____

NAME OF PROPOSAL: 'Sierra Pointe Specific Plan Annexation'

GENERAL DESCRIPTION OF PROPOSAL:

Annexation of approximately 297-acres into the City of Oakdale

REASONS FOR PROPOSAL:

See attached

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

See attached

APPLICANT:

Name: City of Oakdale

Address: 455 S. Fifth Avenue, Oakdale California 95361

Phone: (209) 345-3625 Fax: _____ E-Mail: jgravel@oakdale.gov.com

Contact Person: Jeff Gravel Title: Public Service Director

APPLICANT'S REPRESENTATIVE:

Name: J.B. Anderson Land Use Planning

Address: 139 S. Stockton Ave., Ripon, California 95366

Phone: (209) 599-0377 Fax: _____ E-Mail: mark@jbandersonplanning.com

Contact Person: Mark Niskanen Title: Vice President

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: Varies.

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

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 Oakdale

Address: 280 N. 3rd Avenue, Oakdale, CA 95361

Phone: (209) 845-3571 Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

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: Oakdale Irrigation District

Address: 1205 East F, Street, Oakdale, California 95361

Phone: (209) 847-0341 Fax: _____ E-Mail: ethorburn@oakdaleirrigation.com

Contact Person: Eric Thorburn, R.E. Title: Water District Manager

Name: Oakdale Rural Fire Protection District

Address: P.O. Box 932, Oakdale California 95361

Phone: (209) 847-6834 Fax: _____ E-Mail: privera@ofpd@gmail.com

Contact Person: Paul Rivera Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Oakdale Joint Unified School District

Address: 168 S. Third Avenue, Oakdale California 95361

Phone: (209) 848-4884 Fax: _____ E-Mail: lmendonca@ojusd.org

Contact Person: Larry Mendonca 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: _____

(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): 297

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	Ag <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Varies <input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	Varies <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Varies <input checked="" type="checkbox"/> City <input type="checkbox"/> County
Use of Proposal Area	Ranchettes, Ag.	Urban Uses.

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	Rural Residential	Rural Residential	LDR	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	Ag.	Ag.	Ag.	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	Ag.	Ag.	Ag.	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	City Limits, Residential	R-1	LDR	<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:

See attached

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:

See attached

- B. Drainage and average slopes: See attached
-

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 limits exist to the west and north

- 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>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
	Total:	<hr/>

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: 80.76
(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: 80.76
(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): 85-3989, 78-3114
 Date of Williamson Act contract execution: 1985 and 1977
 Has a non-renewal been filed for the contract? Yes
 Date of Williamson Act contract expiration/cancellation: December 31, 2030
- G. Number of Acres considered Open Space Lands: N/A
(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: N/A
- B. Number/Type of Dwelling Units within the proposed area:
 Existing: N/A
 Proposed: 890
- 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):
 See attached

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 and OID	n/a	Yes	Upon development	Private financing, impact fees, connection fees, and user rates
SEWER	Private	n/a	Yes	Upon development	Private financing, impact fees, connection fees, and user rates
POLICE	Stanislaus Co. Sheriff and Oakdale Police Department	n/a	Yes	Upon development	Impact fees and CFD assessments.
FIRE	Modesto Fire Department and Oakdale Rural Fire Protection District	n/a	Yes	Upon development	Impact fees and CFD assessments.

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: CFD;s for public safety and Utility Maintenance
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: The proposal area will be required to annex into the City's public safety CFD.

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 Oakdale
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.):
Landowner/developer fees, connection fees, user rates, and assessment
(for long term maintenance).
7. What is the distance for connection to the agency's existing sewer system?:
Adjacent.

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 Oakdale
4. Please list:
Wholesale Water Agency: City of Oakdale
Retail Water Agency: City of Oakdale
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.):

Landowner/developer fees, impact fees, connection fees, user rates, and assessment district
(for long term maintenance).

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

Adjacent.

E. Police Service

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

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

See attached

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: assessment district.

F. Fire Protection Service

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

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

See attached

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: assessment district.

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

City 2 District _____

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: City of Oakdale

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: Mark Niskanen Title: Contract Planner

Signature: _____ Date: May 2, 2025

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

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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: May 2, 2025

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

Signature:



Name:

Mark Niskanen

Title:

Contract Planner

Agency:

City of Oakdale

Address:

455 S. Fifth Street

Oakdale, California 95361

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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: May 2, 2025

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

Signature: 

Name: Mark Niskanen

Title: Contract Planner

Agency: City of Oakdale

Address: 455 S. Fifth Avenue
Oakdale, California 95361

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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.)

Randall P. Thomas (5703 McHenry Avenue, Modesto, CA 95356)

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.

N/A

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:

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: Mark Niskanen

Date: May 2, 2025



**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
CITY COUNCIL RESOLUTION 2025-015**

**A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF OAKDALE
TO INITIATE PROCEEDINGS FOR THE
REORGANIZATION OF THE SIERRA POINTE SPECIFIC PLAN**

WHEREAS, the City of Oakdale ("City") seeks to file an application with the Stanislaus Local Agency Formation Commission ("Stanislaus LAFCO") to initiate proceedings for adjustment to the boundaries specified herein, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with California Government Code § 56000; and

WHEREAS, the City has prepared the Sierra Pointe Specific Plan ("Specific Plan"), as amended, which provides a comprehensive land use and regulatory structure for approximately 297 acres located outside existing City limits in Stanislaus County; and

WHEREAS, the City, as the lead agency pursuant to the California Environmental Quality Act ("CEQA"), has prepared an Environmental Impact Report (SCH No. 2018122052) ("EIR"), and an accompanying Addendum to the EIR ("EIR Addendum"), evaluating and mitigating the environmental impacts of the Specific Plan; and

WHEREAS, the City's existing Sphere of Influence ("SOI") encompasses the entire Specific Plan area; and

WHEREAS, the City proposes to annex and reorganize the boundaries of the Specific Plan into City limits ("Reorganization Proposal"); and

WHEREAS, the Specific Plan area is contiguous to City limits, is within the City's SOI, and implements the goals, policies, and programs of the City's 2030 General Plan; and

WHEREAS, the City has determined that it will be able to provide the public facilities and services to support the buildout of the Specific Plan; and

WHEREAS, the purpose of this Resolution is to authorize City staff to file an application with Stanislaus LAFCO to annex the Specific Plan area into City limits and allow for future development of the area consistent with the Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the City of Oakdale City Council as follows:

1. The City Council hereby authorizes City staff to file an application with Stanislaus LAFCO to annex the Specific Plan area into City limits, as described and depicted in **Exhibit A** attached and incorporated hereto, and to take all actions necessary and incidental to accomplish the reorganization of the Specific Plan area.




CITY OF OAKDALE
City Council Resolution 2025-015 (Continued)

2. The City Council hereby requests that the Reorganization Proposal be subject to the following terms and conditions:
 - a. That the effective date of the Reorganization Proposal be the date on which Stanislaus LAFCO records the certificate of completion for the annexation of the Specific Plan area.
3. For any parcels in the Specific Plan area currently encumbered by active Williamson Act contracts (Government Code § 51200 et seq.), the City Council hereby directs City staff, in accordance with state law, to exercise the City's rights to terminate or not renew the active Williamson Act contracts upon annexation of the Specific Plan area into City limits.

PASSED AND ADOPTED BY THE CITY OF OAKDALE CITY COUNCIL ON THE 3rd DAY OF MARCH, 2025 BY THE FOLLOWING VOTE:

AYES: Smith, Gilbert, Kettering, Bairos	(4)
NOES: Pitassi	(1)
ABSENT: None	(0)
ABSTAIN: None	(0)

SIGNED:


Cheryl Bairos, Mayor

ATTEST:


Patrick Mondragon, City Clerk



CITY OF OAKDALE
City Council Resolution 2025-015 (Continued)

EXHIBIT A

**SIERRA POINTE SPECIFIC PLAN
REORGANIZATION TO THE CITY OF OAKDALE**

All that real property situate in Sections 12 and 13, Township 2 South, Range 10 East, and Section 7, Township 2 South, Range 11, East Mount Diablo Base and Meridian, County of Stanislaus, State of California, being more particularly described as follows:

BEGINNING at a point on the City of Oakdale city limit line, said point being the intersection of Orsi Road and Lando Drive as shown on the map of "Oak Hollow Subdivision" filed for record in Book 34 of Maps, at Page 54, Stanislaus County Records, said point also being the southerly prolongation of the east line of "Oak Creek Unit No. 2" as shown on the map thereof, filed for record in Book 33 of Maps, at Page 99, Stanislaus County Records;

- L1 Thence North 00°26'16" West 1057.00 feet along said city limit line to the northeast corner of said "Oak Creek Unit No. 2" and the northeast corner of the Lamatis-Maag Annexation to the City of Oakdale, said point also being on the city limit line as shown on the East "F" Street Corridor Specific Plan Reorganization to the City of Oakdale;
- L2 Thence along said city limit line and easterly projection of the north line of said "Oak Creek Unit No. 2" to a point on the centerline of the Oakdale Irrigation District West Pump Pipeline, thence along said centerline of the Oakdale Irrigation District West Pump Pipeline the following twelve (12) courses;
- L3 North 36°04'37" East 401.70 feet to a point;
- L4 North 39°32'52" East 30.91 feet to a point;
- L5 North 58°37'52" East 81.18 feet to a point;
- L6 North 63°32'52" East 291.95 feet to a point;
- L7 North 82°09'22" East 114.76 feet to a point;
- L8 North 58°57'22" East 73.88 feet to a point;
- L9 North 72°33'22" East 72.65 feet to a point;
- L10 North 63°32'52" East 63.46 feet to a point;
- L11 North 37°28'22" East 173.80 feet to a point;
- L12 North 47°34'22" East 197.12 feet to a point;



CITY OF OAKDALE
City Council Resolution 2025-015 (Continued)

- L13 North 63°38'52" East 203.50 feet to a point;
- L14 North 79°03'52" East 103.30 feet to point on the easterly right-of-way line of Stearns Road as shown on that map filed for record in Book 8 of Surveys, at Page 79, Stanislaus County Records;
- L15 Thence along said easterly right-of-way line of Stearns Road, North 16°37'08" West 206.51 feet to a point on the southerly right-of way line of State Highway 120/108;
- L16 Thence along said southerly right-of-way line of State Highway 120/108 North 75°17'11" East 306.11 feet to the beginning of a curve concave to the south with a radius of 3440.00 feet;
- C1 Thence easterly 134.19 feet along the arc of said curve through a central angle of 2°14'06";
- L17 Thence leaving said southerly right-of-way line of State Highway 120/108, North 11°28'05" West 120.50 feet to a point on the northerly right-of-way line of said State Highway 120/108, said point being the beginning of a non-tangent curve concave to the south with a radius of 3560.00 feet, a radial line through the beginning of said curve bears South 12°26'00" East;
- C2 Thence leaving said city limit line along the northerly right-of-way line of said State Highway 120/108 easterly 780.57 feet along the arc of said curve through a central angle of 12°33'46"; thence continuing along said northerly right-of-way of State Highway 120/108 the following three (3) courses;
- L18 North 86°49'37" East 260.55 feet to a point;
- L19 South 86°14'16" East 235.00 feet to a point;
- L20 South 89°53'16" East 1006.78 feet to a point;
- L21 Thence leaving said northerly right-of-way line of State Highway 120/108 along the northerly prolongation of the east line of Instrument Number 99-0077690 as shown on that map filed for record in Book 25 of Surveys, at Page 74, Stanislaus County Records, South 00°07'05" East 1501.38 feet to the southeast corner of said Instrument Number 99-0077690; thence along the southerly property line of said Instrument Number 99-0077690 following three (3) courses;



CITY OF OAKDALE
City Council Resolution 2025-015 (Continued)

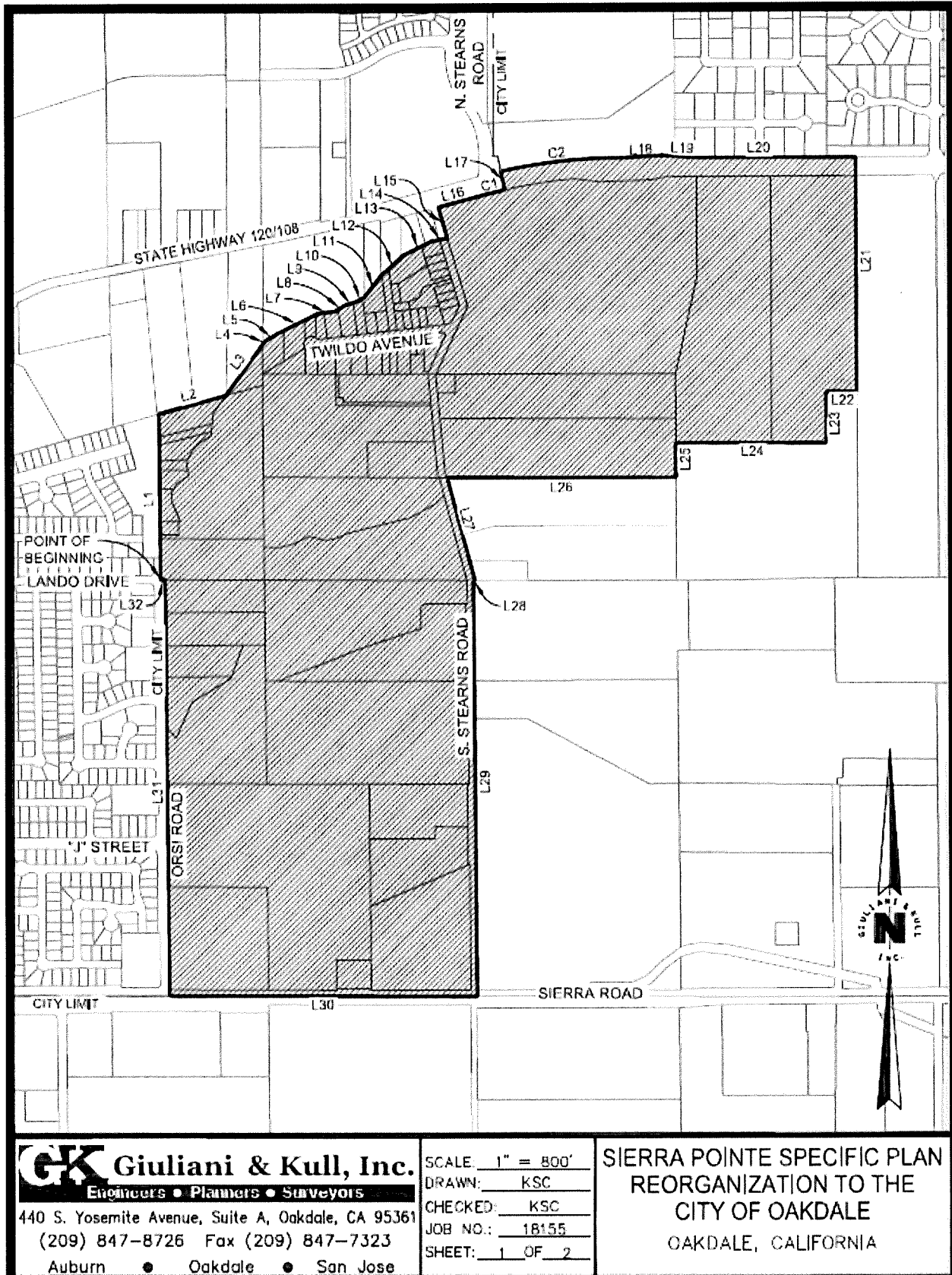
- L22 North 89°44'01" West 197.17 feet to a point;
- L23 South 00°06'07" East 325.22 feet to a point;
- L24 North 89°44'13" West 966.21 feet to a point on the east line of Lot 6 as shown on the map of "Lane Colony Tract" filed for record in Book 4 of Maps, at Page 14, Stanislaus County Records;
- L25 Thence along said east line of Lot 6 South 00°07'34" East 220.63 feet to the southeast corner of said Lot 6;
- L26 Thence along the south line of said Lot 6 North 89°51'35" West 1462.53 feet to a point on the east right-of-way line of Stearns Road as shown on that map filed for record in Book 7 of Parcel Maps, at Page 80, Stanislaus County Records; thence continuing along said easterly right-of-way of Stearns Road the following three (3) courses;
- L27 South 15°01'06" East 679.93 feet to a point;
- L28 North 89°44'10" West 11.10 feet to a point;
- L29 South 00°24'32" East 2662.55 feet to a point on the northerly right-of-way line of Sierra Railroad;
- L30 Thence along said northerly right-of-way line of Sierra Railroad North 89°50'45" West 1970.45 feet to the southeast corner of the Foothill Reorganization to the City of Oakdale, said point being on the southerly prolongation of the easterly right-of-way line of Orsi Road;
- L31 Thence along said easterly right-of-way line of Orsi Road and city limit line North 00°29'27" West 2666.37 feet to the easterly prolongation of the centerline of Lando Drive as shown on said map of "Oak Hollow Subdivision";
- L32 Thence along said easterly prolongation North 89°44'10" West 30.00 feet to the **POINT OF BEGINNING.**

Containing 303.68 acres more or less.

End of Description



CITY OF OAKDALE
City Council Resolution 2025-015 (Continued)





**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
ORDINANCE NO. 1288**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKDALE PREZONING THE
PARCELS LOCATED IN THE SIERRA POINTE SPECIFIC PLAN**

WHEREAS, in conjunction with this Ordinance, the Oakdale City Council ("City Council") adopted an amendment to the Sierra Pointe Specific Plan ("Specific Plan"), to establish a regulatory framework for the development of approximately 297 acres located southeast of the City of Oakdale ("City") limits; and

WHEREAS, on August 8, 2013, the City Council certified an Environmental Impact Report (SCH No. 2011082051) ("EIR") for the Oakdale 2030 General Plan, Climate Action Plan, Crane Crossing Specific Plan, and Sierra Pointe Specific Plan. The EIR is on file with the City; and

WHEREAS, for the adoption of the amendment to the Specific Plan, an Addendum to the EIR ("EIR Addendum") was prepared, to evaluate project modifications and environmental impacts of the amended Specific Plan; and

WHEREAS, the Specific Plan area is currently located in Stanislaus County, and the City Council intends to initiate annexation of the Specific Plan area into City limits; and

WHEREAS, pursuant to Government Code § 56375, the City must prezone territory prior to initiating annexation of territory into City limits; and

WHEREAS, the City intends to prezone the parcels in the Specific Plan area as a combination of very-low density residential, low-density residential, medium-density residential, high-density residential, general commercial, flex use / general commercial, office, public / semi-public, parks, and open space; and

WHEREAS, based on its review and consideration of the staff report, the 2030 General Plan, the Specific Plan, and all testimony presented, in accordance with Oakdale Municipal Code § 36-23.6, the City Council hereby finds as follows:

1. That the proposed zoning districts are consistent with the 2030 General Plan and the Specific Plan adopted by the City.
2. That the site is physically suitable for the density and/or intensity of the proposed zoning districts.
3. That the proposed zoning districts are not likely to cause substantial environmental damage, or substantially and unavoidably injure fish or wildlife or their habitat.
4. That the zoning district changes are required for public convenience and necessity.



IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
ORDINANCE NO. 1288

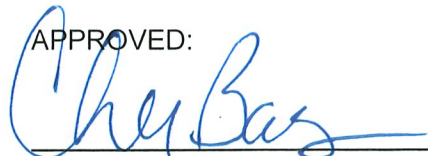
IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAKDALE AS
FOLLOWS:

1. The affected parcels within the Specific Plan, as described in **Exhibit A**, are hereby rezoned to be consistent with the zoning designations depicted in **Exhibit B**.
2. The Public Services Director, or his or her designee, is directed to amend the City's Zoning Map to reflect the rezoning adopted by this Ordinance.
3. This Ordinance shall replace and supersede any rezoning ordinance previously adopted for the Specific Plan by the City Council.
4. This Ordinance shall take effect and be in full force thirty (30) days from and after its passage, and publication of the Ordinance shall occur in a newspaper of general circulation at least fifteen (15) days prior to its effective date, or a summary of the Ordinance shall be published in a newspaper of general circulation at least five (5) days prior to adoption and again at least fifteen (15) days prior to its effective date.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Oakdale, held on the 3rd day of March, 2025, and adopted at a regular meeting of the City Council of the City of Oakdale held on the 17th, day of March, 2025, by the following vote:

AYES: Smith, Gilbert, Kettering, Bairos	(4)
NOES: Pitassi	(1)
ABSENT: None	(0)
ABSTAIN: None	(0)

APPROVED:


Cheryl Bairos, Mayor

ATTEST:


Patrick Mondragon, City Clerk



**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
ORDINANCE NO. 1288**

EXHIBIT A

Affected Parcels

APN List for Sierra Point Annexation

010-022-012	064-018-042
010-022-013	064-018-043
064-017-002	064-018-044
064-017-003	064-018-045
064-017-004	064-018-046
064-017-018	064-018-047
064-018-001	064-018-049
064-018-002	064-018-050
064-018-003	064-019-010
064-018-004	064-020-001
064-018-006	064-020-002
064-018-007	064-020-003
064-018-008	064-020-005
064-018-010	064-020-006
064-018-011	064-020-007
064-018-012	064-020-008
064-018-013	064-020-009
064-018-014	064-021-002
064-018-015	064-021-005
064-018-017	064-021-006
064-018-018	064-021-007
064-018-019	064-021-009
064-018-020	064-021-010
064-018-021	064-021-011
064-018-022	064-021-012
064-018-023	064-021-013
064-018-024	064-021-014
064-018-025	064-021-015
064-018-026	064-021-017
064-018-027	064-021-022
064-018-028	064-021-023
064-018-029	064-021-024
064-018-030	064-021-025
064-018-033	064-021-026
064-018-034	064-021-027
064-018-035	064-021-028
064-018-036	064-021-029
064-018-037	
064-018-038	
064-018-039	
064-018-040	
064-018-041	



IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
ORDINANCE NO. 1288

EXHIBIT B

Prezoning

