



**STANISLAUS LAFCO
LOCAL AGENCY FORMATION COMMISSION**

Sara Lytle-Pinhey, Executive Officer
1010 10th Street, Third Floor
Modesto, California 95354
Phone: 209-525-7660
Fax: 209-525-7643
www.stanislauslafco.org

Chair Vito Chiesa, County Member
Vice Chair Ken Lane, Public Member
Richard O'Brien, City Member
Terry Withrow, County Member
Amy Bublak, City Member
Javier Lopez, Alternate City Member
Mani Grewal, Alternate County Member
Bill Berryhill, Alternate Public Member

AGENDA
Wednesday, March 27, 2024
6:00 P.M.
Joint Chambers—Basement Level
1010 10th Street, Modesto, California 95354

- Members of the public may attend this meeting in person.
- You can also observe the live stream of the LAFCO meeting at:
<http://www.stancounty.com/sclive/>
- In addition, LAFCO meetings are broadcast live on local cable television. A list of cable channels is available at the following website:
<http://www.stancounty.com/planning/broadcasting.shtm>

1. CALL TO ORDER

- A. Pledge of Allegiance to the Flag.
- B. Introduction of Commissioners and Staff.

2. PUBLIC COMMENT PERIOD

This is the period in which persons may comment on items that are not listed on the regular agenda. All persons wishing to speak during this public comment portion of the meeting are asked to fill out a "Speaker Card" and provide it to the Commission Clerk. Each speaker will be limited to a three-minute presentation. No action will be taken by the Commission as a result of any item presented during the public comment period.

3. CORRESPONDENCE

No correspondence addressed to the Commission, individual Commissioners or staff will be accepted and/or considered unless it has been signed by the author, or sufficiently identifies the person or persons responsible for its creation and submittal.

- A. Specific Correspondence.
- B. Informational Correspondence.

C. "In the News."

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

5. CONSENT ITEMS

The following consent items are expected to be routine and non-controversial and will be acted upon by the Commission at one time without discussion, unless a request has been received prior to the discussion of the matter.

A. **MINUTES OF THE FEBRUARY 28, 2024, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)

B. **LEGISLATIVE UPDATE AND POSITION LETTERS**
(Staff Recommendation: Accept the update and authorize Executive Officer to submit position letters.)

6. PUBLIC HEARING

Any member of the public may address the Commission with respect to a scheduled public hearing item. Comments should be limited to no more than three (3) minutes, unless additional time is permitted by the Chair. All persons wishing to speak are asked to fill out a "Speaker Card" and provide it to the Commission Clerk.

A. **MUNICIPAL SERVICE REVIEW NO. 2023-06 AND SPHERE OF INFLUENCE UPDATE NO. 2023-06 – FIRE PROTECTION DISTRICTS IN STANISLAUS COUNTY**: The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Fire Protection Districts of Stanislaus County. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to section 15061(b)(3) and 15306. (Staff Recommendation: Approve the update and adopt Resolution No. 2024-04.)

7. OTHER BUSINESS

A. **UPDATE ON THE ZACHARIAS-BALDWIN MASTER PLAN REORGANIZATION TO THE CITY OF PATTERSON.**

8. COMMISSIONER COMMENTS

Commission Members may provide comments regarding LAFCO matters.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

The Commission Chair may announce additional matters regarding LAFCO matters.

10. EXECUTIVE OFFICER'S REPORT

The Commission will receive a verbal report from the Executive Officer regarding current staff activities.

A. On the Horizon.

11. ADJOURNMENT

A. Set the next meeting date of the Commission for April 24, 2024.

B. Adjournment

LAFCO Disclosure Requirements

Disclosure of Campaign Contributions: If you wish to participate in a LAFCO proceeding, you are prohibited from making a campaign contribution of more than \$250 to any commissioner or alternate. This prohibition begins on the date you begin to actively support or oppose an application before LAFCO and continues until three months after a final decision is rendered by LAFCO. No commissioner or alternate may solicit or accept a campaign contribution of more than \$250 from you or your agent during this period if the commissioner or alternate knows, or has reason to know, that you will participate in the proceedings. If you or your agent have made a contribution of more than \$250 to any commissioner or alternate during the twelve (12) months preceding the decision, that commissioner or alternate must disqualify himself or herself from the decision. However, disqualification is not required if the commissioner or alternate returns the campaign contribution within thirty (30) days of learning both about the contribution and the fact that you are a participant in the proceedings.

Lobbying Disclosure: Any person or group lobbying the Commission or the Executive Officer in regard to an application before LAFCO must file a declaration prior to the hearing on the LAFCO application or at the time of the hearing if that is the initial contact. Any lobbyist speaking at the LAFCO hearing must so identify themselves as lobbyists and identify on the record the name of the person or entity making payment to them.

Disclosure of Political Expenditures and Contributions Regarding LAFCO Proceedings: If the proponents or opponents of a LAFCO proposal spend \$1,000 with respect to that proposal, they must report their contributions of \$100 or more and all of their expenditures under the rules of the Political Reform Act for local initiative measures to the LAFCO Office.

LAFCO Action in Court: All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCO action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 24 hours before the hearing will be distributed to the Commission.

Reasonable Accommodations: In compliance with the Americans with Disabilities Act, hearing devices are available for public use. If hearing devices are needed, please contact the LAFCO Clerk at 525-7660. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

Alternative Formats: If requested, the agenda will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC 12132) and the Federal rules and regulations adopted in implementation thereof.

Notice Regarding Non-English Speakers: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedure Section 185 which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Local Agency Formation Commission shall be in English and anyone wishing to address the Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

IN THE NEWS

Newspaper Articles

- The Modesto Bee, February 22, 2024, “Modesto warehouse project draws questions on traffic, jobs. How will it impact residents?”
- The Modesto Bee, February 25, 2024, “2,400-plus housing development that would expand Riverbank to undergo public briefing.”
- The Patterson Irrigator, March 2, 2024, “City decides to ‘pause’ moving forward on Zacharias/Baldwin development plan.”
- The Modesto Bee, March 5, 2024, “Vote on 5,000-home annexation in Patterson is creates a stir. Will election be held in April?”
- The Modesto Bee, March 5, 2024, “Vote on massive 5,000-home annexation in Stanislaus County will be held in April.”
- Riverbank News, March 6, 2024, “Massive development proposed northwest of city’s downtown.”
- The Patterson Irrigator, March 8, 2024, “City reverses vote on development project election.”

This page intentionally left blank

IN THE NEWS – The Modesto Bee, February 22, 2024

Modesto warehouse project draws questions on traffic, jobs. How will it impact residents?

By Ken Carlson

Salida's municipal advisory council was given a first look Tuesday at a warehouse and industrial project that could raise some complications in north Modesto.

Scannell Properties proposes the 145-acre development, at the northwest corner of Kiernan Avenue and Dale Road, with up to 2.5 million square feet of warehouse, distribution and manufacturing space.

About 35 people attended the meeting at the Salida Library community room, asking questions about traffic impacts, a proposal for Modesto to supply water and sewer service, an environmental review and products that might be manufactured at the center. Residents weren't all that enthralled with the rough estimate of 1,000 jobs.

The advisory panel scheduled an item for its March 26 meeting regarding a county legal opinion on a requirement for an environmental impact report on the entire Salida Community Plan before an individual project can develop.

County Supervisor Terry Withrow said the county and Modesto have discussed extension of city water and sewer lines to the site, on the north side of Kiernan, and a tax-sharing agreement. But that could naturally lead to a city proposal to annex the site. Salida residents have opposed previous annexation ideas affecting the unincorporated community.

Jeremy Ballard, senior planner for Stanislaus County, said the applicants are asking for driveways on Kiernan Avenue, which is a state highway, for trucks and cars that would enter and leave the industrial complex. The California Department of Transportation is expected to comment in the environmental study on any requirements for improvements on Kiernan.

Mark Grover, a nearby resident, said a proposed truck entrance on the east side of the complex will worsen congestion on Dale Road. He noted that before- and after-school traffic generated by Gregori High School on Pirrone Road causes a long line of cars on Dale that will block the entrance.

Salida residents also asked how an environmental study will analyze the impacts of manufacturing processes if the products are not disclosed in advance. Ballard said the study will consider a range of manufacturing activities and their potential effects on air quality and the environment.

Some people were concerned that distribution warehouses will increase diesel emissions and air pollution. Other residents suggested that a recent drop in demand for distribution centers could result in empty buildings or more focus on manufacturing.

Scannell Properties, an international developer, plans to build seven buildings on speculation. The landowner is Sandpoint Ranch Inc.

IN THE NEWS – The Modesto Bee, February 25, 2024

2,400-plus housing development that would expand Riverbank to undergo public briefing

By John Holland

The Riverbank City Council will get a briefing on 2,400-plus homes proposed just west of town.

It will be at 6 p.m. Tuesday, Feb. 27, at the Riverbank Community Center, 3600 Santa Fe St. The council moved its meeting from the City Hall chambers because a large crowd could turn out.

The annexation, dubbed River Walk, has drawn protest from farmland preservationists.

The western city limit is now roughly halfway between Coffee and Oakdale roads. The proposal would bring it to McHenry Avenue, north of Modesto.

The public has until March 18 to comment on the draft report on the project's environmental impacts. They could include traffic, water, loss of farmland and other issues.

Tuesday's meeting is a presentation by the study team. It is not part of the formal comment process, but interested people still can speak.

The study team will revise the report to address the formal comments. The final document would be part of the review process by the Riverbank Planning Commission and the City Council. The final step would be the Stanislaus Local Agency Formation Commission, which rules on annexations.

River Walk would take up about two-thirds of a 1,522-acre annexation bounded by McHenry, Patterson Road and the Stanislaus River. The rest would be deferred for future development decisions.

Supporters have said River Walk would provide a mix of housing for young families, seniors and other groups. The plan includes:

1,550 low-density homes, up to eight per acre, on a total of 467 acres

702 medium-density homes, up to 16 per acre, on a total of 79 acres

180 high-density homes, averaging 18 per acre, on a total of 10 acres

72 acres of "mixed use," including retail, services and housing in close proximity

69 acres of open space along the bluff overlooking the river, which would have habitat protections and trails

177 acres of parkland and other open space.

Critics have said the soil is well-suited to farming as well as groundwater recharge from storms. They argue that Riverbank has enough vacant lots in already-annexed areas.

A ballot measure targeting River Walk failed to get enough signatures last month. It would have required voter approval of this and most other housing projects west of the city limit.

City decides to ‘pause’ moving forward on Zacharias/Baldwin development plan

By Meg Matthews

The Zacharias/Baldwin development— which would add about 15,000 more people to Patterson – is now on hold. Tuesday night, the City Council voted to stop an election that would have moved the project forward. At the heart of the matter is money. The City is claiming a potential loss of up to \$100 million dollars if the development goes forward as planned.

The election is about the annexation of more than 1,000 acres of land just outside the city limits – it’s a technical step that must be taken for the Local Agency Formation Commission (LAFCO) to approve the addition of the acreage into Patterson. In November, the City Council passed a resolution to send ballots to the residents of the unincorporated area and the results were to be counted on April 9. However, at their Tuesday meeting, Council Members rescinded their approval of the election, saying the City needs to re-visit the agreement with the developers before taking any more steps forward. Mayor Michael Clauzel says the current deal isn’t in Patterson’s best interest because developers – and future property owners - wouldn’t be paying enough money to support everything needed for the population growth.

“The Zacharias annexation is the single most important development project in Patterson’s history. It represents a monumental step for our City in terms of public safety, population growth, opportunities for new industrial areas, light manufacturing, as well as expansion of commercial areas for large medium and small businesses,” said Clauzel. “The project will offer opportunities for education for our youth and adult citizens with the expansion of our public school system and hopefully the establishment of a Patterson community college with our regional partnerships. It will lead to the creation of new parks, athletic recreation and community facilities for our city and increases the likelihood of a hospital on the west side of Stanislaus County for the first time since 1998. Although this is a very hopeful moment in our history, we cannot afford to repeat the mistakes of the past.

Clauzel says Patterson doesn’t have better roads and schools now because of bad development deals from the past.

“This situation has been created in part due to a lack of funding caused by out-of-date fee structures which were last updated in 2006 and development agreements written without clear language outlining developer and city responsibilities,” said Clauzel.

At the Tuesday meeting, other members of the community voiced outrage at the City’s decision to not go forward with the development deal.

“I’ve been in planning for 50 years and I’ve never seen anything like this happen before,” said Patterson Planning Commission Chairman Ron West. “This was a shock. This is no way to do business, I’ll tell you that. We’ve been working on this thing for 16 years. I am absolutely appalled at what’s been happening. I’m so disappointed.”

Former Mayor Pat Maisetti agrees.

“Doing away with this project without giving it some more thought is really not healthy for this community,” said Maisetti. “It’s the first time we’ve had a full blown plan that has everything planned for it and you’re going to throw it out with the bathwater? I mean I can’t understand why you can’t give it a little more time. I just wish you would double think before you jump in and do this with haste.”

IN THE NEWS – The Patterson Irrigator, March 2, 2024- Continued

The City cited other reasons, besides the fee structure, for pausing the plan: a current lawsuit that was filed by two Irrigation Districts as well as a fairly new state law that puts restrictions on land use.

According to documents filed with the city, the Zacharias project area is 1,158.4 acres located on the north end of the City of Patterson bounded by Rogers Road (west), Zacharias Road (north), the California Northern Railroad tracks and Ward Avenue (east), and existing residential and business park uses (south). The Baldwin Ranch project area is 68.7 acres located at the south end of Baldwin Road and is contiguous to the Delta-Mendota Canal (west), the City of Patterson Corporation Yard (north), and agricultural uses (east and south).

There are eight stakeholders involved in the project: Keystone Ranch LLC, Lakeside Hills LLC, Leroy Deldon, Eagle Valley Investments LLC, Larry K. Buehner, John Potter, Friedrich Family Ltd. Partnership and Josaphine Traina Ltd. Partnership.

Guided by the City's General Plan, development in the two areas is comprised of commercial and residential use including mixed density housing, retail shopping, and business park use in the Zacharias project area.

The next step in the process is yet to be seen.

IN THE NEWS – The Modesto Bee, March 5, 2024

Vote on 5,000-home annexation in Patterson creates a stir. Will election be held in April?

By Ken Carlson

The city of Patterson has its own “election” business to address Tuesday, separate from the California Primary.

The City Council is set for a special meeting Tuesday evening, March 5. It will reconsider a decision it made last week that put a hold on the April 9 annexation vote for the 1,300-acre Zacharias and Baldwin Road development, which could add 15,000 residents to the city.

The Feb. 28 decision putting a pause on the annexation vote came as a surprise to the developers. But the council will now consider a resolution rescinding that decision. A closed session is set for 6 p.m. and then the council will meet in open session to consider going forward with the April 9 special mail ballot election.

Agenda materials did not give a reason for the proposed reversal.

The council would ask the Stanislaus County elections office to send mail ballots to residents within the annexation boundaries.

City Manager Ken Irwin said at last Wednesday’s meeting that the city was facing a \$60 million shortfall in the infrastructure costs for the Zacharias-Baldwin project, planned on the north edge of Patterson. In the worst case, the shortfall could be \$100 million, Irwin said.

Top city officials said the city needs to talk with developers about their obligations and revise development fees that have not been updated since 2006.

City legal staff said uncertainties about the development had come to the city’s attention. In addition, the city had not reached an agreement with people in the Ivy-Rose ranchette neighborhood who have concerns about being annexed to Patterson.

The ambitious Zacharias-Baldwin project calls for 5,391 residential dwellings and would add 855,000 square feet of retail development, along with 6.9 million square feet of business park space to continue expansion of the city’s employment base. The plans also include schools, parks, recreational facilities and the possibility of a hospital.

Patterson’s population could approach 40,000 with the residential portion of the project that’s intended to address concerns the city doesn’t house enough workers to bring in more industries.

Mayor Michael Clauzel said last week that the proposed annexation is the most important development in the city’s history, but the city needs to leave behind the bad development agreements of the past.

Sara Lytle-Pinhey, executive director of the Local Agency Formation Commission, gave the city a reason to hold the April 9 election. Lytle-Pinhey’s letter to the city Feb. 27 said a delay would be contrary to state law because the annexation was approved by the regional land use commission last July and a 30-day reconsideration period expired.

“The remaining annexation proceedings are dictated by law,” her letter said.

City staff disagreed with that assessment last week.

IN THE NEWS – The Modesto Bee, March 5, 2024

Vote on massive 5,000-home annexation in Stanislaus County will be held in April.

By Ken Carlson

The Patterson City Council voted 5-0 Tuesday evening to proceed with the annexation election for the Zacharias and Baldwin Road development in western Stanislaus County.

Mail ballots will be sent to residents in the 1,300-acre annexation area in north Patterson, starting next week, and ballots will be tallied April 9.

Tuesday's council decision followed a week of confusion over whether the April 9 annexation vote would be held as scheduled.

Deputy City Attorney Doug White said a council decision last week to cancel the annexation election was "incredibly effective" in bringing the developers to the table to address city concerns about the large development.

In the past week, conversations between the city and a group of developers led to verbal agreements with the city, except for one developer who's still talking with city staff, White said. The city expects to bring development agreements to the Planning Commission on March 18 and to the council in April.

The Zacharias-Baldwin project represents a major expansion of housing, commercial and industrial development, along with schools, parks, recreation and other public facilities.

The Feb. 28 decision putting a pause on [the annexation vote](#) came as a surprise to the developers, but city staff said uncertainties about the development had come to the city's attention.

City Manager Ken Irwin said at last Wednesday's meeting that the city was facing a \$60 million shortfall in the infrastructure costs for the Zacharias-Baldwin project, planned on the north edge of Patterson. Mayor Michael Clauzel also said Patterson has suffered from poor development agreements in the past, leaving the city without funds to repair roads and pay for other needs.

The city has not updated development fees since 2006.

City officials have also been in talks to address concerns of people in the Ivy-Rose ranchette neighborhood, who will participate in the annexation vote.

The ambitious Zacharias-Baldwin project calls for 5,391 residential dwellings and would add 855,000 square feet of retail development, along with 6.9 million square feet of business park space to continue expansion of the city's employment base.

Patterson's population could grow from 23,800 residents to around 40,000 with the residential portion of the project. One argument for the Zacharias-Baldwin project is more housing for people to work at distribution centers and other industrial plants in Patterson.

IN THE NEWS – The Modesto Bee, March 6, 2024

Massive development proposed northwest of city's downtown

By Ric McGinnis

Anticipating a large turnout, the City of Riverbank moved its regular Tuesday, Feb. 27, meeting to the Community Center because of public interest on the River Walk Specific Plan and Draft Environmental Impact Report, EIR, that was to be made.

The project is expected to include 1,522 acres bounded by McHenry Avenue on the west, Patterson Road/Highway 108 on the south and the Stanislaus River to the north. It wraps around the MID Solar Farm on the corner of Patterson and McHenry.

It is west of the Riverbank city limits and not in the city's current sphere of influence, about two miles from downtown.

By design, Coffee Road would continue north, across Patterson through the heart of the project.

As project planning has progressed over the last few months, a number of neighboring residents have appeared at council meetings, imploring them to deny the project's development. For the most part, they have cited the loss of prime agricultural land and urban sprawl as major concerns.

The recent meeting was the first time the issue has formally come before the council but was only a presentation of the draft EIR and the specific plan for the development.

In its 1,522 acres, the project is expected to include 18 village groupings, comprising 2,432 lots for building. The projects will include mostly low- to medium-density units, with one high-density designation of 180 lots.

According to the presentation, the project includes seven goals. They include developing a mix of residential housing to meet the needs of the market, prioritizing the "age-restricted development of a vibrant community with diverse housing types and densities, allowing residents to age-in-place."

They'll also develop "a community core area that serves as central community gathering place for social interaction, recreation, retail, services and living space."

Another goal is to "promote health and wellness through extensive pedestrian and bicycle trails, outdoor recreation areas and opportunities for social interaction."

Opponents of the project have organized a petition signed by city residents opposing the project, hoping to get the measure placed on the November ballot. However, when turned in by the deadline, a number of signatures were disqualified, so the matter won't be on the ballot.

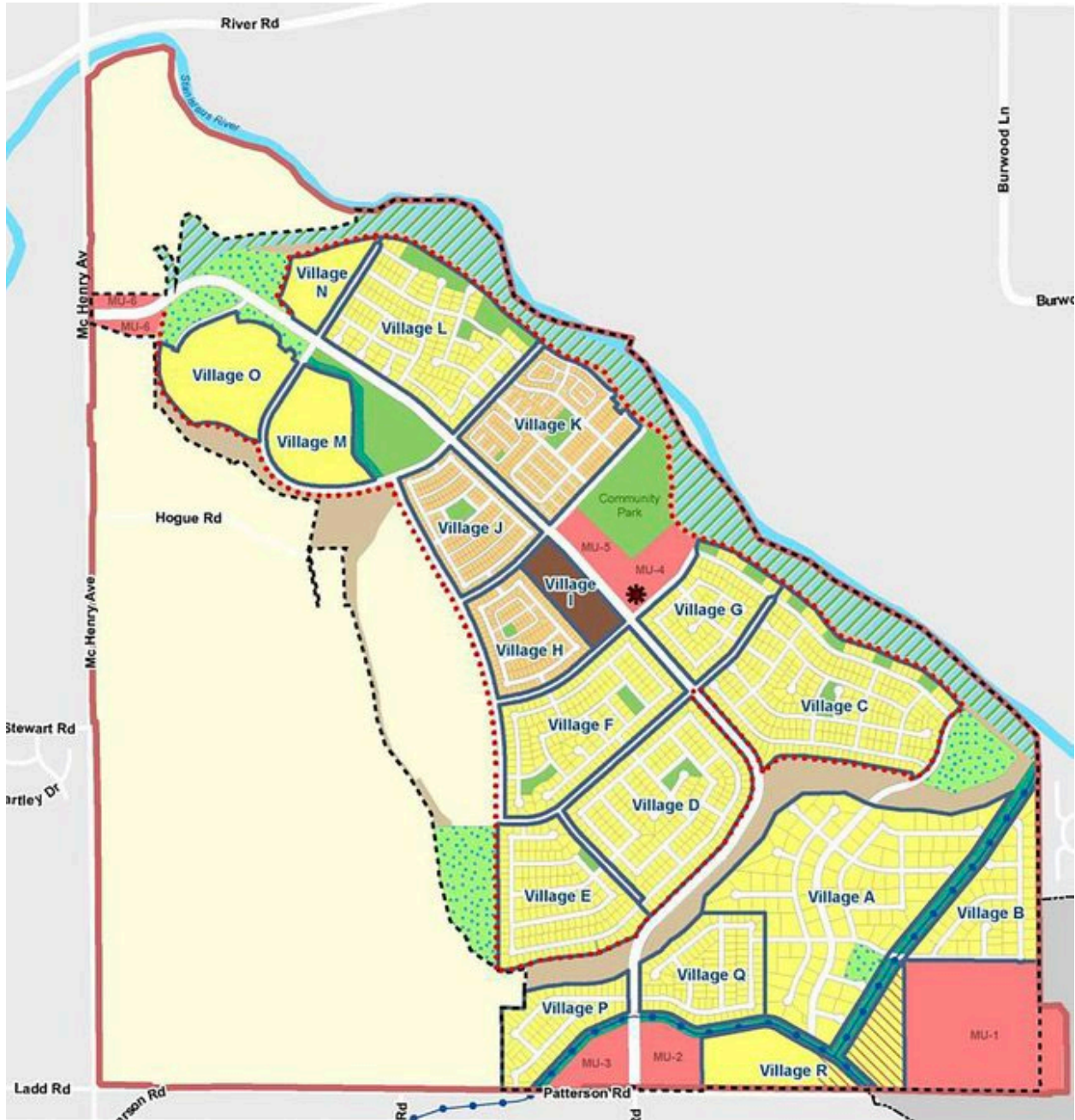
Speakers at the council meeting asserted that at least one of the petition's circulators forged signatures, leading to the disqualification of the petition.

The presentation of the EIR was made by Miguel Galvez, Contract City Planner for De Novo Planning Group which is serving the city until a new Building/Planning Director is hired.

IN THE NEWS – Riverbank News, March 6, 2024- Continued

Galvez stressed that no action was needed as his presentation was informational only. Since the proposed project is within the city's General Plan Planning Area, but outside the city limits and sphere of influence, it must go before LAFCO for approval.

The Local Agency Formation Commission is an independent regulatory agency created by the California Legislature to control the boundaries of cities and most special districts.



City reverses vote on development project election

By Meg Matthews

The Patterson City Council unanimously voted Tuesday night to reverse their unexpected decision from last week to put a “pause” on the gigantic Zacharias/Baldwin Ranch development. City leaders said they didn’t feel like Patterson was going to get what the community needed out of the deal, so they stopped the next legal step of the process – a vote on whether to annex the development property into the City limits. What a difference a week makes. Now, that election is once again taking place.

Only registered voters who live in the unincorporated area will get to vote. Most of those residents live in the Ivy/Rose area and many have said they don’t want to be annexed in. Last week’s startling vote to halt the election apparently stimulated significant activity in negotiations that had been stalled.

“Over the course of the past week we’ve had ongoing and very vigorous conversations with the Zacharias development group that have led to a very positive solution with the exception of one developer,” said Deputy City Attorney Doug White. “On the basis of that, staff feels very comfortable recommending that this action take place so that next week the ballots can be sent out and the vote taken in the Ivy/Rose place. It also puts the staff in the position where we can recommend a settlement agreement which was previously offered be put forward so that there could be assurances to the Ivy/Rose folks what annexing would actually mean to them. So, we would expect that if there was a positive vote on these items tonight, that agreement could go out and they’ve had it when they get their ballots next week.”

Harry Garcia lives in the Ivy/Rose area with his sister Barbara Vega. Their home is not within the Patterson City limits and he says it’s not by mere chance.

“That’s the reason she bought this property to be away from all the people,” said Garcia. “Throughout the years, we’ve had people come through here and sometimes they’re stealing and that’s why I posted all these no trespassing signs. The sheriff told me I was in the right by putting up the signs, I can tell them not to come back.”

The reticence of the Ivy/Rose residents to stay in the county, not the city, is not just about no trespassing signs. It’s also about water.

“A lot of it has to do with the water,” said Garcia. “We have a well and if we’re annexed, we have to hook it up to the city’s sewage system.”

Their property is essential to the development project because a big part of the planned development is to have a thoroughfare that would connect I-5 to Highway 99. That road goes through Ivy/Rose. According to the Director of the Planning Commission, this will change Patterson for the better.

“That Zacharias Expressway is our future,” said Ron West. “That is how we’re going to move people across this town without zigging through this whole downtown. Every truck that goes from Hwy 99 to I-5 needs to get the heck out of this downtown and go across where they belong. The only way that’s going to happen is when we finally get this chunk of that puzzle put in. So, every time you drive past Zacharias, that little country road, imagine it for what it really is – a critical piece of our circulation.”

Former Mayor Pat Maisetti told council members that’s she’s glad the City is not stepping the needed annexation election after all.

“This scared the tar out of us,” said Maisetti. Because if it did not go through, I don’t think Patterson would grow and give us the amenities that our city deserves. I was very disappointed last week. You’re probably

IN THE NEWS – Riverbank News, March 8, 2024- Continued

going to read the letter I put in the paper which was not very kind. But that's my prerogative as an American citizen to do what I think is best."

Ivy/Rose residents told council members that still don't feel like they're being included in talks.

"On our end it feels like we've been left in the dark," an Ivy/Rose resident told council members. "It sounds like you've been working with the developers over the last week but nothing with us no updates. So, I feel that there's a lot of uncertainty. And with the ballots coming out next week, I know there's a lot of work to be done."

Another resident also said she's not sure about what all of this will mean for property owners.

"My main concern is that before the vote will we have some kind of specific written documentation specifying what the development entails and how it affects us. Because if we don't, then there's no way we can vote yes on this project because it would be like voting yes on a blank document."

The City says staff members will work with residents of the Ivy/Rose community. The ballots are to be mailed out this month and the election results will announced in April.



**STANISLAUS LOCAL AGENCY FORMATION COMMISSION
MINUTES
February 28, 2024**

1. CALL TO ORDER

Chair O'Brien called the meeting to order at 6:00 p.m.

- A. Pledge of Allegiance to Flag. Chair O'Brien led in the pledge of allegiance to the flag.
- B. Introduction of Commissioners and Staff. Chair O'Brien led in the introduction of the Commissioners and Staff.

Commissioners Present: Richard O'Brien, Chair, City Member
Vito Chiesa, Vice-Chair, County Member
Amy Bublak, City Member
Terry Withrow, County Member
Bill Berryhill, Alternate Public Member

Commissioners Absent: Mani Grewal, Alternate County Member
Ken Lane, Public Member
Javier Lopez, Alternate City Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
Javier Camarena, Assistant Executive Officer
Jennifer Vieira, Commission Clerk
Robert J. Taro, LAFCO Counsel

2. PUBLIC COMMENT

Jami Aggers, Dan Whetstone, Karen Conrotto, Gary Pearson and Fred Walton spoke regarding their concerns about the City of Riverbank's River Walk Specific Plan proposal. Milt Trieweiler spoke of his concerns regarding preserving farmland.

3. CORRESPONDENCE

- A. Specific Correspondence.

None.

- B. Informational Correspondence.

- 1. 2024 CALAFCO Calendar.
- 2. CALAFCO Quarterly – January 2024.

3. Letter to the City of Patterson regarding rescinding resolutions for the Zacharias-Baldwin Master Plan Reorganization dated February 27, 2024.

C. In the News.

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEMS

A. **MINUTES OF THE OCTOBER 25, 2023 LAFCO MEETING**

(Staff Recommendation: Accept the Minutes.)

B. **MUNICIPAL SERVICE REVIEW NO. 2024-01 AND SPHERE OF INFLUENCE UPDATE NO. 2024-01 – EMPIRE SANITARY DISTRICT:**

The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Empire Sanitary District. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to sections 15306 and 15061(b)(3). (Staff Recommendation: Approve the update and adopt Resolution No. 2024-02.)

C. **MUNICIPAL SERVICE REVIEW NO. 2024-02 AND SPHERE OF INFLUENCE UPDATE NO. 2024-02 – ROCK CREEK WATER DISTRICT:**

The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Rock Creek Water District. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to sections 15306 and 15061(b)(3). (Staff Recommendation: Approve the update and adopt Resolution No. 2024-03.)

D. **MID-YEAR BUDGET REPORT FOR FISCAL YEAR 2023-2024**

(Staff Recommendation: Accept and file the report.)

E. **INDEPENDENT AUDIT FOR FISCAL YEARS 2021-2022 and 2022-2023.**

(Staff Recommendation: Accept and File Audit Report.)

Motion by Commissioner Bublak, seconded by Commissioner Chiesa, and carried with a 5-0 vote to approve the consent items, by the following vote:

Ayes: Commissioners: Berryhill, Bublak, Chiesa, O'Brien and Withrow

Noes: Commissioners: None

Ineligible: Commissioners: None

Absent: Commissioners: Grewal, Lane and Lopez

Abstention: Commissioners: None

6. PUBLIC HEARING

None.

7. OTHER BUSINESS

A. **2024 WORK PROGRAM – MUNICIPAL SERVICE REVIEW & SPHERE OF**

INFLUENCE UPDATES. (Staff Recommendation: Adopt the 2024 Work Program.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to adopt the 2024 Work Program.

Chair O'Brien opened the Public Hearing at 6:20 p.m.

No one spoke.

Chair O'Brien closed the Public Hearing at 6:20 p.m.

Motion by Commissioner Bublak, seconded by Commissioner Berryhill and carried with a 5-0 vote to adopt the 2024 Work Program, by the following vote:

*Ayes: Commissioners: Berryhill, Bublak, Chiesa, O'Brien and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Grewal, Lane and Lopez
Abstention: Commissioners: None*

B. ANNUAL ELECTION OF OFFICERS. (Staff Recommendation: Appoint a Chairperson and Vice-Chairperson and adopt Resolution No. 2024-01a and 2024-01b.)

Motion by Commissioner O'Brien, seconded by Commissioner Withrow and carried with a 4-0 vote to appoint Commissioner Chiesa as Chairperson, by the following vote:

*Ayes: Commissioners: Berryhill, Bublak, O'Brien and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Grewal, Lane and Lopez
Abstention: Commissioners: Chiesa*

Motion by Commissioner Berryhill, seconded by Commissioner O'Brien and carried with a 5-0 vote to appoint Commissioner Lane as Vice-Chairperson, by the following vote:

*Ayes: Commissioners: Berryhill, Bublak, Chiesa, O'Brien and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Grewal, Lane and Lopez
Abstention: Commissioners: None*

6:24 pm Past Chair O'Brien passed the gavel to New Chair Chiesa to finish the meeting.

8. COMMISSIONER COMMENTS

Commissioner Chiesa thanked Past Chair O'Brien for his time as Chair.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

10. EXECUTIVE OFFICER'S REPORT

Executive Officer gave an update on the Zacharias-Baldwin project. She reminded the Commission to fill out their 700 forms. Staff will bring the Fire MSR/SOI to the March meeting for the Commission's approval.

11. ADJOURNMENT

A. Chair Chiesa adjourned the meeting at 6:28 p.m.

DRAFT

Sara Lytle-Pinhey, Executive Officer

MEMORANDUM

DATE: March 27, 2024

TO: LAFCO Commissioners

FROM: Sara Lytle-Pinhey, Executive Officer *SLP*

SUBJECT: Legislative Update and Position Letters

RECOMMENDATION

Staff recommends that the Commission receive this legislative update and authorize the Executive Officer to submit letters of support on behalf of Stanislaus LAFCO for Senate Bill 1209 and Assembly Bill 3277.

DISCUSSION

The California Association of Local Agency Formation Commissions (CALAFCO) is currently tracking 15 bills of interest and has been providing regular updates to member LAFCOs. As it is early in the legislative year, some of these bills are considered spot bills, acting as placeholders for topics of interest including drinking water and unincorporated islands. These spot bills will continue to be monitored and updates will be provided to the Commission should they result in the need for letters of support or opposition. Currently, letters of support have been requested by CALAFCO for two bills of interest: Senate Bill 1209 (SB-1209) and Assembly Bill 3277 (AB-3277). Proposed letters of support are attached. The following is a summary of these bills:

CALAFCO-Sponsored Bill: Indemnification

SB-1209 (Cortese)

QUICK SUMMARY:

SB-1209 would authorize a LAFCO to require, as a condition for processing a change of organization or reorganization, that the applicant agrees to defend, indemnify, and hold harmless the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding, as specified, arising from or relating to the action or determination by the LAFCO.

This bill addresses a 2022 decision of the Second District Court of Appeals, which found that existing State law does not provide explicit authority to require indemnification. Absent indemnification authority - and because LAFCO funding is statutorily required in a specified ratio from the county, cities, and special districts within a county - the costs to defend litigation must be absorbed by all of LAFCO's funding agencies.

IMPLICATIONS FOR STANISLAUS LAFCO:

This bill gives LAFCO the ability to require indemnification, similar to what cities and counties regularly do with respect to discretionary land-use approvals. **Staff recommends a letter of support for SB-1209.**

CALAFCO Omnibus Bill: Districts - Property tax

AB-3277 (Committee on Local Government)

QUICK SUMMARY:

AB-3277 would clarify and streamline procedures that would normally require a financial analysis where one is not needed.

Current law requires a commission to determine the amount of property tax revenue to be exchanged by an affected local agency, as specified, if the proposal includes an incorporation or the formation of a district. This process involves a financial analysis and specific procedures. This bill would, instead, require a commission to determine the amount of property tax revenue to be exchanged by an affected local agency *only* if the applicant is seeking a share of the 1% ad valorem property taxes.

IMPLICATIONS FOR STANISLAUS LAFCO:

Clarifications and improvements to the CKH Act are necessary to ensure the law is as unambiguous as possible to the Commission and Staff. **Staff recommends a letter of support for AB-3277.**

Attachments: Draft Support Letter for SB-1209
Draft Support Letter for AB-3277

March 28, 2024

Honorable David Cortese
California State Senate
1021 O Street, Suite 6630
Sacramento, CA 95814

RE: ***SB 1209 (Cortese): Local agency formation commission: indemnification – SUPPORT
Awaiting hearing – Senate Local Government Committee***

Dear Senator Cortese:

The Stanislaus Local Agency Formation Commission (LAFCO) is pleased to support Senate Bill 1209, sponsored by the California Association of Local Agency Formation Commissions (CALAFCO). SB 1209 would add a new section into Government Code authorizing LAFCOs to enter into an indemnification agreement with an applicant. Counties and cities are already empowered to require indemnification, and routinely do so with respect to discretionary land-use approvals. SB 1209 would merely provide LAFCOs with the same authority.

This bill addresses a 2022 decision of the Second District Court of Appeals, which found that existing State law does not provide explicit authority to require indemnification. Absent indemnification authority - and because LAFCO funding is statutorily required in a specified ratio from the county, cities, and special districts within a county - the costs to defend litigation must be absorbed by all of LAFCO's funding agencies.

Consequently, **SB 1209** will:

- Provide LAFCOs with the ability to use a tool already in use by counties and cities;
- Prevent costs to defend litigation from being shifted to a county, its cities, and its special districts; and
- Remove the possibility that an applicant threatens litigation to coerce a desirable LAFCO determination.

Thus, for the above reasons, Stanislaus LAFCO is in strong ***support of SB 1209***.

Sincerely,

Sara Lytle-Pinhey
Executive Officer

cc: The Honorable Maria Elena Durazo, Chair, and Members, Senate Local Government Committee
Anton Favorini-Csorba, Chief Consultant, Senate Local Government Committee
Ryan Eisberg, Consultant, Senate Republican Caucus
René LaRoche, Executive Director, California Association of Local Agency Formation Commissions

March 28, 2024

Honorable Juan Carrillo, Chair
Assembly Local Government Committee
1020 N St.
Rm. 157
Sacramento, CA 95814

RE: SUPPORT of AB 3277, Local Agency Formation Commission: Districts: Property Tax

Dear Senator Carillo,

The Stanislaus Local Agency Formation Commission (LAFCo) is pleased to **Support Assembly Bill 3277**, sponsored by the California Association of Local Agency Formation Commissions (CALAFCO), which makes a clarifying change to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the Act).

Under existing statute, a commission must perform a financial analysis of ad valorem property taxes when a proposal is received that includes the incorporation of a city and the formation of a district. The only purpose of the analysis is to determine how best to apportion the property taxes between the agencies. However, occasionally, an application is received in which the district waives any portion of the ad valorem taxes. In those situations, no analysis is needed for the process, yet it remains required by statute.

This bill will add language that clarifies that the performance of the financial analysis in that situation only needs to be performed in those instances where a portion of the ad valorem property taxes is being sought.

By making this minor change, **AB 3277** will apply this time-consuming process only to those applications that require it.

For the reasons noted above, Stanislaus LAFCO **Supports AB 3277**.

Please do not hesitate to reach out with questions or concerns about our position.

Sincerely,

Sara Lytle-Pinhey
Executive Officer

cc: Members and Consultants, Assembly Local Government Committee
William Weber, Consultant, Assembly Republican Caucus
René LaRoche, Executive Director, CALAFCO

**EXECUTIVE OFFICER'S AGENDA REPORT
MARCH 27, 2024**

TO: LAFCO Commissioners

FROM: Javier Camarena, Assistant Executive Officer

SUBJECT: MSR No. 2023-06 & SOI No. 2023-06 – Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts in Stanislaus County

INTRODUCTION

This proposal was initiated by the Local Agency Formation Commission in response to State mandates that require the Commission to conduct municipal service reviews (MSR) and sphere of influence (SOI) updates for all cities and special districts every five years, as needed. The MSR and SOI Update process provides an opportunity for districts to share accurate and current data, accomplishments, and information regarding the services they provide. An updated MSR is also a prerequisite to any SOI modifications that an agency may propose.

The current update covers the fire protection districts (FPDs) in Stanislaus County. Fire protection districts (FPDs) are special districts organized under §13800 et seq. of the State Government Code, known as the Fire Protection District Law of 1987. This section of the law was originally enacted in 1923, with the Legislature finding that fire protection services, rescue services, and emergency medical services are critical to the public peace, health, and safety of the State. The Legislature emphasized that, "local control over the types, levels, and availability of these services is a long-standing tradition in California which the Legislature intends to retain."

DISCUSSION

To initiate the current update, LAFCO Staff sent each fire protection district questionnaires seeking updated information from the previous MSR, as well as any recent audits, service contracts, etc. The current review is attached as Exhibit 1 and covers the following 14 fire protection districts within Stanislaus County:

Fire Protection Districts	
Burbank-Paradise FPD	Oakdale Rural FPD
Ceres FPD	Salida FPD
Denair FPD	Stanislaus Consolidated FPD
Hughson FPD	Turlock Rural FPD
Industrial FPD	West Stanislaus FPD
Keyes FPD	Westport FPD
Mountain View FPD	Woodland Avenue FPD

Staff has tailored the document to meet the current requirements of State Law for MSRs. Information and determinations for each of the FPDs are presented individually in each "District Profile." The previous MSR and SOI update for the fire protection districts was adopted in 2016.

In 2016, Senate Bill 239 (Hertzberg) became effective amending sections of the Government Code that require LAFCO approval of any new or extended contracts for fire services greater than 25% of a district's service area or changes in more than 25% of employee status. Previously, these types of contracts were exempt from LAFCO review. Since 2016, Stanislaus LAFCO has reviewed and

approved three fire service contracts, all involving the City of Modesto. As a result, the City of Modesto now provides fire protection services to the City of Oakdale, City of Ceres and Salida Fire Protection District. City of Modesto also provides fire protection services to Oakdale Rural Fire Protection District and Ceres Fire Protection District as those districts were previously receiving services from the City of Oakdale and City of Ceres. The City of Modesto also provides administrative services to the City of Turlock Fire Department and Stanislaus Consolidated Fire Protection District.

In conducting the MSR and SOI Update of each agency, State law requires the Commission to consider and prepare written determinations. The relevant determinations as set forth by the Cortese-Knox-Hertzberg Act are discussed within each Fire Protection District's profile (See Exhibit 1).

No changes are being proposed for the Districts' Spheres of Influence as part of this update. The document serves to re-affirm each District's Sphere of Influence.

As a result of the MSR and SOI update, a number of key findings have been made regarding the County's fire protection districts. The following highlights those key findings:

- 1. Overlap of City Spheres of Influence on Fire Protection Districts:** There is an ongoing concern regarding the impacts of detachments on FPDs that lose territory and associated revenue upon annexations to cities.
- 2. Contracts for Fire Service:** There has been an increase in contracts for services between fire agencies recently. With districts continuing to lose territory and have constraints on funding, there will likely be interest from additional agencies wanting to take advantage of potential efficiencies and cost-savings of contracting with other fire agencies.
- 3. Fire Facilities Impact Fees (Development Fees):** Four FPDs currently do not collect fire facilities impact fees (also known as development fees). Collection of these fees may aid in future infrastructure and budget needs for these Districts.
- 4. Operational Challenges:** Several districts are struggling to staff their fire stations, purchase and maintain equipment, maintain facilities, and raise revenue. As a result, service is negatively affected.

Recommendations for LAFCO

In order to address these key findings the MSR/SOI Update provides recommendations for both the LAFCO Commission and the FPDs. The recommendations for LAFCO are as follows:

1. Request an analysis of the economic impact of the detachment on the remaining territory of a special district to determine if there will be an adverse impact on a district's ability to provide services.
2. Support long-term planning efforts by the fire protection districts through identification of overlapping spheres of influence and future impacts to revenues.

EXECUTIVE OFFICER'S AGENDA REPORT

MARCH 27, 2024

PAGE 3

3. Support the adoption of development impact fees for those fire protection districts that presently do not presently have such programs.
4. Provide technical assistance (e.g. mapping, Geographic Information System shapefiles) to those fire protection districts seeking to establish or increase benefit assessments.
5. Formulate a reorganization guide that includes examples of successful reorganizations or consolidations to aid fire protection districts considering options to maintain or improve long-term stability of fire services in their community.

Recommendations for Fire Protection Districts

The MSR/SOI includes the following recommendations for the fire protection districts:

1. Engage in long-term planning, including the identification of specific areas where there is potential for annexation and/or detachment and an analysis of the financial impacts.
2. Consider LAFCO-related options that support regionalization (including service contracts, reorganizations or consolidations) when determining how to best serve the district's customers in the long-term.
3. Continue partnerships and communication with adjacent fire protection districts and cities.
4. Districts should begin exploring potential consolidations or annexations into neighboring fire districts. There is potential for many district benefits which, in turn, would benefit the community with better response times and services.

Comments

A draft MSR/SOI was made available for public comment on November 17, 2023. Staff received a letter from the West Stanislaus Fire Protection District dated January 18, 2024 (See Exhibit 2). The letter recommends that LAFCO should develop a policy that the County enact a Community Facilities District (CFD) that would finance all new development and unincorporated areas for fire protection services. The District also suggests that the MSR/SOI favor more cooperation between fire agencies and prohibit fire district detachments when a city annexes territory.

LAFCO does not have the authority to enact a CFD or prohibit detachments outright on future annexations. However, LAFCO does encourage cooperation among governmental agencies and analyzes pertinent information to support necessary jurisdictional changes.

ENVIRONMENTAL REVIEW RECOMMENDATIONS

Pursuant to the California Environmental Quality Act (CEQA), the adoption of a municipal service review is considered to be categorically exempt from the preparation of environmental documentation under a classification related to information gathering (Class 6 – Regulation §15306). Further, LAFCO's concurrent reaffirmation of an existing sphere of influence qualifies for a general exemption as outlined in CEQA Regulation §15061(b)(3), which states:

The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Since there are no land use changes or environmental impacts, as no suggested boundary changes are associated with the SOI Updates, an exemption from CEQA is appropriate.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider choosing one of the following options:

- Option 1:** APPROVE the Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts (FPDs).
- Option 2:** DENY the update.
- Option 3:** If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION

Approve Option 1. Based on the information presented, Staff recommends approval of the Municipal Service Review and Sphere of Influence Updates for the County Fire Protection Districts. Therefore, Staff recommends that the Commission adopt Resolution No. 2024-04 (attached as Exhibit 3), which:

1. Determines that the Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts qualifies for a General Exemption from further California Environmental Quality Act (CEQA) review based on CEQA Regulation §15061(b)(3), as no changes to the District's Spheres are proposed;
2. Makes determinations related to the Municipal Service Review as required by Government Code §56430;
3. Affirms the Spheres of Influence for the Fire Protection Districts as they currently exist; and
4. Approves the Final Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts in Stanislaus County.

ATTACHMENTS:

- Exhibit 1 – Draft Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts in Stanislaus County
- Exhibit 2 – Letter dated January 18, 2024, from West Stanislaus County Fire Protection District
- Exhibit 3 – Draft Resolution No. 2024-04 (Fire Protection Districts in Stanislaus County)

EXHIBIT 1

Draft Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts in Stanislaus County

This page intentionally left blank.

**MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE UPDATE FOR THE:**



**FIRE PROTECTION DISTRICTS
IN STANISLAUS COUNTY**

*Stanislaus Local Agency Formation Commission
1010 Tenth Street, Third Floor
Modesto, CA 95354
Phone: (209) 525-7660*

Adopted: _____

STANISLAUS

LOCAL AGENCY FORMATION COMMISSION

COMMISSIONERS

Amy Bublak, City Member
Richard O'Brien, City Member
Vito Chiesa, County Member
Terry Withrow, County Member
Ken Lane, Public Member
Javier Lopez, Alternate City Member
Mani Grewal, Alternate County Member
Bill Berryhill, Alternate Public Member

STAFF

Sara Lytle-Pinhey, Executive Officer
Javier Camarena, Assistant Executive Officer
Jennifer Vieira, Commission Clerk
Robert J. Taro, Legal Counsel

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
Introduction	1
Report Overview	1
Report Design and Methodology	2
Key Findings.....	2
Recommended Actions for LAFCO	4
Recommended Actions the Fire Protection Districts	4
Previous MSR Recommendations	4
I. INTRODUCTION.....	6
1.1 History of LAFCO	6
1.2 Stanislaus LAFCO	7
1.3 Municipal Service Review Requirement.....	8
1.4 Sphere of Influence Update Process	9
II. FIRE PROTECTION SERVICES IN STANISLAUS COUNTY	10
2.1 Authority	10
2.2 Background	10
2.3 Support Agencies	13
III. MUNICIPAL SERVICE REVIEW	18
3.1 Growth and Population Projections.....	19
3.2 Location and Characteristics of Disadvantaged Unincorporated Communities	21
3.3 Capacity of Public Facilities and Adequacy of Public Services.....	23
3.4 Financial Ability of Agencies to Provide Services.....	31
3.5 Status of, and Opportunities for, Shared Facilities	34
3.6 Accountability for Community Service Needs	35
3.7 Any Other Matter Related to Effective or Efficient Service Delivery.....	37
IV. SPHERE OF INFLUENCE UPDATE.....	39
V. FIRE PROTECTION DISTRICT PROFILES & DETERMINATIONS	42
5.1 Burbank-Paradise Fire Protection District	44
5.2 Ceres Fire Protection District	52
5.3 Denair Fire Protection District.....	59
5.4 Hughson Fire Protection District	66
5.5 Industrial Fire Protection District	73
5.6 Keyes Fire Protection District.....	79
5.7 Mountain View Fire Protection District	87
5.8 Oakdale Rural Fire Protection District.....	95
5.9 Salida Fire Protection District.....	104
5.10 Stanislaus Consolidated Fire Protection District.....	113
5.11 Turlock Rural Fire Protection District	123
5.12 West Stanislaus Fire Protection District.....	129
5.13 Westport Fire Protection District	139

5.14 Woodland Fire Protection District..... 145

VI. REFERENCES 153

FIGURES

1: List of Fire Protection Districts & Formation Dates 11
2: 2046 Demographic Forecasts (by Local Jurisdiction) 19
3: Population Figures for Fire Protection Districts 20
4: Disadvantaged Unincorporated Communities (DUCs) 21
5: Fire Protection Districts Under Contract 23
6: Level of Service Provided 27
7: District Staffing and Type 28
8: ISO Ratings by Fire Agency 29
9: Total Revenues 32
10: Per Capita Revenues 32
11: Methods of Appointment/Election 35
12: Fire Protection Districts to be Reviewed 42

EXECUTIVE SUMMARY

INTRODUCTION

This Municipal Service Review (MSR), prepared by the Stanislaus Local Agency Formation Commission (LAFCO), provides information about services and boundaries for Stanislaus County's fourteen fire protection districts. The report fulfills a requirement mandated by the State of California, as part of the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH Act), to conduct a periodic review and update of Spheres of Influence for the fire protection districts.

This MSR provides an overview of the overall fire service provision structure in the County along with profiles of each of the districts that provide fire protection services. General information is included regarding city fire departments, although these agencies are studied separately and included as part of each individual city's Municipal Service Review. Lastly, the report includes the required determinations for each of the 14 fire protection districts.

REPORT OVERVIEW

The following provides a summary of the information included in the report.

CHAPTER 1 - INTRODUCTION: This chapter describes the background of Local Agency Formation Commissions (LAFCOs) and provides an overview of the Municipal Service Review and Sphere of Influence Update requirement and process.

CHAPTER 2 – FIRE PROTECTION SERVICES IN STANISLAUS COUNTY: Chapter 2 provides a general summary of the fire protection system in Stanislaus County as well as an overview of the various agencies and organizational structures providing fire services. The chapter discusses how these partnerships work together to bring efficient services to the community. The various agencies include CalFire, Stanislaus Regional 9-1-1, and Modesto Junior College Regional Fire Training Facility. These services are provided by other county and state agencies and are not being reviewed as part of the Municipal Service Review. However, they are included in this chapter as they are essential to providing adequate fire services in Stanislaus County.

CHAPTER 3 – MUNICIPAL SERVICE REVIEW (MSR): The MSR provides a review of the fourteen fire protection districts in Stanislaus County. Included in this chapter are seven statutory determinations that must be prepared as part of the MSR. The determinations are based on a review of growth and population projections, identifying disadvantaged unincorporated communities, present and planned public facilities and services, financial figures, opportunities for shared facilities, and accountability and government structure.

CHAPTER 4 – SPHERE OF INFLUENCE (SOI) UPDATE: This chapter provides a brief description of state mandates requiring the SOI Update. Also included is a summary of the Stanislaus LAFCO Commission's policies on SOI Updates as well as the SOI Update process itself.

CHAPTER 5 – FIRE PROTECTION DISTRICT PROFILES AND DETERMINATIONS: This chapter contains a profile of each of the fourteen fire protection districts (FPDs) within Stanislaus County that provide fire protection. These Districts include the following:

Burbank-Paradise FPD	Keyes FPD	Turlock Rural FPD
Ceres FPD	Mountain View FPD	West Stanislaus FPD
Denair FPD	Oakdale Rural FPD	Westport FPD
Hughson FPD	Salida FPD	Woodland FPD
Industrial FPD	Stanislaus Consolidated FPD	

Each district profile contains a summary, background information, and data on district operations and boundaries. Most profiles include tables and charts outlining district formation and duties, funding sources, attributes, types of service, stations, and calls for service. A map of the District’s current Sphere of Influence and boundaries are included within each district’s profile.

Followed by each district profile will be the required Municipal Service Review (MSR) and Sphere of Influence Update (SOI) determinations for that respective district.

CHAPTER 6 – REFERENCES: This section includes works and reports referenced and individuals and agencies contacted or interviewed.

REPORT DESIGN AND METHODOLOGY

For the current update, LAFCO Staff sent each of the fire districts questionnaires seeking updated information from the previous MSR, as well as any recent audits, service contracts, etc. Staff then met with representatives from each District, as well as the County Fire Warden to discuss the updated content.

Staff has also simplified the structure of the previous MSR and consolidated each district’s profile with their respective determinations, allowing interested persons to obtain information more easily about an individual district.

KEY FINDINGS

The following summarizes key findings of this report:

1. Overlap of City Spheres of Influence on Fire Protection Districts

Stanislaus County consists of 9 incorporated cities and the remaining unincorporated County. Each city has its own fire department or has contracted with a fire protection district. Fire protection districts (FPDs) are independent agencies that each has a sphere of influence that is coterminous with its district boundary. The 9 incorporated cities have spheres of influence that, in most cases, overlap onto adjacent County FPDs. LAFCO policies have historically recognized that city spheres of influence take precedence over those of the fire districts, resulting in detachments from the district in these areas upon annexation to a city.

Future growth of cities is inevitable. Along with this growth, there is an ongoing concern from many of the County’s FPDs regarding the impact of these detachments and their

associated loss of revenue from property taxes, assessments, and development fees. The impact of detachments has a greater impact on FPDs providing services to developed areas that are entirely or substantially surrounded by the sphere of influence of an existing city. This is the case with FPDs such as Burbank-Paradise FPD, Industrial FPD, Ceres FPD and Turlock Rural FPD.

On a case-by-case basis, where the impact to a fire district is significant, the Commission has approved city annexations with transitional agreements to offset a district's loss of revenue. In rare instances, annexations without detachment have been proposed in areas where an existing city-district contract for services, where both agencies are in favor of the non-detachment. Non-detachment can cause future confusion due to overlapping jurisdictions, development fee collection, and the potential for an illogical boundary should the contract or agreement cease.

2. Contracts for Fire Service

There has been an increase in contracts for services between fire agencies in recent years. Most notable is the City of Modesto providing services for multiple fire agencies. At this time, the City of Modesto is providing services for four fire protection districts and two cities. With districts continuing to lose territory and constraints on funding, there will likely be interest from additional agencies wanting to take advantage of potential efficiencies and cost-savings of contracting with other fire agencies.

3. Fire Facilities Impact Fees (Development Fees)

The financial ability of the districts to provide services is affected by the available financial resources of the individual districts. Such revenues include property taxes, assessments, and fire facilities impact fees (also known as development fees). A number of districts currently do not collect fire facilities impact fees. These districts include Burbank-Paradise FPD, Ceres FPD, Industrial FPD, and Turlock Rural FPD.

FPDs are able to study and approve fire facilities impact fees. Such fees must also be approved by the County Board of Supervisors. These fees are collected at the time of any new development to raise revenue for construction or expansion of capital facilities that benefit the contributing development. Most development occurs within populated areas. Therefore, such development fees provide limited resources. However, collection of these fees may aid in future infrastructure and budget needs for these districts.

4. Operational Challenges

Fire protection districts differ in their ability to provide sustainable services. Several districts are currently struggling to staff their fire stations, purchase/maintain equipment, and facilities, and raise revenue. As a result, service is negatively affected. In one instance, LAFCO staff was unable to make contact with a fire district. In other instances, a district may lack specific resources while a neighboring district has them readily available. These issues may continue to negatively impact service, as well as create new and unforeseen challenges.

RECOMMENDED ACTIONS

Recommendations for LAFCO

1. For annexation applications to cities, request an analysis of the economic impact of detachment on the remaining territory of a special district to determine if there will be an adverse impact on a district's ability to provide services.
2. Support long-term planning efforts by the fire protection districts through identification of overlapping spheres of influence and future impacts to revenues.
3. Support the adoption of development impact fees for those fire protection districts that presently do not presently have such programs.
4. Provide technical assistance (e.g. mapping, Geographic Information System shapefiles) to those fire protection districts seeking to establish or increase benefit assessments.
5. Formulate a reorganization guide that includes examples of successful reorganizations or consolidations to aid fire protection districts considering options to maintain or improve long-term stability of fire service in their community.

Recommendations for the Fire Protection Districts

1. Engage in long-term planning, including the identification of specific areas where there is potential for annexation and/or detachment and an analysis of the financial impacts. Districts and cities should work together on mitigation strategies for territory losses.
2. Consider LAFCO-related options that support regionalization (including service contracts, reorganizations or consolidations) when determining how to best serve the district's customers in the long-term.
3. Continue partnerships and communication with adjacent fire protection districts, cities, and LAFCO.
4. Infrastructure and facility improvements are needed, costs continue to rise, and keeping quality staff on board has become a challenge for some the County's fire protection districts. If unmitigated, these issues could affect fire protection services for the community. Fire districts should begin exploring potential consolidations or annexations into neighboring fire districts. There may be a number of benefits resulting from this. Benefits may include reduced or stabilized costs; shared and efficient use of services, facilities and equipment, and training resources; greater staffing levels; and being more centralized. In turn, the community could benefit from better response times and services. Districts should examine what the best course of action is for the community.

Previous MSR Recommendations & Actions

The Commission's previously adopted MSR identified changes to State Law, most notably, SB-239 requiring LAFCO approval for qualifying fire contracts. The MSR recommended amending the Commission's Policies and Procedures to reflect those changes. As a result, the Commission amended its Policies and Procedures to describe the process for Commission review, as well identifying scenarios the Commission considers exempt from review. LAFCO

Staff also prepared an application tailored specifically for fire contracts that outlines the requirements of the new legislation for applicants.

The previous MSR also recommended that LAFCO Staff provide technical assistance to fire protection districts seeking to establish or increase benefit assessments. Since that time, LAFCO Staff has provided such technical assistance to several fire protection districts, including sharing of Geographic Information Systems information and preparation of maps to meet election requirements. Also, several districts have moved forward with impact fee studies, special assessments, and fees for services.

As recommended in the previous MSR, the districts have maintained their partnerships with adjacent fire protection districts, cities and LAFCO. New partnerships have also been established through contracts for fire services between agencies. Although no specific plans have been established, the districts continue to strategize for the future to best serve the community.

DRAFT

CHAPTER 1: INTRODUCTION

This chapter describes the background of Local Agency Formation Commissions (LAFCOs), LAFCO objectives, and CKH Act requirements.

1.1 HISTORY OF LAFCO

The end of World War II saw California experiencing a tremendous population increase that resulted in the sporadic formation of cities and special service districts. These changes, together with increased personal mobility, related to the popularity of the automobile, created growing demands for housing, public services, and public infrastructure, often in suburban areas.

Due to the desires of some communities to capture their perceived share of new growth, annexation conflicts evolved between agencies, with some expanding their area to be in a better position to annex additional territory. The creation of new cities or special districts also occurred without any third-party review.

A general lack of coordination led to a multitude of overlapping, inefficient jurisdictional and service boundaries, and premature conversion of much of the State's productive agricultural and open-space lands. The result was urban sprawl. The outcome of land speculation and development boom became evident as more of California's agricultural land was converted to urban use. Using various small units of local government, this premature and unplanned development created inefficient and expensive systems of delivering public services.

Governor Edmund G. Brown, Sr. responded to this problem in 1958 by appointing the Commission on Metropolitan Area Problems. The Commission's responsibility was to study and make recommendations on the "misuse of land resources" and the growing complexity of overlapping local governmental jurisdictions. The Commission's recommendations on local governmental reorganization were introduced in the Legislature in 1963, resulting in the creation of Local Agency Formation Commissions, or LAFCOs, operating in each county.

LAFCO REGULATION OF BOUNDARY CHANGES

Beginning in 1964, local boundary changes required LAFCO approval. As a countywide regulatory authority, LAFCO's broad goals and objectives included discouraging urban sprawl, encouraging the orderly formation and development of local governments based on local circumstances, promoting efficient and economical local governments, and guiding development away from agricultural and open space resources.

LAFCO regulates by approving or denying city and special district boundary changes, forming or reorganizing local agencies, and reviewing the extension of public services. It is empowered to undertake studies of local agencies and to initiate updates to the spheres of influence. Typically, applications to LAFCO originate with an affected the affected city or district seeking to annex territory.

The Commission is an independent agency, exercising a direct grant of legislative authority from the State government. Its decisions, while subject to judicial review, are not appeal-able to the county or any other local or statewide administrative body.

SB 239

Effective January 1, 2016, State Senate Bill 239 (Hertzberg) amended Government Code Section 56134 to require LAFCO review and approval of fire protection contracts or agreements for the exercise of new or extended fire protection services outside a public agency's jurisdictional boundaries. A contract or agreement is defined as one that either transfers responsibility for more than 25% of an agency's service area or affects employment status for more than 25% of employees of an agency. Fire contracts or agreements were previously exempt from LAFCO review (as are other agreements between two entities providing like services). Mutual aid agreements are not generally subject to such review. However, any fire service contract meeting the above Section 56134 thresholds must now seek LAFCO review and approval.

1.2 STANISLAUS LAFCO

The Stanislaus LAFCO consists of five regular members: two members appointed by the Board of Supervisors from its own membership, two members of city councils appointed by the City Selection Committee, and one public member, appointed by the Commissioners.

There are also three alternates – one in each member category – who vote in the absence of a regular member. Commissioners are appointed to four-year terms.

The day-to-day business of the Commission, including analysis and recommendations about proposals, is the responsibility of the Executive Officer. The Commission has legal counsel for assistance.

OBJECTIVES

LAFCOs have three primary objectives, as described below:

1) *To encourage the orderly formation of local governmental agencies*

LAFCO reviews proposals for the formation of new local governmental agencies and changes of organization for existing agencies. Agency boundaries are often unrelated to one another and sometimes overlap, seemingly at random. This complexity of local government can lead to higher service costs to the taxpayer and general confusion regarding service jurisdictions.

2) *To preserve agricultural lands*

LAFCO must consider the effect that any proposal will have on existing agricultural lands. By guiding development toward vacant urban land and away from agricultural preserves, LAFCO assists with the preservation of our valuable agricultural resources.

3) *To discourage urban sprawl*

Urban sprawl can best be described as irregular and disorganized growth occurring without apparent design or plan. This pattern of development is characterized by the inefficient delivery of important urban services (fire, police, sewer, drainage & water), and the unnecessary loss of agricultural land. By discouraging sprawl, LAFCO discourages the misuse of land resources and promotes a more efficient system of local governmental agencies.

1.3 MUNICIPAL SERVICE REVIEW REQUIREMENT

The Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 Act (CKH Act) requires the Local Agency Formation Commission (LAFCO) to update the spheres of influence (SOI) for all applicable jurisdictions in the County as needed. A sphere of influence is defined by Government Code 56076 as "...a plan for the probable physical boundary and service area of a local agency, as determined by the Commission." The Act further requires that a municipal service review (MSR) be conducted prior to or, in conjunction with, the update of a sphere of influence (SOI).

The legislative authority for conducting a municipal service review is provided in Government Code Section 56430 of the CKH Act. The Act states, that "in order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area..." The MSR must have written determinations that address the following factors:

SERVICE REVIEW FACTORS TO BE ADDRESSED

1. Growth and population projections for the affected area
2. The location and characteristics of any disadvantaged, unincorporated communities within or contiguous to the sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence
4. Financial ability of agencies to provide services
5. Status of, and opportunities for, shared facilities
6. Accountability for community service needs, including governmental structure and operational efficiencies
7. Any other matter related to effective or efficient service delivery, as required by commission policy

State Guidelines and Commission policies encourage cooperation among a variety of stakeholders involved in the preparation of a Municipal Service Review. The document will analyze the existing and future services for the Fire Protection Districts in Stanislaus County. The MSR may consider various alternative government structures for efficient service provision. LAFCO is not required to initiate any boundary changes based on the service review. However, LAFCO, other local agencies (including cities, special districts, and the county), or the public may subsequently use the service reviews, together with additional research and analysis to pursue changes in jurisdictional boundaries.

1.4 SPHERE OF INFLUENCE UPDATE PROCESS

The purpose of a sphere of influence is to encourage the “logical and orderly development and coordination of local government agencies so as to advantageously provide for the present and future needs of the county and its communities.” A sphere of influence serves a similar function in LAFCO determinations as general plans do for cities and counties. Consistency with the adopted sphere of influence is critical, and a change to the sphere requires careful review. The Commission emphasizes that the sphere of influence is a planning tool and the establishment of a sphere of influence, or the inclusion of territory within a sphere of influence of an existing governmental entity, does not automatically mean that the area is being proposed for annexation or development.

A special district is a government agency that is required to have an adopted sphere of influence. Section 56425(g) of the CKH Act calls for Spheres of Influence to be reviewed and updated every five years, as necessary. Stanislaus LAFCO processes the Service Review and Sphere of Influence Updates concurrently to ensure efficient use of resources. For rural special districts, which do not have the typical municipal level services to review, this Service Review will be used to determine what type of services the district is expected to provide and the extent to which they are actually able to do so. The sphere of influence will delineate the service capability and expansion capacity of the agency, if applicable.

In determining a sphere of influence (SOI) of each local agency, the Commission shall consider and prepare determinations with respect to each of the following factors, pursuant to Government Code Section 56425:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

CHAPTER 2: FIRE PROTECTION SERVICES IN STANISLAUS COUNTY

The fire services system in Stanislaus County, as is the case in most counties in California, is a complex mix of municipal agencies, fire protection districts, and various forms of State fire protection. The following points provide a general overview of the fire protection system in Stanislaus County.

2.1 AUTHORITY

Fire Protection Districts (FPDs) are special districts organized under Section 13800 et seq. of the Government Code, known as the Fire Protection District Law of 1987. This section of the law was originally enacted in 1923, with the Legislature finding that fire protection services, rescue services, and emergency medical services are critical to the public peace, health, and safety of the State. The Legislature emphasized that, “local control over the types, levels, and availability of these services is a long-standing tradition in California which the Legislature intends to retain.”

2.2 BACKGROUND

Most of the fire districts in Stanislaus County were formed in the early 1940s as a result of communities coming together under a mutual fire insurance program and identifying the need to become formally organized. In addition to the fire protection districts, several of the incorporated cities within Stanislaus County have their own fire departments, in which a greater urban-type service level is provided.

The districts were created as a result of communities becoming more populated and local individuals identifying the need to provide some form of organized fire service in rural areas. Throughout California there are many areas in which cities have grown and encroached into what was previously agricultural land. Stanislaus County is similar to other areas; in that it is experiencing the same development pressures.

The fire protection districts are independent districts and are not part of the County government structure. They continue with their historic governance model, while simultaneously having to cope with reduced area and associated property tax revenue to provide financial support. This is creating a jigsaw puzzle of level of service and a commensurate variance exists in the level of funding to provide basic services.

The following figure illustrates the dates for the formation of the fire protection districts involved in the study. Many of these districts were originally formed as volunteer entities prior to being formally organized under the Fire Protection District Law.

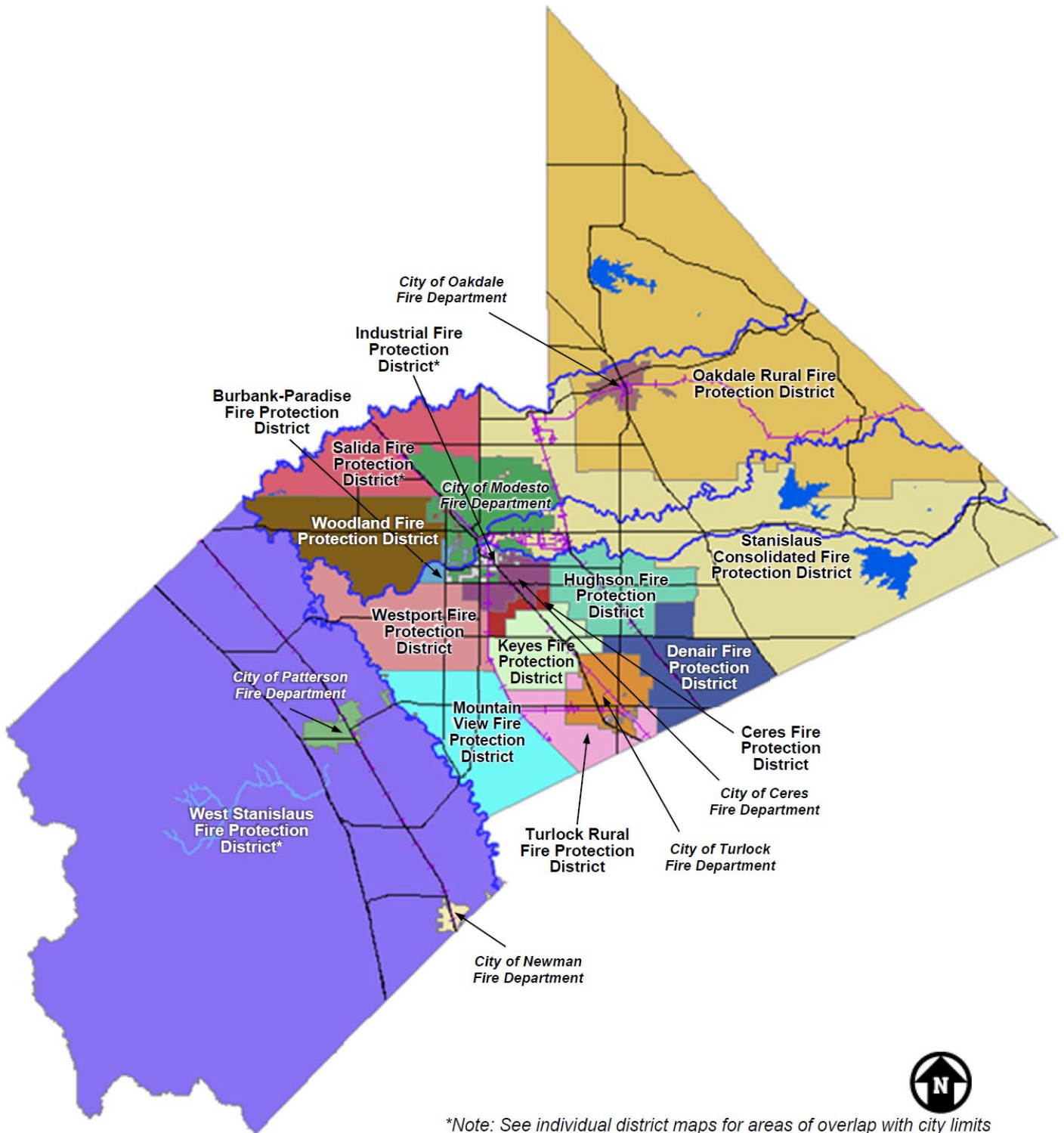
Figure 1: List of Fire Protection Districts (FPD) & Formation Dates

District	Date Formed	District	Date Formed
Burbank-Paradise FPD	1942	Oakdale Rural FPD*	1945
Ceres FPD*	1930	Salida FPD*	1942
Denair FPD	1959	Stanislaus Consolidated FPD	1995
Hughson FPD	1915	Turlock Rural FPD	1958
Industrial FPD*	1950	West Stanislaus FPD	1935
Keyes FPD	1943	Westport FPD	1962
Mountain View FPD	1943	Woodland Avenue FPD	1946

** Fire service is provided entirely by another service provider through a contract. Service for Ceres FPD, Industrial FPD, Oakdale Rural FPD, and Salida FPD are being provided by the City of Modesto.*

DRAFT

Map 1: Stanislaus County Fire Protection Districts



*Note: See individual district maps for areas of overlap with city limits
 Source: LAFCO Files, May 2023



2.3 SUPPORT AGENCIES

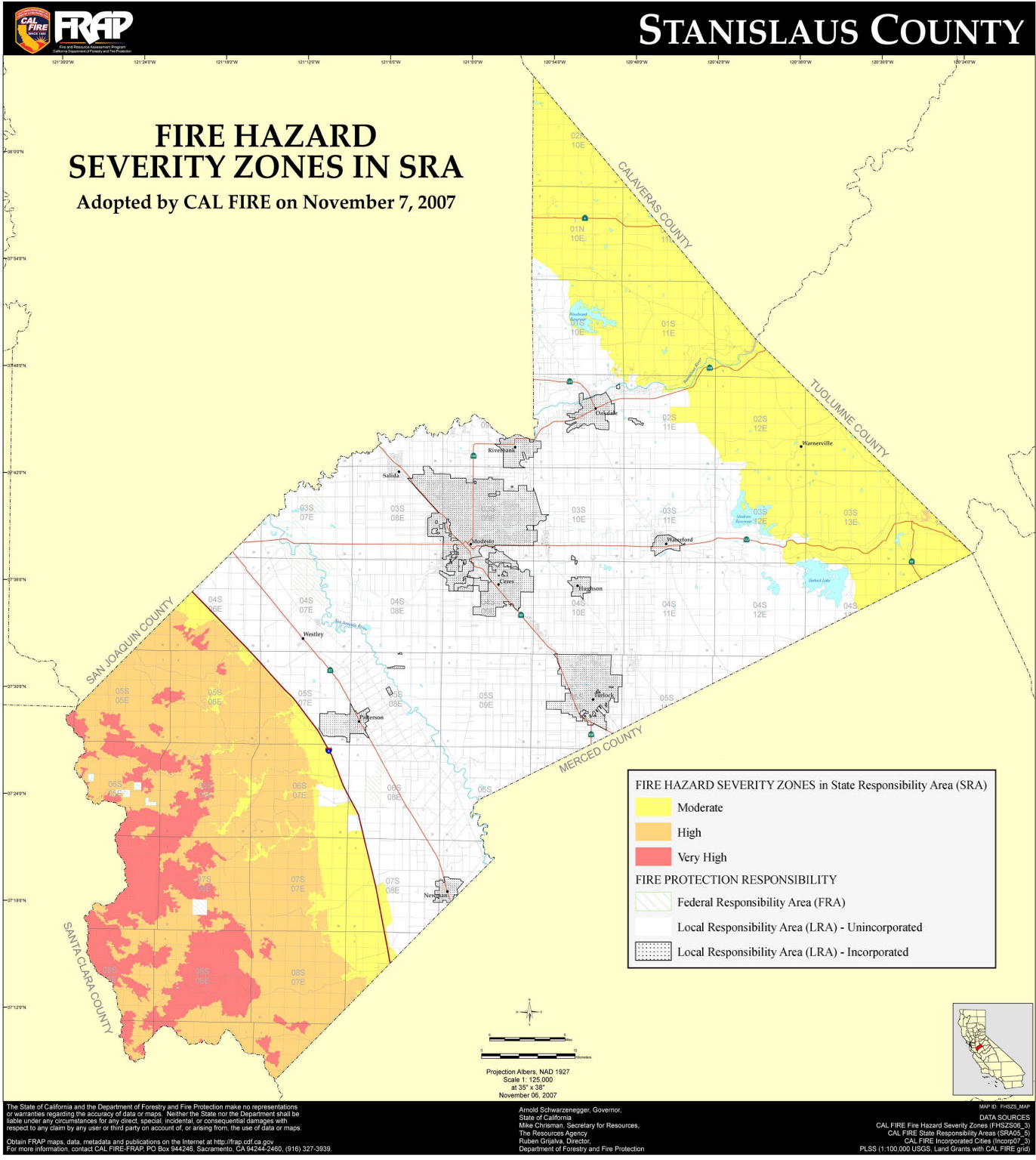
It is important to note that the current fire service delivery system has produced excellent examples of how cooperative efforts can provide for a better use of resources. There are several examples worthy of description: California Department of Forestry (CalFire); Office of Emergency Services / County Fire Warden's Office; Stanislaus Regional 9-1-1 (JPA); and the Modesto Junior College Regional Fire Training Center. These services are provided by other County and State agencies and are not being reviewed as part of the Municipal Service Review. However, they are included in this chapter as they are essential to providing fire services in Stanislaus County.

CALIFORNIA DEPARTMENT OF FORESTRY (CALFIRE)

The California Department of Forestry (CalFire) provides service within State Responsibility Areas (SRAs), predominantly wild land and open-space areas within the County, and is also part of countywide mutual aid, with specific automatic aid agreements. Map 2 on the following page illustrates CalFire's SRAs and the fire hazard severity zones within these areas.



Map 2: CalFire State Responsibility Areas



The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>
 For more information, contact CAL FIRE-FRAP, PO Box 244246, Sacramento, CA 94244-2460, (916) 327-3939.

Projection: Albers, NAD 1927
 Scale: 1:125,000
 at 30° x 30"

November 08, 2007

Arnold Schwarzenegger, Governor,
 State of California
 Mike Christman, Secretary for Resources,
 The Resources Agency
 Ruben Grijalva, Director,
 Department of Forestry and Fire Protection

MAP ID: FH025_MMP

DATA SOURCES:
 CAL FIRE Fire Hazard Severity Zones (FHSZ008_3)
 CAL FIRE State Responsibility Areas (SRA05_5)
 CAL FIRE Incorporated Cities (Incorp07_3)
 PLSS (1:100,000 USGS, Land Grants with CAL FIRE grid)

OFFICE OF EMERGENCY SERVICES / COUNTY FIRE WARDEN

The Office of Emergency Services is responsible for coordinating local emergency responses that exceed the day-to-day level within Stanislaus County. Through the Director of Emergency Services (County Chief Executive Officer) and Assistant Director of Emergency Services (County Fire Warden), OES ensures compliance with emergency management mandates from the State government based on the California Code of Regulations which established the Standardized Emergency Management System (SEMS).

The County's Fire Warden is the liaison between local fire agencies and County departments. The Fire Warden's Office provides assistance to fire districts with financial issues including development impacts, revenue projections, budget analysis, fees and assessments, and represents County fire agencies on various communication committees and workgroups.

The Fire Warden also acts as the Fire and Rescue Operational Area Coordinator (OAC) for Stanislaus County. As the Fire and Rescue OAC, the Fire Warden is responsible for the planning, coordination and deployment of mutual aid resources within the Stanislaus Operational Area and for the State Office of Emergency Services fire and rescue resources located in Stanislaus County. The OAC is responsible for maintaining several local, state, and federal databases that validate certifications, maintains an inventory of personnel and apparatus, provides training, and coordinates statewide deployment of local fire resources.

STANISLAUS REGIONAL 9-1-1

Stanislaus Regional (SR) 9-1-1 was formed through a Joint Powers Agreement (JPA) between Stanislaus County and the City of Modesto and is directed by a Commission composed of representatives from each participating jurisdiction and the public safety agencies.

SR 9-1-1 provides twenty-four hours a day, seven days a week public safety emergency dispatch service and is the answering point for the 911 telephone system. Dispatching is provided for 22 Fire and Law Enforcement agencies within Stanislaus County. Enhanced 911 and non-emergency call processing is provided for the unincorporated county areas and most of the area cities. SR 9-1-1 does not currently provide fire dispatch services for the City of Turlock. In addition, law dispatch services are not provided by SR 9-1-1 to the cities of Ceres, Oakdale, Newman, and Turlock.

On November 18, 2015 the Consolidated Emergency Dispatch Agency Commission and Dispatch Advisory Board voted to adopt a new Cost Allocation Methodology for use beginning in Fiscal Year 2016-2017. The new methodology is intended to address cost apportionment issues identified in a recent study and provide a simplified calculation that more appropriately ties costs to service levels provided to each participating discipline/agency.

On October 12, 2021, the City of Modesto approved a resolution authorizing the City Manager to provide the Consolidated Emergency Dispatch Agency Commission with written notice of an intent to terminate the joint exercise of powers agreement between the City of Modesto and Stanislaus County for Emergency Dispatch Service effective January 1, 2024. The decision was made to allow the City of Modesto the opportunity to explore additional opportunities in providing the service. It is unclear what impact this will have on fire protection services.

MODESTO JUNIOR COLLEGE REGIONAL FIRE TRAINING FACILITY

The Modesto Junior College (MJC) Regional Fire Training Center (RFTC) operates under a unique partnership with the Yosemite Community College District (Modesto Junior College), the City of Modesto, and the County of Stanislaus.

Located at 1220 Fire Science Lane, across Carpenter Road from Modesto Junior College's West Campus, the MJC Regional Fire Training Center is a training facility designed to give realistic training to pre-service and in-service firefighters for a network of Fire Agencies Partners located in Stanislaus & San Joaquin County.

The Center was constructed at a cost of 5.4 million dollars. The center includes many important features that would not have been possible if not for the partnership approach, and many unique challenges have been overcome to make this center a reality. The Modesto Junior College Fire Science curriculum prepares the student for a career in the fire service. The program is designed to teach students about the organization and operation of the fire service, proper use of fire equipment, tactics and strategies of firefighting, specialized job skills and management techniques.¹ The Regional Fire Training Center offers a wide range of fire service specific classes which include:

1. A State Fire Marshal Accredited Fire Academy
2. State Fire Training Certified Courses
3. Emergency Medical Technician Certification Classes



Photo Source: Regional Fire Training Center

¹ Modesto Junior College Public Safety Website

MODESTO REGIONAL FIRE AUTHORITY (MRFA)

In 2011, a Joint Powers Agreement (JPA) between the City of Modesto, County of Stanislaus and the Salida Fire Protection District was formed and known as the Modesto Regional Fire Authority (MRFA). The JPA was created in response to the significant challenges facing fire and emergency service providers in Stanislaus County and with a visionary perspective to become a model for delivering regional services. The partners came together to evaluate and recommend options to deliver more efficient and effective fire and life safety services and emergency management. However, in July 2014, the participating agencies mutually agreed to return to their respective governance models. The challenges of the JPA included governance, financial/fiscal support, and the loss of recognizing the importance of local control.

DRAFT

CHAPTER 3: MUNICIPAL SERVICE REVIEW

The Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 Act (CKH Act) requires that LAFCO prepare specific written determinations based on information and evidence presented. These determinations, as follows, were recently amended to include the consideration of disadvantaged unincorporated communities² within or contiguous to the sphere of influence of an agency.

SERVICE REVIEW FACTORS TO BE ADDRESSED

1. Growth and population projections for the affected area
2. The location and characteristics of any disadvantaged, unincorporated communities within or contiguous to the sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services
5. Status of, and opportunities for, shared facilities
6. Accountability for community service needs, including governmental structure and operational efficiencies
7. Any other matter related to effective or efficient service delivery, as required by commission policy

State Guidelines and Commission policies encourage cooperation among a variety of stakeholders involved in the preparation of a Service Review. This Service Review will analyze the existing and future services for the Rural Fire Protection Districts in Stanislaus County as well as provide a basis to evaluate, and make changes to the Spheres of Influence, if appropriate.

² Government Code Section 56033.5 defines “disadvantaged unincorporated community” as inhabited territory (12 or more registered voters), or as determined by commission policy, with an annual median household income that is less than 80% of the statewide annual median household income.

3.1 GROWTH AND POPULATION PROJECTIONS FOR THE AFFECTED AREA

LOCATION AND SIZE

The current population of Stanislaus County is estimated to be 552,878 according to the Stanislaus Council of Governments (StanCOG). An estimated 111,593 residents live within areas serviced by County rural fire protection districts. From 2010 to 2020, the total population in Stanislaus County grew by approximately 38,400 (approximately 7 percent). During this same time, the population of Stanislaus County unincorporated communities grew by approximately 1,357 (1 percent).³

The population in Stanislaus County is forecasted to increase from 552,878 in 2020 to approximately 670,411 in 2046. This prediction is a population increase of approximately 118,000. Forecasts for the unincorporated communities of Stanislaus County estimate an increase in population from roughly 112,000 in 2020 to approximately 126,000 in 2046.⁴ This represents a population increase of approximately 14,000.

Figure 2: 2046 Demographic Forecasts (by Local Jurisdictional)

City	2020	2046	2020-2046 Change
Modesto	218,464	255,540	17%
Turlock	72,740	93,571	29%
Ceres	49,302	60,314	22%
Riverbank	24,865	36,409	46%
Patterson	23,781	34,168	44%
Oakdale	23,181	28,185	22%
Newman	12,351	14,686	19%
Waterford	9,120	10,962	20%
Hughson	7,481	10,260	37%
Unincorporated	111,593	126,316	13%
Stanislaus County Total	552,878	670,411	21%

AREAS OF EXPECTED GROWTH

Based on population projections and city and County general plan policies, the majority of growth is expected to occur in the nine cities. This will increase demand for services in the Hughson, Stanislaus Consolidated, and West Stanislaus Fire Protection Districts, in addition to the city fire departments in Ceres, Modesto, Newman, Patterson and Turlock.

³ 2022 Regional Transportation Plan: Sustainable Communities Strategy, Stanislaus County, Stanislaus Council of Governments, August 2018.

⁴ 2022 Regional Transportation Plan: Sustainable Communities Strategy, Stanislaus County, Stanislaus Council of Governments, August 2018.

The following unincorporated communities are guided by community plans and are expected to experience future growth. The majority of urban services in these communities are provided by special districts, which provide services such as sewer and water systems that are necessary to accommodate development:

- Denair, Diablo Grande, Keyes and Salida
- *Affected fire protection districts:* Denair, Keyes, Salida, and West Stanislaus

The following unincorporated communities are only expected to experience minor infill growth, as the necessary public systems are either at capacity or non-existent:

- Crows Landing, Del Rio, East Oakdale, Grayson, Knights Ferry, La Grange, Valley Home, and Westley
- *Affected fire protection districts:* Oakdale Rural, Salida, Stanislaus Consolidated, and West Stanislaus

Currently, there are fourteen fire protection districts in multiple areas throughout different unincorporated areas of the County, each serving a different community and varying in population. The following figure illustrates the population estimates for each fire protection district.

Figure 3: Population Figures for Fire Protection Districts

District	Population	District	Population
Burbank-Paradise FPD	6,869	Oakdale Rural FPD	12,147
Ceres FPD	1,928	Salida FPD	19,819
Denair FPD	7,336	Stanislaus Consolidated FPD	46,229
Hughson FPD	10,673	Turlock Rural FPD	4,771
Industrial FPD	12,947	West Stanislaus FPD	9,434
Keyes FPD	6,341	Westport FPD	2,534
Mountain View FPD	2,800	Woodland Avenue FPD	5,732

Source: LAFCO estimates using 2021 Census Data and Stanislaus Office of Emergency Services information

Fire protection districts are formed to provide fire protection services, rescue services, emergency medical services, hazardous material emergency response services, ambulance services, and other services relating to the protection of lives and property, public peace, health, and safety.

3.2 THE LOCATION AND CHARACTERISTICS OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE

Section 79505.5 of the California State Water Code defines a disadvantaged community as a community with an annual median household income (AMI) that is less than 80 percent of the statewide AMI. Section 56033.5 of the CKH Act further defines a disadvantaged unincorporated community as inhabited territory (12 or more registered voters) meeting the criteria above, as determined by the Commission.

Each fire protection district includes a wide area of territory encompassing many communities. Figure 4 identifies the disadvantaged unincorporated communities within Stanislaus County and the fire, water, and sewer districts they are each within, as applicable.

Generally, the disadvantaged unincorporated communities identified are older neighborhoods, established prior to modern development standards requiring that infrastructure be installed. The identification of these disadvantaged unincorporated communities does not necessarily reflect the position of the fire protection district providing the service. Though it may have some effect on the service being provided; for example, if an identified community has limited water supply, it could have an impact on the fire protection district’s ability to provide services.

Figure 4: Disadvantaged Unincorporated Communities (DUCs)

Name	General Location	Fire Service	Water Service	Sewer Service
Riverdale Park Tract	Southwest of Modesto, within Modesto SOI	Burbank-Paradise FPD	Riverdale Park Tract Community Services District	Private / on-site systems
West Modesto (Including Robertson Rd.)	West of Modesto, north of the Tuolumne River, within Modesto SOI	Woodland Avenue FPD & Burbank-Paradise FPD	City of Modesto (Former Del Este)	Some areas, incl. Robertson Rd served by City of Modesto, remainder are private / on-site systems
Bret Harte Neighborhood	South Modesto area, south of the Tuolumne River, within Modesto SOI	Industrial FPD	City of Modesto (Former Del Este)	City of Modesto
Empire	East of Modesto, within Modesto SOI	Stanislaus Consolidated FPD	City of Modesto (Former Del Este)	Empire Sanitary District (Agreement w/ City of Modesto)
Airport Neighborhood	North of the Tuolumne River, south of Yosemite Blvd, within Modesto SOI	Stanislaus Consolidated FPD	City of Modesto (Former Del Este)	Private / on-site systems; project approved to extend services from Modesto.
Rouse Neighborhood	West of Modesto, north of the Tuolumne River, within Modesto SOI	Burbank-Paradise FPD	City of Modesto (former Del Este)	Mix of private / on-site systems and City of Modesto
Parklawn Neighborhood	South Modesto area, south of the Tuolumne River, within Modesto SOI	Industrial FPD	City of Modesto (former Del Este)	City of Modesto
Shackelford Remainder	South Modesto area, south of the Tuolumne River, within Modesto SOI	Industrial FPD	Most on private wells	Majority on private / on-site systems

Bystrum Neighborhood	W/in Ceres SOI	Industrial FPD	City of Modesto (Former Del Este)	City of Modesto
Cowan Tract	South of Ceres, off Crows Landing Rd	Westport FPD	Private wells	Private / on-site systems
Monterey Park Tract	South of Ceres, off W. Monte Vista Ave	Westport FPD	Monterey Park Tract Community Services District (Agreement w/ City of Ceres)	Private / on-site systems
Keyes	Between Ceres & Turlock	Keyes FPD	Keyes Community Services District	Keyes Community Services District (Agreement w/ City of Turlock)
Grayson	North of Patterson	West Stanislaus FPD	City of Modesto (former Del Este)	Grayson Community Services District
Westley	Northwest of Patterson	West Stanislaus FPD	Westley Community Services District	Westley Community Services District

Sources: California Dept. of Water Resources - Disadvantaged Communities Mapping Tool (ACS 2016-2020)

DRAFT

3.3 PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES, ADEQUACY OF PUBLIC SERVICES, AND INFRASTRUCTURE NEEDS OR DEFICIENCIES RELATED TO SEWERS, MUNICIPAL AND INDUSTRIAL WATER, AND STRUCTURAL FIRE PROTECTION IN ANY DISADVANTAGED, UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE.

The Districts are authorized to provide the functions or classes of services (e.g. structural fire protection services) as identified in this report. FPDs do not provide sewer or municipal water. These services are provided through other special districts throughout the County or by way of private systems. Due to recent changes in the Cortese-Knox-Hertzberg Act, the Districts would have to seek LAFCO approval to exercise other latent powers (i.e. services) not currently provided.

Fire service in Stanislaus County is a mix of municipal agencies, fire protection districts, and various forms of State fire protection. Currently, there are 14 special districts that provide fire protection services in the unincorporated areas of Stanislaus County. They are funded from their own tax bases. Four of the 14 districts have their fire service provided entirely by another service provider through a contract. The four districts include the following:

Figure 5: Fire Protection Districts Operating with Agreements

District	Service Provider
Industrial Fire Protection District	City of Modesto
Ceres Fire Protection District	City of Modesto*
Oakdale Rural Fire Protection District	City of Modesto*
Salida Fire Protection District	City of Modesto

**City of Modesto also provides fire services for the City of Oakdale & City of Ceres*

Aside from districts, Stanislaus County has recently seen an increase in agreements for fire services between cities and districts. Since the previous MSR, the City of Modesto began providing fire protection services to the City of Oakdale (in 2019) and City of Ceres (in 2021). The City of Modesto is also providing administrative services to the City of Turlock and the Stanislaus Consolidated Fire Protection District. A timeline of various agreements that have occurred since the previous MSR and required LAFCO review is discussed below.

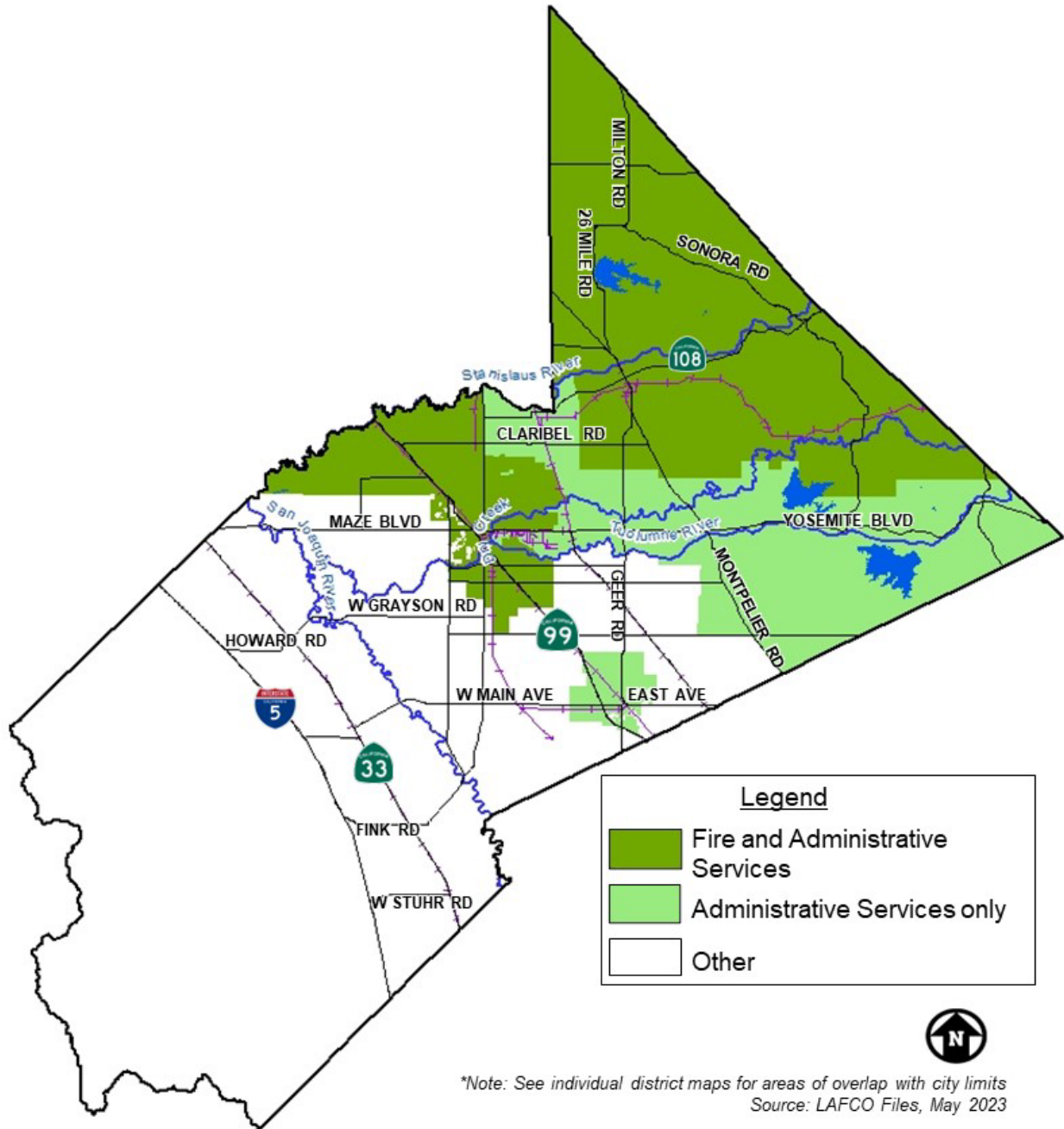
The City of Oakdale and Oakdale Rural Fire Protection District (“District”) were previously contracted with the Stanislaus Consolidated Fire Protection District. That contract expired on June 30, 2019. The City of Oakdale and the District subsequently negotiated an agreement with the City of Modesto that currently provides fire protection and additional related services to the areas.

In March of 2021, the City of Ceres began comparing costs between its existing fire department services and a proposal by the City of Modesto. As a result, the City of Modesto entered into an agreement and cost plan to provide fire protection and related services City of Ceres. The agreement also included the Ceres Fire Protection District and Industrial Fire Protection District (contracted areas of the City of Ceres).

In May of 2022, the Salida Fire Protection District authorized staff to explore fire service

agreements. Discussions began between the District and the City of Modesto for the City to provide fire protection and related services within the District's boundaries. In September of 2022, the City of Modesto submitted an application to LAFCO to provide said services to the Salida Fire Protection District area. The application was subsequently approved. Map 3 illustrates those areas of Stanislaus County that currently have a contract with the City of Modesto for fire services and/or administrative services.

Map 3: Areas Contracted with the City of Modesto for Fire and/or Administrative Services



Fire Protection Districts offer a number of services to the community. These services include but are not limited to; fire suppression, rescue services, fire prevention, hazardous materials response, emergency medical service. A detailed description of services provided by each individual Fire Protection District can be found in Chapter 5 which provides individual District Profiles.

In addition to individual agency capabilities, there are several systems or subsystems in place within the County that support the operations of the fire delivery system and/or provide enhanced levels of service. They include the following:

- A countywide mutual aid agreement in which any agency can request general or specialized services from another agency in the County
- Agency automatic aid agreements in which neighboring jurisdictions drop their boundaries and practice closest unit response
- Emergency communications – through the Stanislaus Regional 9-1-1 Center
- Emergency medical services are provided through an integrated system utilizing both public and private resources. Fire agencies provide basic life support (BLS) response, with some offering paramedic-level service without transport capabilities. Advanced life support (ALS) and transport services are provided by private vendors as well as Oak Valley Hospital District, Del Puerto Health Care District, and Westside Ambulance, which are special district governmental agencies

LEVELS OF SERVICE AMONG THE FIRE PROTECTION DISTRICTS

Level of service is the method by which most fire agencies are evaluated. Level of service assesses an agency's ability to provide adequate resources to mitigate events. In order to understand the effectiveness of a fire department, the delivery system needs to be defined in terms that can be measured. Level of service is primarily defined as the resources needed to meet an organization's stated service level objectives. Level of service is defined only in terms of what is provided, not in terms of effectiveness and efficiency in dealing with any specific emergency.

In general, the level of service provided is described by the characteristics of the agency providing service. This includes the idea that an adequate number of personnel are placed on an adequately designed and equipped piece of fire apparatus; and they are deployed to arrive at the scene of an emergency in a timely fashion to remove the hazards, reduce the danger, or stop the emergency from progressing any further.

Level of service is measured by response time goals along with the types and the nature of the service being provided. For example, providing two firefighters to the scene of a medical emergency within 10 minutes with 90 percent reliability is one level of service. To provide four firefighters in five minutes with an 80 percent reliability is another. Levels of service can be modified up or down depending upon the availability of resources, deployment patterns, staffing, and other factors. This is normally called the Standards of Cover (SOC).

The SOC concept is simply that fire protection resources need to be distributed in a community based on risks, hazards, and values; and furthermore, they should be able to respond in a timely fashion to prevent a small fire from becoming a larger one. This involves the ability to concentrate resources, especially staffing, to be able to perform the job in a safe and effective manner on significant events.

It should be noted that the level of service is ultimately dictated by the community(s) being served. More specifically, a level of service is commensurate and often times determined by the revenue received. A fire department may desire to provide a higher level of service, yet is unable to do so in an effort to maintain a balanced budget.

Based on definitions provided in LAFCO's 2016 Countywide Fire Services Municipal Service Review, Figure 6 indicates a Level of Service for each of the fire protection districts. These are defined as follows:

No Service: No response is available for the area.

Wildland Level of Service (W): A fire company equipped to handle wildland events will arrive within 30 minutes of travel time to intervene. There is no limit on the number of total resources that will ultimately be deployed, nor is there an expectation of the time required to complete the deployment. Generally, this is any rural area not readily accessible by a public or privately maintained road.

Frontier Level of Service (F): A fire company equipped to handle basic all-risk emergencies will arrive within 15 minutes of travel time. There is no expectation that the deployment of these resources will result in confining fires to the area of origin, but that the response will result in preventing the fire from spreading from the building to origin to exposures.

Rural Level of Service (R): A fire company equipped to handle basic structural fires and other related emergencies will arrive within 15 minutes of travel time, accompanied with other vehicles to sustain a fire flow of 500 gallons per minute (gpm) for a minimum of one hour. There is an expectation that the deployment will result in confining the fire to the room of origin, if the fire has not gone to flashover prior to arrival of the response. This level of service is the basic reason the Insurance Services Office (ISO) created its ISO 8B category. Generally, this is an unincorporated or incorporated area with a total population less than 10,000 people, or with a population density of less than 1,000 people per square mile.

Suburban Level of Service (S): A fire company equipped to handle all risk emergencies will arrive within five to six minutes of travel time, 80 percent of the time, and be able to generate a fire flow for 2,000 square foot occupancy for one hour. There is an expectation that the deployment will confine most fires to the room of origin. Generally, this is an incorporated or unincorporated area with a population of 10,000 to 29,999 or any area with a population density of 1,000 to 2,000 people per square mile.

Urban Level of Service (U): A fire company equipped to handle all risk emergencies will arrive within five minutes of travel time, 90 percent of the time, and be able to generate adequate fire flow for the designated risk level in the area. There is an expectation that the response will confine most fires to the room of origin. Generally, this is an incorporated or unincorporated area with a population of over 30,000 people and a population density over 2,000 people per square mile.

Figure 6: Level of Service Provided

<u>District</u>	<u>Type of Service</u>	<u>District</u>	<u>Type of Service</u>
Burbank-Paradise	W/F/R/S	Oakdale Rural	R
Ceres	S	Salida	W/F/R/S
Denair	W/F/R/S	Stanislaus Consolidated	W/F/R/S/U
Hughson	W/F/R/S	Turlock Rural	S/R
Industrial	S	West Stanislaus	S/R
Keyes	W/FS/R	Westport	R
Mountain View	R	Woodland Avenue	R

W: Wildland; F: Frontier; R: Rural; S: Suburban; U: Urban
 Source: LAFCO Surveys of Fire Prevention Districts



Source: West Stanislaus Fire Protection District

DISTRICT STAFFING

There are several different staffing configurations available for a fire agency to deploy. They generally consist of three specific types of staffing resources:

All-Volunteer: A staffing configuration that is entirely dependent on the response of individuals that are properly equipped and trained to function as firefighters but receive no regular compensation for providing a level of service.

Combination: A staffing configuration that is dependent on individuals that are on-duty as well as supported by a volunteer/reserve force. They are properly equipped and trained to function as firefighters.

All-Fulltime: A staffing configuration that is dependent on individuals being on-duty, properly equipped, and trained to function as firefighters who are compensated for providing the level of service.

Fire agencies, due to the amount of money that is available, often utilize a combination of ways and means of using these three types of personnel resources. A fire agency can only afford the

level of service that its funding allows. Based on these definitions, each fire agency in this study has been given a staffing description which is shown as in the following figure.

Figure 7: District Staffing and Type

District	Total Staffing	Full-Time	Volunteer	Type
Burbank-Paradise FPD	28	0	28	Volunteer
Ceres FPD	0	0	0	(Contracted Out)
Denair FPD	22	2	20	Combination
Hughson FPD	28	3	25	Combination
Industrial FPD	0	0	0	(Contracted Out)
Keyes FPD	22	1	20	Volunteer
Mountain View FPD*	N/A	N/A	N/A	N/A
Oakdale Rural FPD	1	0	0	(Contracted Out)
Salida FPD	9	9	0	(Contracted Out)
Stanislaus Consolidated FPD	58	54	0	Full-Time
Turlock Rural FPD	23	1	19	Volunteer
West Stanislaus FPD	57	7	50	Combination
Westport FPD	21	0	19	Volunteer
Woodland Avenue FPD	26	0	25	Volunteer

* Did not respond

INSURANCE SERVICES OFFICE (ISO) RATINGS

The Insurance Service Office (ISO) is an independent organization that serves insurance companies, fire departments, insurance regulators and others by providing information about fire risk. ISO staff collects information about fire protection efforts in communities throughout the United States. ISO assigns a Public Protection Classification (PPC) number from 1 to 10. Class 1 represents exemplary fire protection and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria. There are three primary factors considered in the development of the rating: the fire alarm and communications systems (10%); the fire department (50%); and the water supply system (40%). A community's risk reduction efforts can allow for extra credit of up to 5.5 points for a potential total of 105.5. That takes into account fire prevention code adoption and enforcement, public fire safety education, and fire investigation.⁵

⁵ ISO Mitigation Website

The following figure reflects the ISO rating for each fire agency in Stanislaus County:

Figure 8: ISO Ratings by Fire Agency

Fire Protection District	ISO Rating	City Department	ISO Rating
Burbank-Paradise FPD	4/5	Ceres	3
Ceres FPD	N/A	Modesto	2
Denair FPD	2/2Y	Newman	04/4Y
Hughson FPD	3/3Y	Oakdale	3
Industrial FPD	N/A	Patterson	2/2Y
Keyes FPD	4	Turlock	2
Mountain View FPD	8/10		
Oakdale Rural FPD	4/4Y		
Salida FPD	4/8Y		
Stanislaus Consolidated FPD	3/7		
Turlock Rural FPD	4/8B		
West Stanislaus FPD	4/4Y		
Westport	8		
Woodland Avenue FPD	6		

DISADVANTAGED UNINCORPORATED COMMUNITIES

The CKH Act requires the identification of DUCs that are within a studied district or contiguous to its boundaries. As identified in Section 3.2, there are currently 14 Disadvantaged Unincorporated Communities (DUCs) throughout Stanislaus County and each are within a Fire Protection District (FPD). All 14 DUCS are within seven FPDs and include the following: Burbank-Paradise FPD, Industrial FPD, Keyes FPD, Stanislaus Consolidated FPD, Westport FPD, West Stanislaus FPD, and Woodland Avenue FPD.

Like all communities, DUCs necessitate sewer, water, and fire protection services. These services are essential to any community for health, safety and wellbeing. Generally, the DUCs identified above are older neighborhoods, established prior to modern development standards requiring that infrastructure be installed.

FPDs do not provide sewer or municipal water. These services are provided by other special districts throughout the County, by contract with existing municipal providers, or by way of private systems as identified previously in Figure 4.

PROPOSED FACILITIES AND INFRASTRUCTURE

Whether it is an addition to a building, remodel, or new equipment, there is a need for updated and additional facilities with many of the FPDs. Needed improvements are described in the “determinations” section of each FPD profile.

Although districts may receive revenues to support operations, improvements or new equipment are usually not included as part of a District’s yearly budget. New or improved facilities and equipment typically require a special tax assessment or funding source to come to fruition.



Source: Stanislaus Consolidated Fire Protection District



3.4 FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES

Unlike cities and counties that are granted broad powers of taxation as general purpose governments under the State Constitution, special districts are limited to revenue sources authorized by the legislature. Each of the Stanislaus County fire protection districts is an autonomous unit of local government with sovereignty over internal fiscal issues, although they are restricted to specific revenue sources by State law. As a result, the Districts primarily rely on property tax, special assessments, fees for service, and development fees for their revenues.

PROPERTY TAXES

The major funding source for fire districts is property tax revenue. Each local government agency shares a portion of this revenue based on an established percentage or allocation factor. Stanislaus County fire districts receive 20 to 100 percent of their revenue from their share of property taxes and their assessments.

Property tax revenues are impacted by property values, development, as well as the resale of land. Areas where there are high property values generally yield higher property taxes. Some communities are more recently developed and have high-value homes and businesses, while others have older properties and/or sparse development. Differences in the extent and value of land development affect the amount of property tax revenue a community generates. Market forces, natural geography, and local land use choices act together to create diversely valued communities.

SPECIAL TAX REVENUE

Additional taxes or assessments require voter or landowner approval. The percentage of approval required depends on the type of funding mechanism sought. The State Constitution authorizes special districts to impose special taxes with a two-thirds approval of the electors or with a 50 percent plus one vote for a benefit assessment. The two-thirds requirement was reinforced in 1986 by Proposition 62 and again in 1996 by Proposition 218. In Stanislaus County, the majority of fire protection districts have implemented special taxes or assessments,

DEVELOPMENT IMPACT FEES

Fire protection districts have the ability to study and approve fire facilities impact fees, yet before they are imposed they must be ratified by the county board of supervisors. These fees are one-time charges applied to new development to raise revenue for construction or expansion of capital facilities that benefit the contributing development. Since development in Stanislaus County occurs primarily within the populated areas, the magnitude of development fees in rural areas is not a significant source of revenue for the districts. Nonetheless, this fee does provide an opportunity to augment the district's budget, particularly for those districts that have more substantial urban development. Rural fire districts should take advantage of this additional funding source and work with the County to establish a development fee schedule for collection.

FEES FOR SERVICE

Fire districts have limited authority to collect fees to cover the actual costs of providing service or the impact of additional service needs. Generally, fees represent only a small portion of total revenue. Fees that are permitted include development impact fees, plan check fees, and some limited fees for services.

Calls for service require staff, time and resources. A number of districts are currently collecting fees for responding to vehicle accidents that occur within their districts in order to recover costs. It is probable that additional districts will begin exploring the idea.

Figure 9: Total Revenues

District	Revenues (Year Ending)	District	Revenues (Year Ending)
Burbank-Paradise FPD	\$336,776 (2022)	Oakdale Rural FPD	\$2,376,721(2022)
Ceres FPD	\$167,908 (2022)	Salida FPD	\$1,973,602 (2020)
Denair FPD	\$680,428 (2022)	Stanislaus Cons. FPD	\$12,011,408 (2021)
Hughson FPD	\$842,626 (2019)	Turlock Rural FPD	\$434,328.80 (2022)
Industrial FPD	\$619,828 (2020)	West Stanislaus FPD	\$1,264,589 (2020)
Keyes FPD	\$515,000 (2022)	Westport FPD	\$429,574 (2022)
Mountain View FPD	\$179,542 (2018)	Woodland FPD	\$489,257 (2020)

Source: Each district's most recent audit, financials statements, approved budgets and LAFCO surveys of the fire protection districts

Per capita revenue for the FPDs varies quite significantly and ranges from \$47.87 to \$259.82, as shown in Figure 10 below. The average for all agencies is \$109.44 per capita.

Figure 10: Per Capita Revenues

District	Per Capita Revenues	District	Per Capita Revenues
Burbank-Paradise FPD	\$49.03	Oakdale Rural FPD	\$195.66
Ceres FPD	\$87.09	Salida FPD	\$99.58
Denair FPD	\$92.75	Stanislaus Cons. FPD	\$259.82
Hughson FPD	\$78.95	Turlock Rural FPD	\$87.18
Industrial FPD	\$47.87	West Stanislaus FPD	\$134.05
Keyes FPD	\$81.22	Westport FPD	\$169.52
Mountain View FPD	\$64.12	Woodland FPD	\$85.36

The variation in revenue is due to a number of factors, including: 1) the date of the district's formation and past taxation levels; 2) differences in assessed valuation; 3) land development and property sales within the agency's boundaries; and 4) the willingness of local voters to approve tax measures. Despite these variations, all districts strive to provide the highest quality of service possible with available resources.

The use of volunteer firefighters has traditionally been a way to economically provide fire protection. Districts with lower budgets tend to rely heavily on a volunteer force. A strong volunteer force allows a district to provide a much higher level of service on the same budget, because salaries and benefits alone can exceed 80% in a budget for a full-time staffed fire department. Mutual aid agreements also allow neighboring fire agencies to effectively share resources and to assist one another when an emergency occurs.

LESS-THAN-COUNTYWIDE FIRE TAX

The Less-Than-Countywide Fire Tax (LTCF Tax), also referred to as the County Fire Services Fund, was established in the late 1950s pursuant to Government Code Section 25643. The LTCF Tax was originally established to fund a County Fire Department. Revenue from the LTCF Tax is administered by the Stanislaus County Fire Warden's Office and presided over by the Board of Supervisors. The tax is used to provide support services to fire agencies in the unincorporated areas and other cities in Stanislaus County. In particular, the LTCF Tax provides fire prevention, fire investigation, communications coordination, training, and support for administrative and finance services to fire. The funding is intended to ensure the provision of critical, regional fire support services.

This tax is imposed on all areas of the County except Modesto and Turlock. Funds from the LTCF Tax are not part of any Fire District's revenue base or property tax base and cannot be reallocated directly to a fire district.

In 2005 the Stanislaus County Fire Authority, a joint powers agreement (JPA) comprised of all agencies providing fire protection services within Stanislaus County, was formed to facilitate cooperation among the Fire Agencies and the County related to the allocation and use of the LTCF Tax. The County recognized the advantage of offering regional services and directed the County Fire Warden's Office to serve as the administrating agency of the JPA.

The Fire Authority develops an annual business plan to identify service levels, performance expectations and funding allocations for those services identified as critical to the fire agencies in Stanislaus County. Then, based on available funding, the group targets achievable, sustainable service levels to support those priorities. The business plan is then approved by the Fire Authority for consideration and approval by the Board of Supervisors each year.

Stanislaus LAFCO Policies

While LAFCO may not have control over many external factors affecting fire district revenue (e.g. willingness of voters to approve tax measures, differences in assessed valuations) LAFCO can ensure the mitigation of negative fiscal or service impacts resulting from special district detachments. This is supported by following in Stanislaus LAFCO's adopted Policies and Procedures document by the following policy statement:

LAFCO will deny proposals that would result in significant unmitigable adverse effects upon other service recipients or other agencies servicing the affected area unless the approval is conditioned to avoid such impacts.

The Commission encourages cities to address potential financial impacts to the fire protection districts as a result of detachments prior to an application to LAFCO. Recent efforts to establish and implement a revenue-sharing agreement or a transfer of funds between a city and fire district have been achieved. This has proven to be a successful process and outcome when considering annexation and the effects of detachment on a district.

3.5 STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES

The rural fire protection districts currently take full advantage of their opportunities with other agencies and partners. Some of these agencies and partners include: California Department of Forestry (CDF); County Fire Warden's Office; Stanislaus Regional 9-1-1 (JPA); and the Modesto Junior College Regional Fire Training Center.

In addition to the individual agency capabilities, there are several systems or subsystems in place within the County that support the operations of the fire delivery system and/or provide enhanced levels of service. They include the following:

- A countywide mutual aid agreement in which any agency can request general or specialized services from another agency.
- Agency automatic aid agreements in which neighboring jurisdictions provide pre-described resources to an incident under an agreement.
- Emergency communications—through the Stanislaus Regional 9-1-1 Center. Emergency medical services are provided through an integrated system utilizing both public and private resources. Fire agencies provide basic life support (BLS) response, with some offering paramedic-level service without transport capabilities. Advanced life support (ALS) and transport services are provided by private vendors as well as Oak Valley Hospital District, Del Puerto Health Care District, and Westside Ambulance, which are special district governmental agencies

As mentioned previously in this report, it should be noted that as of January 1, 2016 and as a result of State Senate Bill 239 (Hertzberg) Government Code Section 56134 requires LAFCO review and approval of fire protection contracts or agreements for the exercise of new or extended fire protection services outside a public agency's jurisdictional boundaries. Mutual aid agreements are not generally subject to such review. However, any fire service contract above the Section 56134 thresholds must now seek LAFCO review and approval.

Currently, the City of Modesto is providing fire protection and related services to the following jurisdictions: City of Ceres, City of Oakdale, Ceres Fire Protection District, Oakdale Rural Fire Protection District, Industrial Fire Protection District and the Salida Fire Protection District. The City of Modesto is also providing administrative services to the Stanislaus Consolidated Fire Protection District and City of Turlock.

3.6 ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENTAL STRUCTURE AND OPERATIONAL EFFICIENCIES

Stanislaus County is served by a multitude of agencies providing fire protection services. This municipal service review focuses primarily on the fourteen special districts. Six of the County’s nine cities also have municipal fire departments. In addition, CalFire provides services within State Responsibility Areas. All of these organizations are bound together through the State’s mutual aid system and agreements between neighboring agencies to provide mutual and automatic aid.

More than 65 elected officials govern structural fire protection in the unincorporated region. The fourteen independent fire protection districts maintain three-to-seven member boards of directors. Fire districts are required to meet regularly and conduct business in accordance with Government Code and open-meeting law.

The following figure illustrates the various forms of selection and/or appointment of the Directors from the various agencies.

Figure 11: Methods of Appointment/Election

District	Directors	Elected / Appointed
Burbank-Paradise FPD	5	Elected
Ceres FPD	3	Elected
Denair FPD	5	Appointed
Hughson FPD	5	Elected
Industrial FPD	5	Elected
Keyes FPD	5	Appointed
Mountain View FPD	5	Appointed
Oakdale Rural FPD	5	Appointed
Salida FPD	5	Elected
Stanislaus Consolidated FPD	5	Appointed
Turlock Rural FPD	5	Appointed
West Stanislaus FPD	5	Appointed
Westport FPD	5	Elected
Woodland Avenue FPD	5	Appointed

The majority of the County’s fire districts maintain websites listing basic information about the district’s history, board members, and contacts. These districts include the Burbank-Paradise FPD, Denair FPD, Hughson FPD, Keyes FPD, Mountain View FPD, Oakdale Rural FPD, Stanislaus Consolidated FPD, West Stanislaus FPD, and Westport FPD. The other districts do not maintain websites, although general information about their Board Members meeting dates, and contact information can be found on the County Clerk of the Board’s website. The specific websites for each district are listed in their profiles, located in Chapter 5 of this document.

All districts are encouraged to establish websites if they do not now have them, and to maintain up to date information including, at a minimum, a listing of the district directors and their terms, notices of upcoming meetings, meeting agendas and minutes, annual budgets, performance data, and current audits. This information promotes transparency and accountability, as well as

allowing public oversight of district activities.

All of the fire protection districts are subject to the requirements of the California Brown Act. Consistent with these requirements, public agendas must be posted by all public agencies at a public location a minimum of 72 hours prior to the meeting. State law also requires that agendas be posted on the agency website, if one exists. All districts must also allow the opportunity for members of the public to directly address the legislative body on any item of interest to the public at every regular meeting.

DRAFT

3.7 ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY, AS REQUIRED BY COMMISSION POLICY

STATE MANDATES

Contemporary fire service management recognizes that each and every fire agency has to determine its policies and procedures based on local conditions. However, it should also be recognized that fire agencies are mandated to adhere to specific federal and state regulations under certain conditions. Furthermore, the fire profession is one that has adopted a wide variety of technical standards that are recommended and may be utilized by all agencies, whether full-time, combination, or volunteer.

However, these recognized professional standards are not consistently implemented or enforced from one agency to another. For example, a fire agency has to address Federal Occupational Safety and Health Administration (OSHA) requirements for compliance with protective clothing and fire attack practices. However, the manner in which the agency complies varies from community to community. In another instance, all fire agencies must enforce the provisions of local and state fire codes. The manner in which they conduct that enforcement varies according to a wide variety of variables.

On October 10, 2015, Governor Jerry Brown signed SB 239 into law, which took effect on January 1, 2016. The bill amends Government Code Sections 56017.2 and 56133, and adds Government Code Section 56134 relating to the extension of fire protection services outside existing city or district boundaries. In summary, the bill requires LAFCO approval on any new contracts for the extension of fire services greater than 25% of a district's service area or changes in more than 25% of employee status. These types of contracts were previously exempt from LAFCO review. In addition, SB 239 imposes a new process that requires districts to submit an independent comprehensive fiscal analysis with its plan for services. This new requirement will increase processing time and costs for fire agencies considering contracts.

FEDERAL STANDARDS

In 1999, OSHA interpreted an existing federal standard regarding respiratory protection. The actual law and the interpretation are quite lengthy and subject to so many refinements that it would not be appropriate to reproduce it in this document.

However, it is important to recognize the far-reaching implications of one of its provisions, the commonly called two-in, two-out rule. The expression refers to conditions where firefighters enter an atmosphere that is immediately dangerous to life and health (IDLH).

Two firefighters are required upon entry and two other firefighters must remain outside the structure. This crew is designated as a rapid intervention team (RIT). This provision has profoundly influenced fire ground operations for structural firefighting.

TIME OF DAY

The time of day for responding to alarms is an important consideration among all-volunteer staffed departments. Volunteer staffed fire districts have limited personnel to respond at times due other work related and recreational activities.

A person cannot live or work 20 miles away from a fire station and expect to be a viable member of an effective response force. However, time of day does have a bearing upon the availability of individuals. If a person lives close to the firehouse but works elsewhere, it creates one set of circumstances. Conversely, if an individual works close to the firehouse but lives further away, that creates a different environment. It is not uncommon in volunteer fire departments for organizations to create staffing patterns based upon lifestyle.

The International Association of Fire Chiefs, through its Volunteer Combination Officers Section (VCOS), has published documents that clearly illustrate that dealing with time-of-day issues is a management and leadership issue within all volunteer organizations. This is one of the reasons why it is important for fire departments to keep attendance records on recalls. In the event a department has a very unreliable response force at any given time of day, how they recruit and retain volunteer firefighters is a major consideration.

DRAFT

CHAPTER 4: SPHERE OF INFLUENCE UPDATE

Government Code Section 56076 defines a sphere of influence as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission”. Government Code Section 56425 gives purpose to the determination of sphere by charging the Commission with the responsibility of “planning and shaping the logical and orderly development of local governmental agencies” through spheres of influence. This section also presents factors that the Commission must consider when making a sphere determination.

LAFCO creates, amends, and updates spheres of influence (SOI) to indicate to local agencies and property owners that, at some future date, a particular area is anticipated to require the level of municipal services offered by the subject agency. It is a key component of the planning process, as it indicates to land use authorities and interested parties whether LAFCO expects a need for a jurisdictional change. It also indicates to other potential service providers which agency LAFCO believes to be best situated to offer the services in question. The time horizon for evaluating this anticipated need has changed with each reform of the LAFCO law.

SPHERE OF INFLUENCE DETERMINATIONS

In determining a sphere of influence (SOI) of each local agency, the Commission shall consider and prepare determinations with respect to each of the following factors, pursuant to Government Code Section 56425:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

SPHERE OF INFLUENCE UPDATE PROCESS

A special district is a government agency that is required to have an adopted and updated sphere of influence. Section 56425(g) of the CKH Act calls for spheres of influence to be reviewed and updated every five years, as necessary. Stanislaus LAFCO processes municipal service reviews and sphere of influence updates concurrently to ensure efficient use of resources.

For rural fire protection special districts, which do not have the typical municipal-level services to review, this document will be used to determine what type of services each district is expected to provide and the extent to which they are actually able to do so. For these special districts, the spheres will delineate the service capability and expansion capacity of the agency, if applicable.

Spheres of Influence for the fire protection districts (FPDs) were originally adopted by the Commission in 1984. The most recent sphere of influence update for the FPDs was completed in 2016, with the exception of the Oakdale Rural Fire Protection District (ORFPD). ORFPD updated its Sphere of Influence in 2018. This current update serves to comply with Government Code Section 56425 and will reflect slight changes in the SOIs for several Districts. For the fire protection districts, their spheres of influence are contiguous with their present boundaries. However, in most cases, an existing city SOI overlaps these boundaries.

COMMISSION POLICIES

LAFCO policies recognize that city spheres of influence take precedence over those of the rural fire districts. These instances are referred to as “diminishing spheres.” As areas are annexed into the cities, they are detached from the rural fire district to avoid duplication of services within the city’s incorporated boundary and reduce the number of resources required by service providers to achieve efficiency and effectiveness. In other words, territory is detached from the fire district upon annexation to a city which provides its own municipal fire services. Most of the fire districts within Stanislaus County have diminishing spheres of influence.

In 1984, when the fire protection districts’ SOIs were initially adopted, districts with diminishing spheres were made aware of this policy. The policy is reflected in Policy 4B of the Commission’s Policies and Procedures, which states that the Commission prefers annexation to a city rather than a district if both can provide comparable services. LAFCO recognizes the long-term effects of city annexations and district detachments, including the reduction of tax base and service area in the district.

As mentioned previously, the vast majority of revenue for the fire protection districts is derived from property taxes. The detachment of property from a district to a city is an ongoing concern for the districts. Annexations by cities and/or border re-alignments result in an erosion of the property tax base for a district. There is also a loss of revenue from existing benefit assessments.

Annexation and detachment is a complex issue that can result in the development of friction and dissent when it occurs. The detachment process between cities and districts is subject to negotiation according to the California Government Code Section 57326, which states in part:

As an alternative to any procedure prescribed by law for the division of taxes or assessments collected in a district lying partially or wholly in territory annexed by an incorporated city, the city and the district may enter into an agreement providing that the district shall continue to perform services for the annexed territory until the close of the fiscal year for which the district has levied taxes or assessments.

The Commission has, in the past, approved annexations where a district and city have come to an agreement to assist the district during a transitional period following annexation with detachment. These agreements have typically provided for a subsidy provided by the city in an amount equivalent to the assessment revenue a district would normally receive for the area to be detached. An example of this type of agreement occurred between the Turlock Rural Fire Protection District and the City of Turlock as part of the Westside Industrial Specific Plan Reorganization.

In rare instances, the Commission has also approved annexations without detachment from a district. This has occurred when there is an existing contract between a city and district that provides for services in the affected area. For example, in 2012, the City of Modesto annexed 145± acres known as the Shackelford area. As part of the annexation, the City of Modesto requested that the affected area *not* detach from the Industrial Fire Protection District. The District had, and still does presently, an agreement with the cities of Ceres and Modesto to provide fire services within their respective sphere of influence. The annexation represented approximately 7.5% of the District's total acreage. As a result of remaining within the District, there is continued collection of fire assessments in the affected area. The Shackelford area remains within the Industrial Fire Protection District to this day with the City of Modesto providing fire service to the area.

DRAFT

CHAPTER 5: FIRE PROTECTION DISTRICT PROFILES & DETERMINATIONS

DISTRICT PROFILES

This chapter contains information about each of the fourteen special districts within Stanislaus County that provide fire protection. These Districts are:

Figure 12: Fire Protection Districts (FPDs) to be Reviewed

Burbank-Paradise FPD	Oakdale Rural FPD
Ceres FPD	Salida FPD
Denair FPD	Stanislaus Consolidated FPD
Hughson FPD	Turlock Rural FPD
Industrial FPD	West Stanislaus FPD
Keyes FPD	Westport FPD
Mountain View FPD	Woodland Avenue FPD

Each district profile contains a summary, background information, and data on district operations and boundaries. Most profiles include tables and charts outlining district formation and duties, funding sources, attributes, types of service, stations, and calls for service. A map of the District's current Sphere of Influence and boundaries are included within each district's profile.

DISTRICT-BY-DISTRICT DETERMINATIONS

Followed by each District profile will be the required Municipal Service Review (MSR) and Sphere of Influence Update (SOI) determinations for that respective District.

Municipal Service Review Determinations

The purpose of this set of determinations is to identify the specific factors that are being faced by the various organizations reviewed in this study.

These factors, as follows, were recently amended to include the consideration of disadvantaged unincorporated communities⁶ within or contiguous to the sphere of influence of an agency. The Service Review will also provide a basis to evaluate, and make changes to the Spheres of Influence, if appropriate

Service Review Factors to be Addressed

1. Growth and population projections for the affected area
2. The location and characteristics of any disadvantaged, unincorporated communities within or contiguous to the sphere of influence

⁶ Under Government Code Section 56033.5, "disadvantaged unincorporated community" is defined as an inhabited territory (12 or more registered voters), or as determined by commission policy, with an annual median household income that is less than 80% of the statewide annual median household income.

3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services
5. Status of, and opportunities for, shared facilities
6. Accountability for community service needs, including governmental structure and operational efficiencies
7. Any other matter related to effective or efficient service delivery, as required by commission policy

Sphere of Influence Update Determinations

Government Code Section 56076 defines a sphere of influence as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission”. Government Code Section 56425 gives purpose to the determination of sphere by charging the Commission with the responsibility of “planning and shaping the logical and orderly development of local governmental agencies” through spheres of influence. This section also presents factors that the Commission must consider when making a sphere determination

In determining a sphere of influence (SOI) of each local agency, the Commission shall consider and prepare determinations with respect to each of the following factors, pursuant to Government Code Section 56425:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

5.1 BURBANK-PARADISE FIRE PROTECTION DISTRICT

Address: 1313 Beverly Dr.
 City/State/Zip: Modesto, CA 95351-2313
 Phone: 209-523-1129

Fire Chief: Peter Golling
 Email: pgolling@bpfire.com
 Website: www.bpfire.com

SUMMARY

The boundaries of the Burbank-Paradise Fire Protection District include unincorporated developed territory in the southwest area of the City of Modesto. The majority of the District is overlapped by the City of Modesto's Sphere of Influence (SOI). District territory is not contiguous, and is comprised of four separate areas. Portions of the district's boundaries are adjacent to the Woodland Avenue and Westport Fire Protection Districts.

PROFILE

Board of Directors: Curtis King, Rudy Cario, Diana Cario, Evette Andre, and a vacant position
 Qualifications: Elected and appointed, must be a registered voter within the district.
 Meeting Schedule: 3rd Tuesday of every month, 6:00 p.m.
 Location: 1313 Beverly Dr.



DISTRICT FORMATION AND ATTRIBUTES

Formation Date:	1942	Area in Square Miles:	2.6+/-
Population:	6,869	Acres:	1,688+/-
Fire Stations:	1	Average Response Time:	3 min 20 sec
ISO Rating:	4/5	Agency Duties:	Fire protection

Funding Sources (2019-2020 Audit)

	<u>Amount</u>	<u>% of Total</u>
Property tax	\$255,230	57%
Ambulance Reimbursements	\$1,168	0%
Strike Team	\$63,138	14%
Measure C	\$71,268	16%
Grant Income	\$10,000	2%
Interest	\$7,198	2%
Sale of fixed assets	\$33,955	8%
Other miscellaneous	\$3,282	1%
Revenue total	\$445,239	100%

Provided Services

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	✓
Auto accidents (with rescue)	✓	Public assists	✓
Confined space	✓	Fire inspections	✓
Incident command operations	✓	Technical rescue	
Public assists	✓	Decontaminate	✓
EMS	✓	Other	✓

Staffing

Full-time firefighters	0	Staff certified as FF1	9
Part-time firefighters	28	Staff certified as FF2	9
Volunteer firefighters (paid)	28	Staff certified as EMT	22
Volunteer firefighters (non-paid)	0	Certified fire officers	2
Reserves	28	Sworn	28
Administrative staff	3	Paid part time employees	0
Paid full-time employees	0		

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

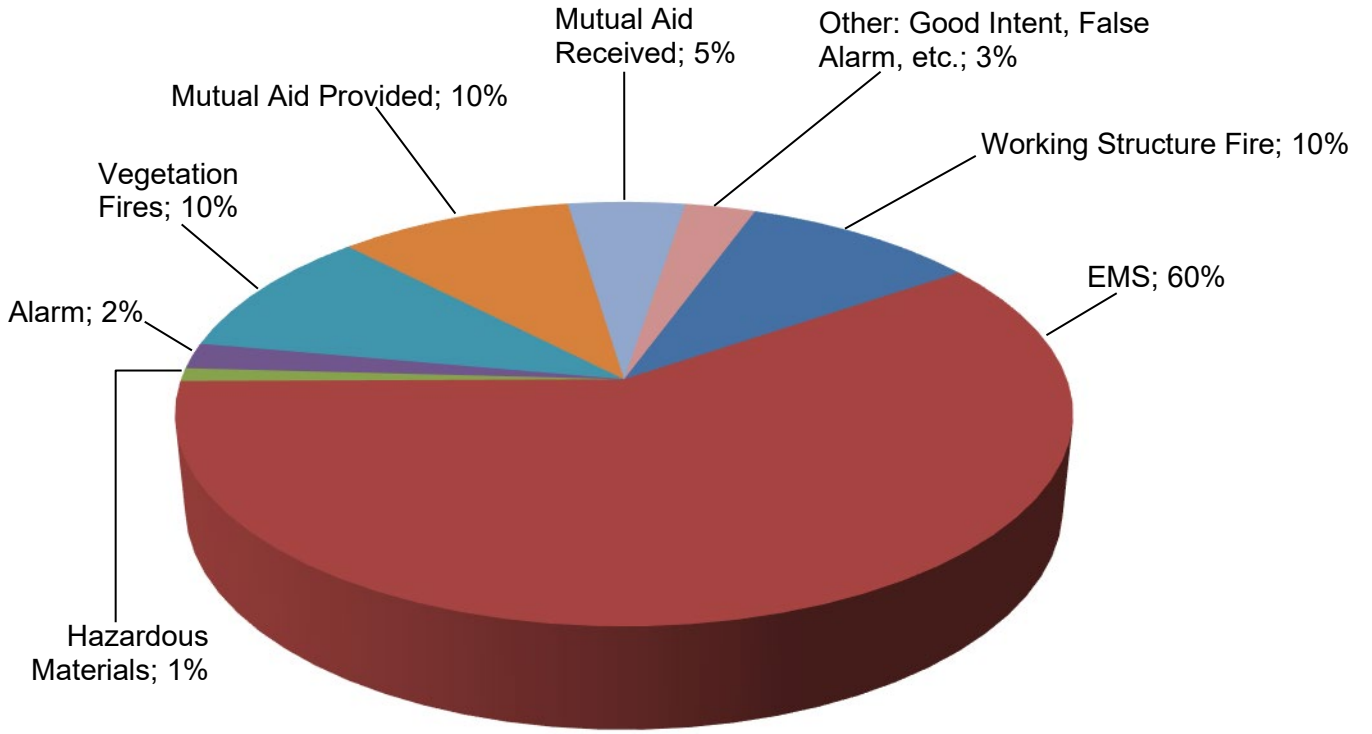
<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
1	1313 Beverly Drive	Good	5	Day - 6 Night - 6

Condition
 Poor: Replacement or major renovations needed Good: Reliable and requires only routine maintenance
 Fair: Non-routine renovations, upgrading and repairs Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls - 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	10%	48
EMS	60%	1,207
Hazardous materials	1%	2
Alarm	2%	7
Vegetation fires	10%	63
Mutual aid provided	10%	106
Mutual aid received	5%	37
Other: good intent false alarms, etc.	3%	37
TOTAL CALLS	100%	1,507

**Calls for Service
Burbank-Paradise Fire Protection District
Total 1,507 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
BURBANK-PARADISE FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area.	Much of the District's boundary consists of existing residential and commercial development. Based on this existing development and few opportunities for infill, significant population increases are not projected. As the District's boundary is fully within the City of Modesto's Sphere of Influence, it is subject to detachments upon City annexations that affect the amount of assessments collected by the District. Although there are no plans for large-scale annexations in the area, eventually these detachments will reduce the District's acreage to where operations are no longer viable.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.	Based on annual median household income, the Riverdale Park Tract, the Rouse Neighborhood, and portions of West Modesto are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. These areas are generally comprised of older, residential neighborhoods. No additional DUCs have been identified within or contiguous to the District's sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.	<p>The District remodeled the existing station on Beverly Drive in West Modesto and has also identified the need to construct an additional station south of the Tuolumne River near Hatch Road and Parkdale Drive. The District is researching funding mechanisms to implement these future endeavors as currently the funds are not available.</p> <p>The District has recently overhauled previous administrative plans that provided minimal replacement of equipment with poor used equipment to more current plans of financing and replacement of units on a 10 year cycle.</p>

4.	Financial ability of agencies to provide services.	District voters approved a special tax known as Measure C to replace an existing assessment. The additional revenue can be spent on prevention and emergency services, equipment maintenance and personnel costs. The District is not currently collecting development fees as much of the District has already been developed.
5.	Status of, and opportunities for, shared facilities.	This District could benefit from shared support service provided by a joint powers authority. No shared support service is proposed at this time except for a County-wide mutual aid agreement.
6.	Accountability for community service needs, including governmental structure and operational efficiencies.	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is elected by voters within the District and serves a 4-year term. The District could ultimately be faced with a need to be dissolved if it becomes underfunded and cannot continue to operate through annexations and detachments.
7.	Any other matter related to effective or efficient service delivery, as required by Commission policy.	The District does not have a long-term planning document. This could lead to conditions that render it unprepared.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
BURBANK-PARADISE FIRE PROTECTION DISTRICT

	FACTORS TO BE ADDRESSED	DETERMINATION
1.	The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Burbank-Paradise Fire Protection District is approximately 1,688 acres and is generally located in the southwest area of Modesto. The majority of this area is overlapped by the Modesto Sphere of Influence, with the exception of a small area west of Vivian Road. Land uses within the District include existing residential, commercial, as well as agricultural and vacant land. The Stanislaus County General Plan identifies the area as low-density residential, medium-density residential, agriculture, and commercial. There are no changes in the planned land uses in the District as a result of this review.
2.	Present and probable need for public facilities and services in the area	Until such time as the City of Modesto annexes the lands within the District, services will continue to be needed at the current demand. Annexation of the area and intensity of land use in the area may increase calls and workload. Due to the District's diminishing sphere, annexation would also mean detachment from the District, leading services to be provided by the City's fire department.
3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The district is currently staffed with volunteers and part-time personnel.
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	There are no known communities of interest in the area. However, it should be noted that there are two portions of the District that are entirely surrounded by the City of Modesto.

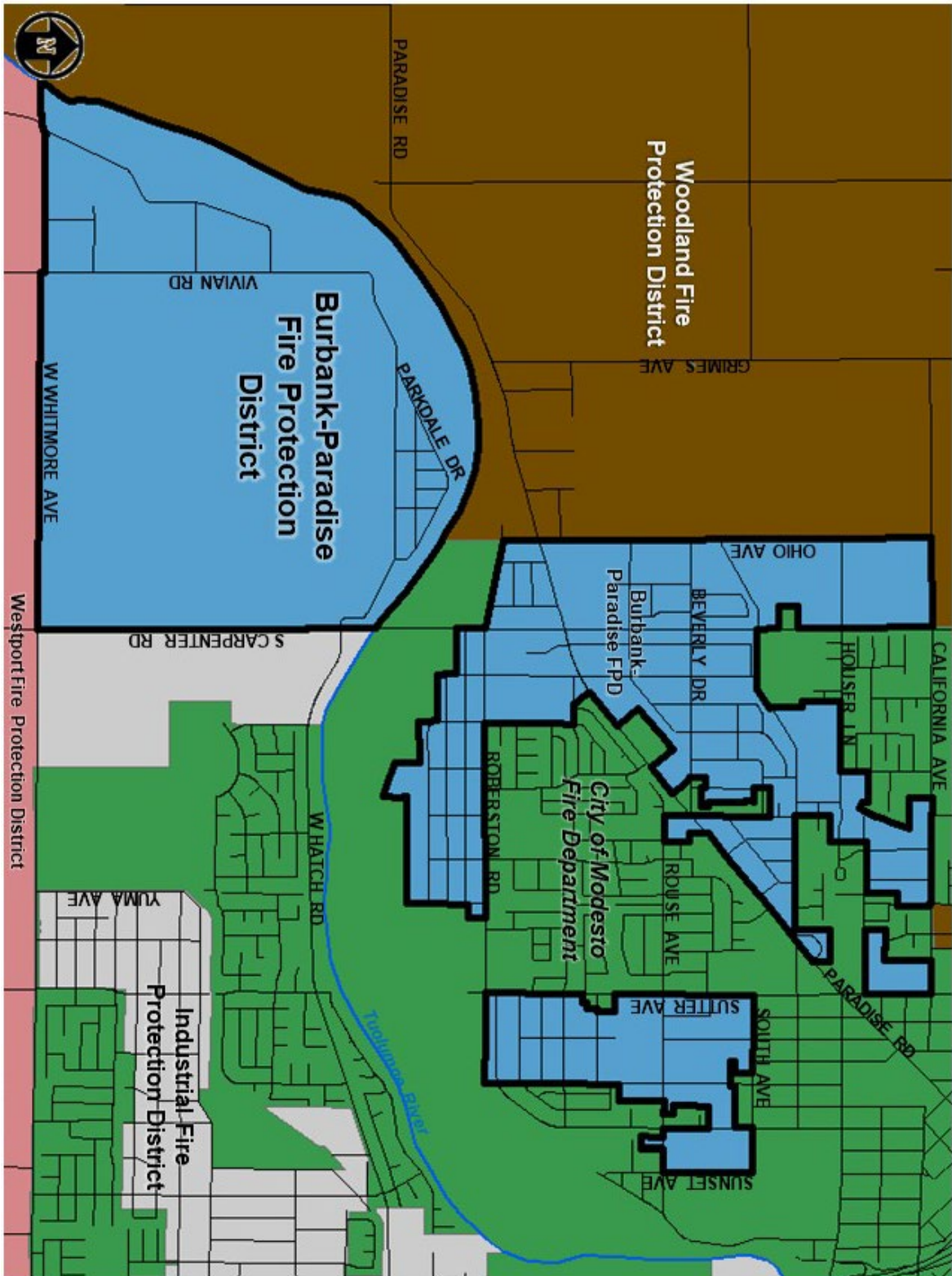
<p>5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence</p>	<p>The Riverdale Park Tract, Rouse Neighborhood, and portions of unincorporated West Modesto are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. Additional services, such as sewer and water are provided through other special districts or by way of private systems.</p>
---	---

RECOMMENDATION

Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Burbank-Paradise Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Burbank-Paradise FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 4.

DRAFT

Map 4: Burbank Paradise Fire Protection District Boundary and Sphere of Influence



5.2 CERES FIRE PROTECTION DISTRICT

Address: 2755 Third Street Contact: Kevin Wise,
 City/State/Zip: Ceres, CA 95307 Assistant Chief
 Phone: 209-538-3003 Email: kwise@modestofire.com

SUMMARY

The Ceres Fire Protection District boundaries include unincorporated territory located southeasterly of the City of Ceres. The majority of the District territory is within the city's Sphere of Influence. Only the portion located south of Turlock Irrigation District lateral number two is outside the City's Sphere of Influence. The District currently contracts with the City of Modesto to provide its fire protection services. The District is adjacent to the Westport, Keyes, and Hughson Fire Protection Districts.

PROFILE

Board of Directors: Gary Marchy, Robert Rensted, Vacant
 Qualifications: Elected, must be a registered voter within the district.
 Meeting Schedule: As needed
 Location: 2755 Third St. Ceres, CA 95307.

DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1930 Area in Square Miles: 4
 Population: 1,928 Acres: 2,539+/-
 Fire Stations: Under Contract Average Response Time: N/A
 ISO Rating: N/A Agency Duties: Fire protection

Funding Sources (2019-2020 Audit)

	<u>2019-2020</u> Amount	<u>2019-2020</u> % of Total
Property tax	\$37,779	39%
Fire service fees/parcel tax	\$0	0%
Special assessments	\$54,063	56%
Homeowners property tax relief	\$0	0%
Development fees	\$0	0%
Contracts for service	\$0	0%
Interest	\$4,201	4%
Sale of fixed assets	\$0	0%
Other miscellaneous	\$0	0%
Revenue total	\$96,043	100%

Services Provided

Working structure fires	Contracted	First responder	Contracted
Potential structure fires	Contracted	Fire alarms	Contracted
Vegetation fires	Contracted	Mutual aid - provided	Contracted
Vehicle fires	Contracted	Mutual aid - received	Contracted
Hazardous materials response	Contracted	Water rescue	Contracted
Auto accidents (non-rescue)	Contracted	Trench rescue	Contracted
Auto accidents (with rescue)	Contracted	Public assists	Contracted
Confined space	Contracted	Fire inspections	Contracted
Incident command operations	Contracted	Technical rescue	Contracted
Public assists	Contracted	Decontaminate	Contracted
EMS	Contracted	Other	Contracted

Staffing

Full-time firefighters	0	Staff certified as FF1	0
Part-time firefighters	0	Staff certified as FF2	0
Volunteer firefighters (paid)	0	Staff certified as EMT	0
Volunteer firefighters (non-paid)	0	Certified fire officers	0
Reserves	0	Sworn	0
Administrative staff	0	Paid part time employees	0
Paid full-time employees	0		

Training Compliance

NIMS 700/800	N/A	ICS 200	N/A
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

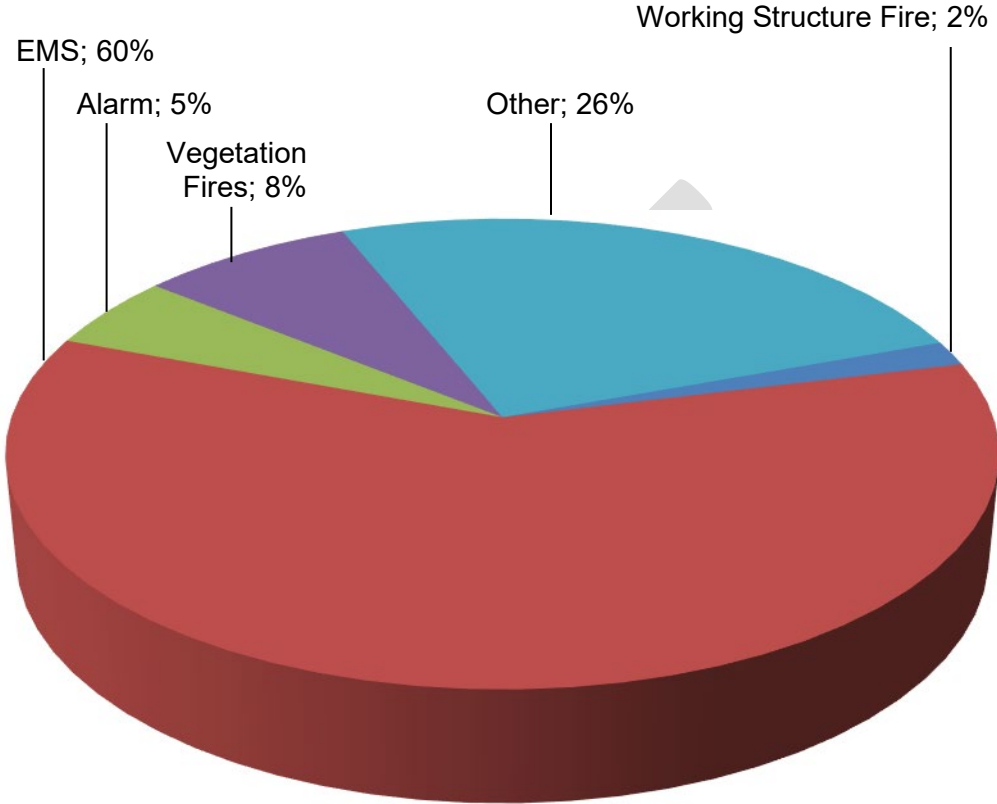
<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
N/A	N/A	N/A	N/A	N/A

Condition
 Poor: Replacement or major renovations needed Good: Reliable and requires only routine maintenance
 Fair: Non-routine renovations, upgrading and repairs Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	2%	4
EMS	60%	140
Hazardous materials	0%	0
Alarm	5%	12
Vegetation fires	8%	19
Mutual aid provided	0%	0
Mutual aid received	0%	0
Other	26%	60
TOTAL CALLS	100%	235

**Calls for Service
Ceres Fire Protection District
Total 235 Calls**



DRAFT

MUNICIPAL SERVICE REVIEW DETERMINATIONS
CERES FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	Over half of the District's territory is overlapped by the City of Ceres' Sphere of Influence. Little to no growth is projected in the unincorporated areas outside the City's SOI.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.	No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	<p>The District has historically had a contract with the City of Ceres for fire protection service. In 2021, the City of Ceres entered into an agreement with the City of Modesto for the provision of fire protection and related services by Modesto to the City of Ceres. The agreement included all of Ceres' contracted services areas, including the Ceres Fire Protection District and Industrial Fire Protection District.</p> <p>No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence. Properties within the District are primarily served with private water (well) and septic systems.</p>
4. Financial ability of agencies to provide services	Per capita expenditures are below the regional median. The District is not currently collecting development fees. Annexations to the City with simultaneous detachment from the District reduce the revenue the District receives from special assessments and thus the amount of revenue it can contribute towards the contract with the City of Ceres.
5. Status of, and opportunities for, shared facilities	The District receives services as a result of a contract with the City of Modesto for fire protection service.
6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 3 members. Each Board Member is elected and serves a 4-year term.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
CERES FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Ceres Fire Protection District is approximately 2,539 acres and is generally located to the southeast of the City of Ceres, with the exception of two small areas along the Tuolumne River, adjacent to the City of Ceres. The majority of the area falls within the Ceres Sphere of Influence. Land uses within the district include existing residential, ranchettes, agricultural and vacant land, as well as small areas of medium-density residential and industrial uses close to the City's limits. There are no changes in the planned land uses in the District as a result of this review.
2. Present and probable need for public facilities and services in the area	Based on present and planned land uses, there is a continued need for services in the area. Until such time as the City of Ceres annexes the lands within the District, services will continue to be needed at the current demand. Annexation of the area and intensity of land use in the area may increase calls and workload. Due to the District's diminishing sphere, annexation would also mean detachment from the District.
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District currently contracts with the City of Modesto to provide its fire suppression services.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	There are no known communities of interest in the area.

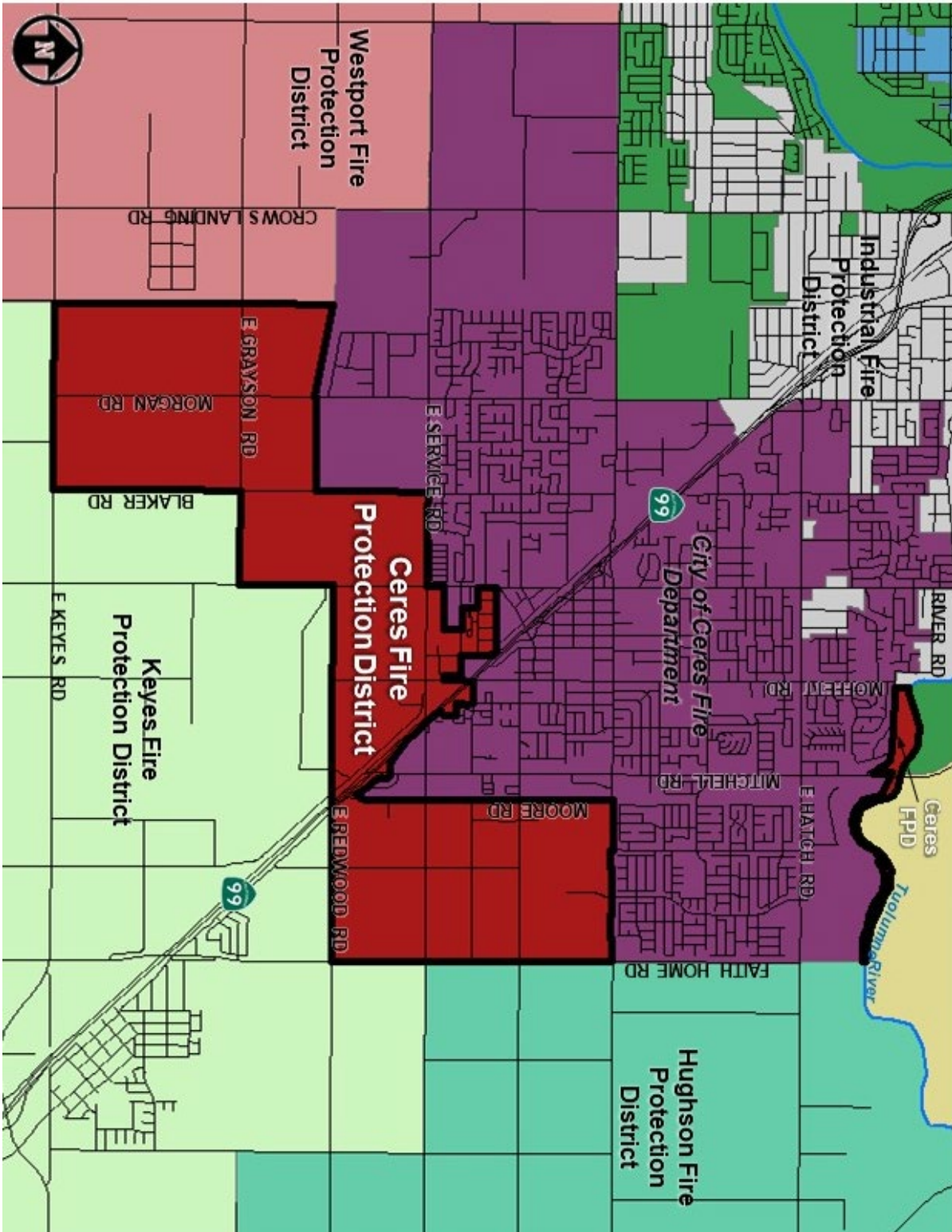
<p>5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence</p>	<p>No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act. Fire protection services are contracted out to the City of Modesto. Additional services, such as sewer and water, are provided through other special districts or by way of private systems.</p>
---	---

RECOMMENDATION

Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Ceres Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Ceres FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 5.

DRAFT

Map 5: Ceres Fire Protection District Boundary and Sphere of Influence



5.3 DENAIR FIRE PROTECTION DISTRICT

Address: 3918 N. Gratton Rd. Fire Chief: Daniel Schroeder
 Mail: Post Office Box 262 Email: denairfire@gmail.com
 City/State/Zip: Denair, CA 95316 Website: www.denairfire.com
 Phone: 209-523-1129

SUMMARY

The Denair Fire Protection District is located east of the City of Turlock and includes the unincorporated community of Denair. A small westerly portion of the District is within of the City of Turlock’s Sphere of Influence. District boundaries extend south to the Stanislaus-Merced County line. The District is adjacent to the Turlock Rural, Keyes, Stanislaus Consolidated, and Hughson Fire Protection Districts.

PROFILE

Board of Directors: Mark Swartz, Matthew Scott, Earl Haringa, Bart Muller, Thomas Lindquist
 Qualifications: Appointed by the Board of Supervisors. Board members are required to file Conflict of Interest Disclosure Statements. Board Members do not receive compensation to attend Board meetings.
 Meeting Schedule: First Tuesday of every month
 Location: Fire Station at 3918 N. Gratton Rd.



DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1942 Area in Square Miles: 35+/-
 Population: 7,336 Acres: 22,358+/-
 Fire Stations: 1 Average Response Time: 3-5 minutes
 ISO Rating: 02/2Y Agency Duties: Fire protection and rescue

Funding Sources (Two-Year Period)

	<u>2020-2021</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2021-2022</u>
	<u>Amount</u>	<u>% of Total</u>	<u>Amount</u>	<u>% of Total</u>
Property tax	\$213,235	30%	\$228,794	34%
Fire service fees/parcel tax	\$0	0%	\$0	0%
Special assessments	\$143,776	20%	\$148,089	22%
Homeowners property tax relief	\$1,735	0%	\$1,728	0%
<i>Subtotal taxes and assessments</i>	<i>\$358,746</i>	<i>50%</i>	<i>\$378,611</i>	<i>56%</i>
Development fees	\$63,186	9%	\$31,642	5%
Contracts for service	\$0	0%	\$0	0%
Interest	\$9,070	1%	\$11,701	2%
Sale of fixed assets	\$0	0%	\$0	0%
Other miscellaneous	\$285,072	40%	\$258,474	37%
Revenue total	\$716,074	100%	\$680,428	100%

Services Provided			
Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	
Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	
Incident command operations	✓	Technical rescue	
Public assists	✓	Decontaminate	
EMS	✓	Other	

Staffing			
Full-time firefighters	2	Staff certified as FF1	10
Part-time firefighters	0	Staff certified as FF2	6
Volunteer firefighters (paid)	0	Staff certified as EMT	8
Volunteer firefighters (non-paid)	20	Certified fire officers	0
Reserves	0	Sworn	0
Administrative staff	0	Paid part time employees	0
Paid full-time employees	2		

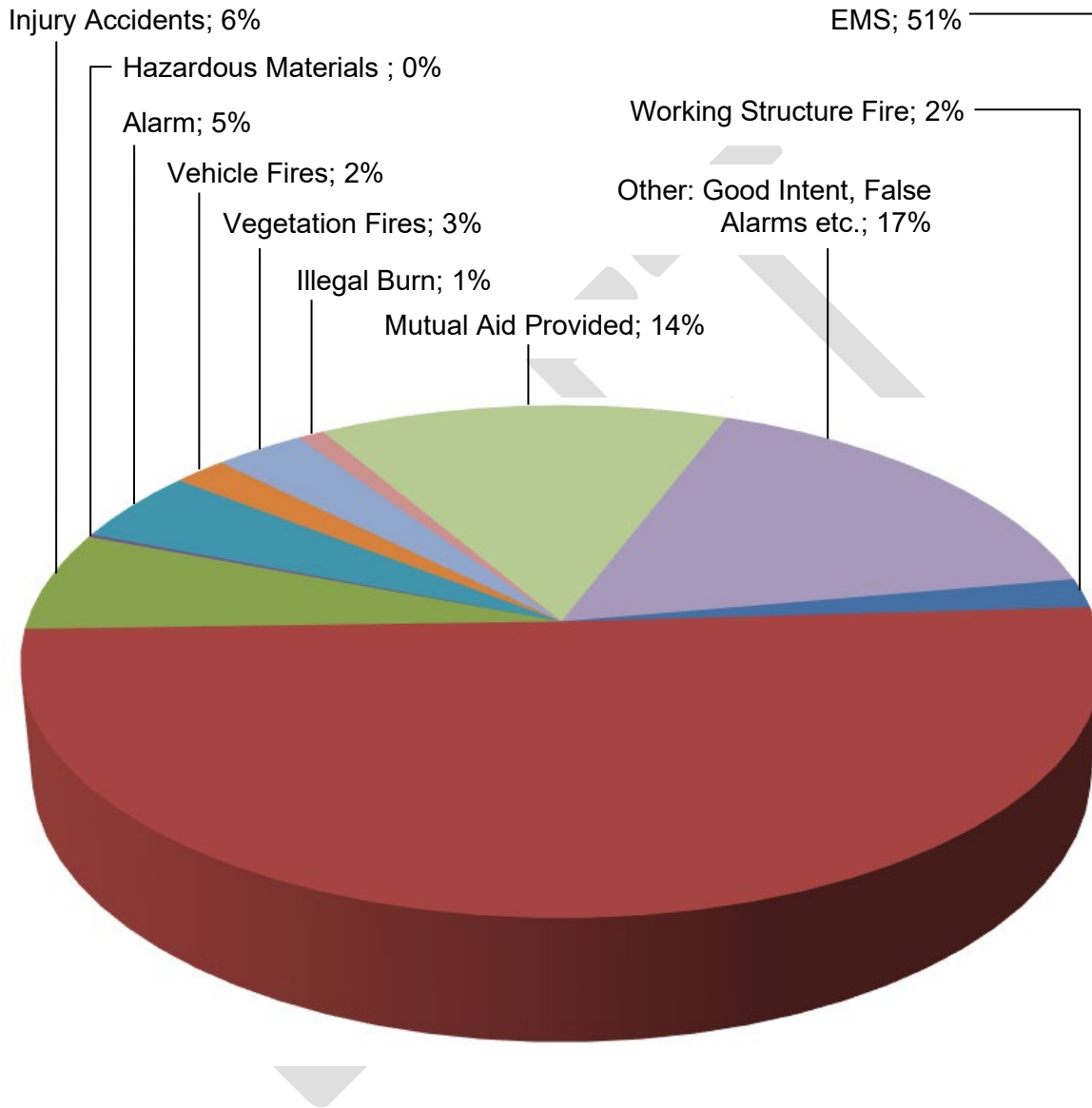
Training Compliance			
NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure				
Station	Location	Condition	Apparatus	Staffing per Apparatus (FTE)
1	3918 N. Gratton Rd.	Fair/Good	6	N/A

Condition
 Poor: Replacement or major renovations needed
 Fair: Non-routine renovations, upgrading and repairs
 Good: Reliable and requires only routine maintenance
 Excellent: Less than 10 years, minimal maintenance needed

Calls for Service		
<u>Calls – 2021-22</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	2%	10
EMS	51%	273
Injury Accidents	6%	34
Hazardous materials	0%	1
Alarm	5%	25
Vehicle Fires	2%	10
Vegetation fires	3%	17
Illegal Burn	0%	5
Mutual aid provided	14%	77
Other: good intent false alarms, etc.	17%	89
TOTAL CALLS	100%	541

**Calls for Service
Denair Fire Protection District
Total 541 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
DENAIR FIRE PROTECTION DISTRICT

	FACTORS TO BE ADDRESSED	DETERMINATION
1.	Growth and population projection for the affected area	Growth is limited, primarily occurring as infill in the unincorporated community of Denair. New housing units, part of approved subdivisions consistent with the Denair Community Plan, will increase demand for services. Two areas along the District's western boundary are overlapped by the City of Turlock's Sphere of Influence, which may lead to detachment from the District should they be annexed to the City.
2.	The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3.	Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District relies on a volunteer labor force to meet its demands. The District identified that is currently accepting bids on a remodel of its current station. The remodel will include flooring, a kitchen remodel, larger women's restroom, ADA compliant restrooms and showers.
4.	Financial ability of agencies to provide services.	Per capita revenues are below the regional average. The District is currently collecting development impact fees and receives funds from a special tax known as Measure D levied on properties in its boundaries.
5.	Status of, and opportunities for, shared facilities	The District is currently part of a countywide mutual aid agreement in which any agency can request general or specialized services from another agency.
6.	Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serves a three-year term, with a two-term limitation.
7.	Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
DENAIR FIRE PROTECTION DISTRICT

	FACTORS TO BE ADDRESSED	DETERMINATION
1.	The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Denair Fire Protection District is approximately 22,358 acres and is generally located surrounding the unincorporated community of Denair and areas to the northeast and east of the City of Turlock. Approximately 540 acres of the District are overlapped by the City of Turlock's Sphere of Influence. Land uses within the District include existing residential, commercial, as well as agricultural and vacant land. There are no changes in the planned land uses in the District as a result of this review.
2.	Present and probable need for public facilities and services in the area	Based on present and planned land uses, there is a continued need for services in the area. Until such time as the City of Turlock annexes the lands within the District, services will continue to be needed at the present demand. Annexation of the area and intensity of land use in the area may increase calls and workload. Due to the District's diminishing sphere, annexation would also mean detachment from the District, leading services to be provided by the City's fire department.
3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The District relies on a volunteer labor force and is currently involved in automatic aid which improves efficiency and effectiveness. Voters in the District recently passed a tax measure to provide additional money to the district for a paid firefighter and future infrastructure needs.
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	As mentioned previously, the unincorporated community of Denair is fully within the District's boundaries.

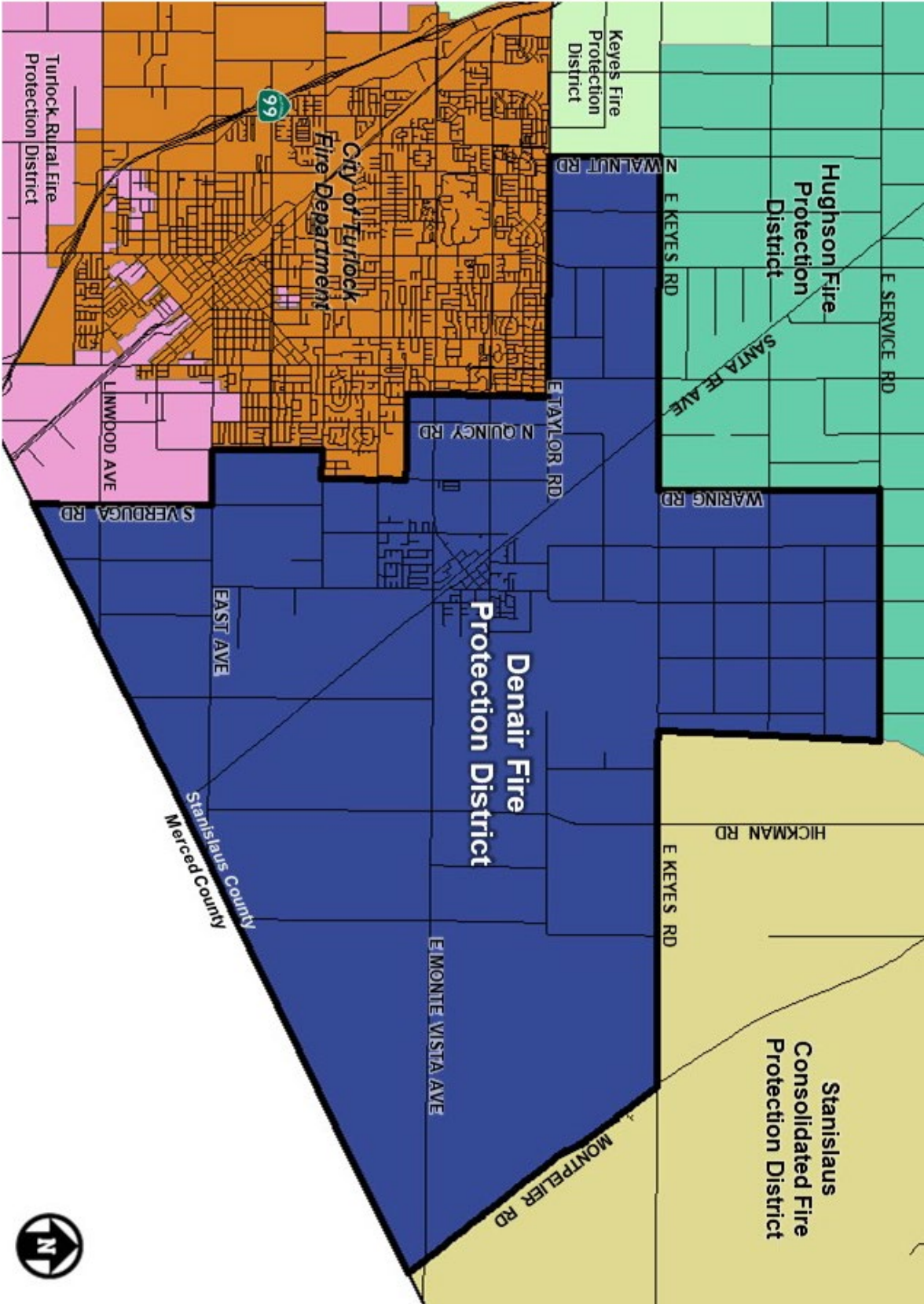
<p>5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.</p>	<p>No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act. Additional services, such as sewer and water, are provided through other special districts or by way of private systems.</p>
--	---

RECOMMENDATION

Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Denair Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Denair FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 6.

DRAFT

Map 6: Denair Fire Protection District Boundary and Sphere of Influence



5.4 HUGHSON FIRE PROTECTION DISTRICT

Address: 2316 3rd St.
 Mail: Post Office Box 37
 City/State/Zip: Hughson, CA 95326-0037
 Phone: 209-883-2863

Fire Chief: Scott Berner
 Email: sberner@hughsonfire.com
 Website: www.hughsonfire.com

SUMMARY

The Hughson Fire Protection District lies south of the Tuolumne River and east of the City of Ceres. The district is adjacent to the Keyes, Denair, and Stanislaus Consolidated Fire Protection district boundaries. District boundaries include the entirety of the City of Hughson.

PROFILE

Board of Directors: Dave Absher, Anthony Dodds, Mark Hughes, Gus Villareal, and Miguel Oseguera
 Qualifications: Elected, must be a registered voter within the district. Board members receive \$25 per meeting.
 Meeting Schedule: Second Wednesday of the month at 7:00 p.m.
 Location: 2316 3rd St.



DISTRICT FORMATION & ATTRIBUTES

Formation Date:	1915	Area in Square Miles:	35+/-
Population:	10,673	Acres:	19,752+/-
Fire Stations:	1	Average Response Time:	N/A
ISO Rating:	3/3Y	Agency Duties:	Fire protection

Funding Sources (2018-2019 Audit)

	<u>2018-2019</u> Amount	<u>2018-2019</u> % of Total
Property tax	\$446,521	53%
Fire service fees/parcel tax	0	0%
Special assessments	\$144,785	17%
Homeowners property tax relief	\$4,175	.5%
Development fees	18,009	2%
Contracts for service	0	0%
Interest	\$11,803	1%
Sale of fixed assets	0	0%
Strike Team Income	\$183,815	22
Other miscellaneous	\$33,518	4%
Revenue total	\$842,626	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	✓
Incident command operations	✓	Technical rescue	
Public assists	✓	Decontaminate	✓
EMS	✓	Other	✓

Staffing

Full-time firefighters	3	Staff certified as FF1	12
Part-time firefighters	0	Staff certified as FF2	3
Volunteer firefighters (paid)	0	Staff certified as EMT	14
Volunteer firefighters (non-paid)	25	Certified fire officers	5
Reserves	0	Sworn	0
Administrative staff	1	Paid part time employees	0
Paid full-time employees	4		

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
1	2315 Charles St.	Poor	5	1-5
Admin	2316 3 rd St.	Good	N/A	N/A

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

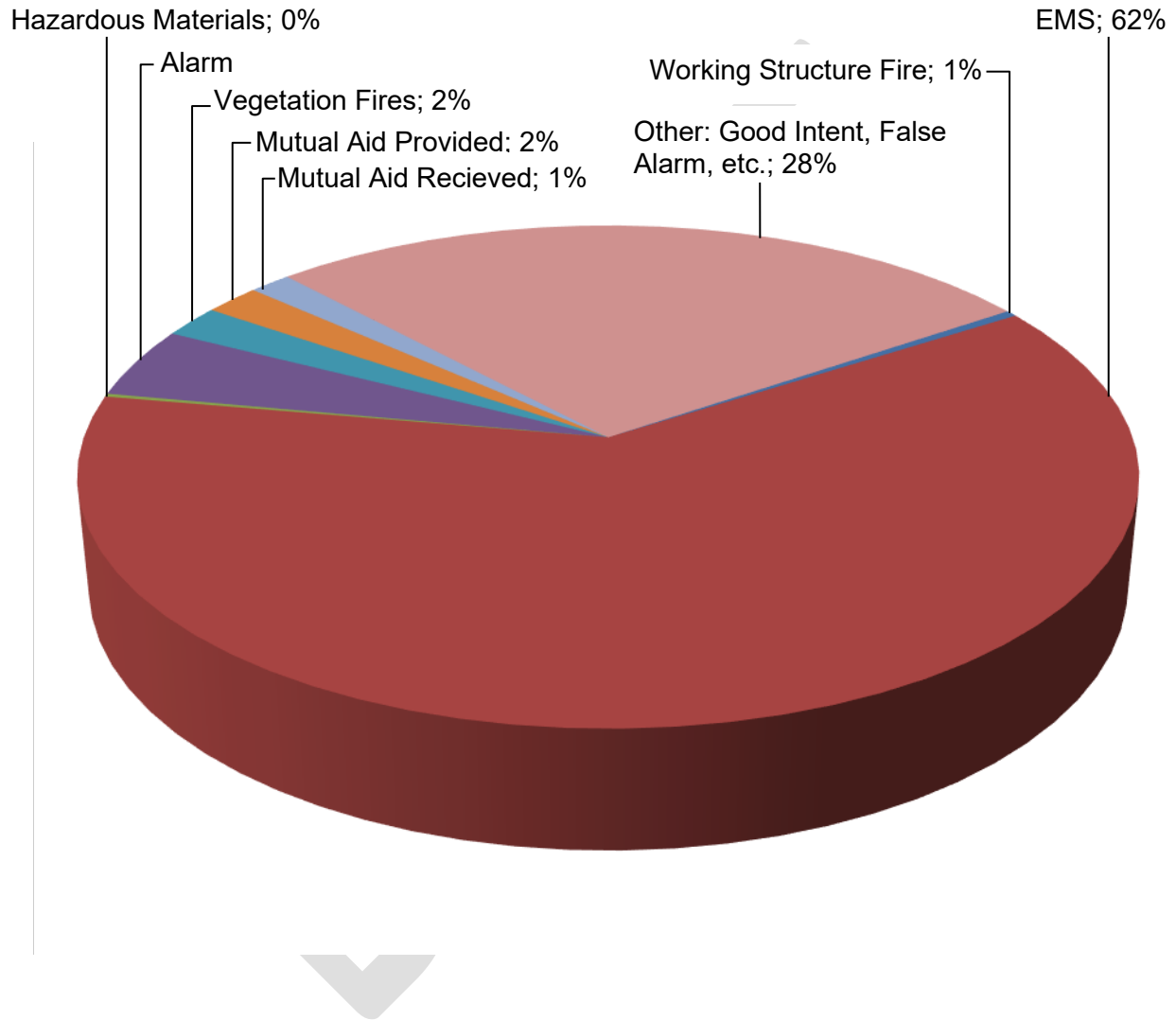
Good: Reliable and requires only routine maintenance

Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls – 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	0%	4
EMS	62%	624
Hazardous materials	0%	2
Alarm	5%	46
Vegetation fires	2%	21
Mutual aid provided	2%	20
Mutual aid received	1%	15
Other: good intent false alarms, etc.	28%	278
TOTAL CALLS	100%	1,010

Calls for Service 2021
Hughson Fire Protection District
Total 1,010 Calls



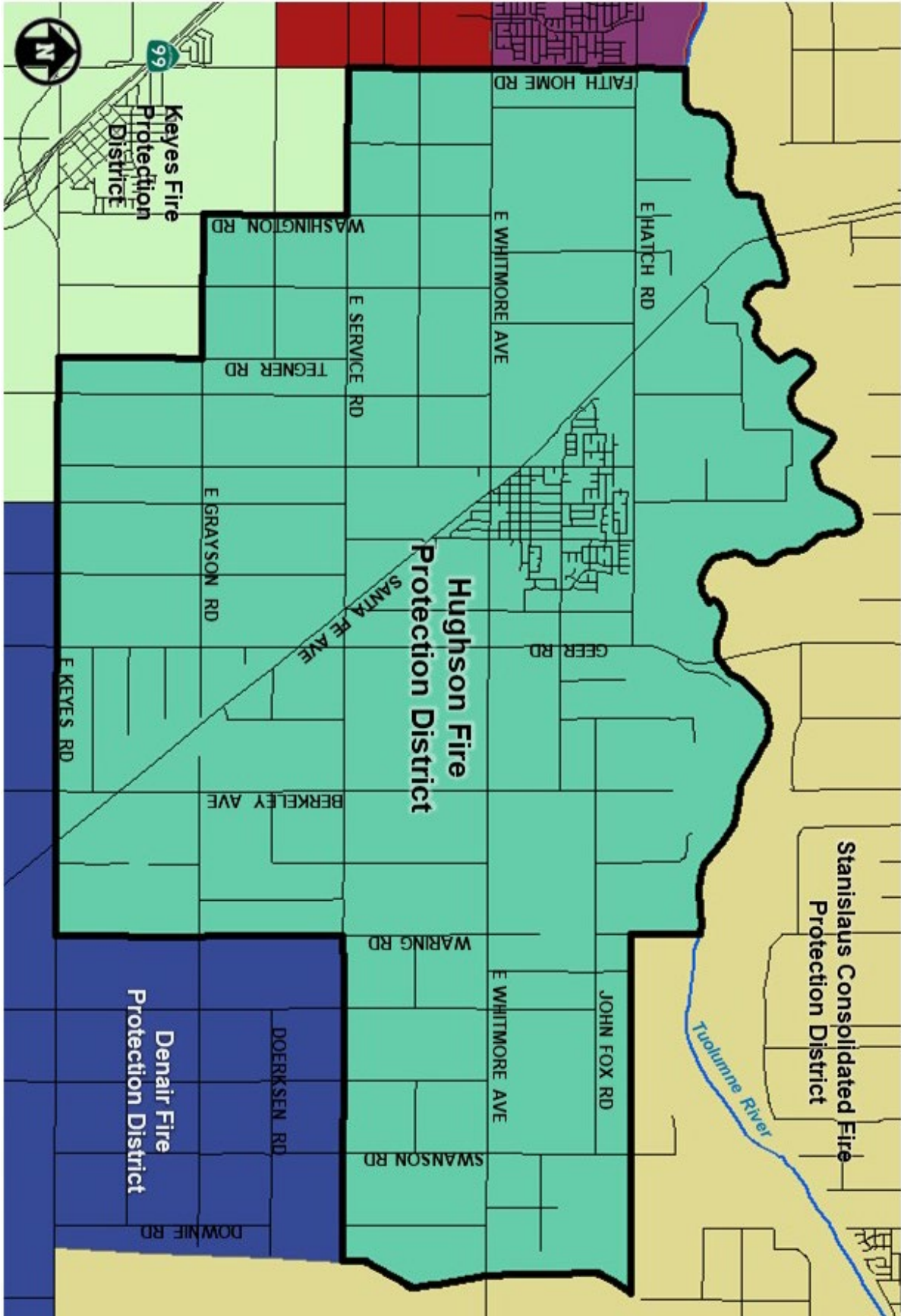
MUNICIPAL SERVICE REVIEW DETERMINATIONS
HUGHSON FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	The District's boundary includes the City of Hughson, where most of the District's population and growth is expected. Population within the City is projected to be 7,862 persons by 2025.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District relies on a volunteer labor force. The District's apparatus bay is within an older building that does not meet current fire station design standards. The building is maintained and kept in good working order. No immediate improvement plans are in development. However, a replacement of the apparatus building will be needed in the future.
4. Financial ability of agencies to provide services	Per capita revenues are typically below the regional average. The District is currently collecting development impact fees and revenue from a special tax approved by voters in 1997. A follow-up measure in 2007 proposing to increase the assessment failed.
5. Status of, and opportunities for, shared facilities	The District is currently part of a countywide mutual aid agreement in which any agency can request general or specialized services from another agency.
6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is elected and serves a four-year term, with no term limitations.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy.	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
HUGHSON FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
<p>1. The present and planned land uses in the area, including agricultural and open-space lands</p>	<p>The current area of the Hughson Fire Protection District is approximately 19,752 acres and is generally located south of the Tuolumne River and east of the City of Ceres. The District includes the Hughson City Limits and Sphere of Influence in its area. The majority of the acreage is agricultural. Land uses within the District also include existing residential, commercial, and industrial uses, particularly in and around the City of Hughson. The Stanislaus County General Plan identifies the unincorporated areas as agricultural. The City of Hughson's General Plan for the area within its Sphere of Influence but outside its existing city limits includes industrial, residential, and urban reserve uses. There are no changes in the planned land uses in the District as a result of this review. The responsibility for land use decisions within the District boundaries is retained by the City of Hughson and Stanislaus County.</p>
<p>2. Present and probable need for public facilities and services in the area</p>	<p>Until such time as the City of Hughson annexes additional land into its City limits, services will continue to be needed at the current demand. Annexation of areas currently designated agricultural and intensity of land use in the area may increase calls and workload. In late 2007, the Hughson City Council approved a contract amendment with NBS Government Services to help form a fire assessment district in order to provide ongoing fire protection funding to help address future growth and expansion of the City.</p>

3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The district currently employs a full-time chief, captain, and has a total of 25 volunteer and 3 full-time firefighters. The community's fire service needs are being met.
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	As noted, the District includes the City of Hughson within its boundaries. There are no other known communities of interest in the area.
5.	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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.	No disadvantaged unincorporated communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act. Additional services, such as sewer and water, are provided through other special districts or by way of private systems.
RECOMMENDATION		
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Hughson Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Hughson FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 7.		



Map 7: Hughson Fire Protection District Boundary and Sphere of Influence

5.5 INDUSTRIAL FIRE PROTECTION DISTRICT

Address: 148 Imperial Ave. Fire Chief: N/A
 City/State/Zip: Modesto, CA 95358 Email: N/A
 Phone: 209-537-3660

SUMMARY

The Industrial Fire Protection District is located between the cities of Ceres and Modesto and consists of predominately developed territory. The entire District boundaries are located within the City of Modesto's and the City of Ceres' Sphere of Influence. In 2007, the District entered into a Joint Exercise of Powers Agreement (JPA) with both Cities for the provision of fire protection services. In 2021 the City of Modesto began providing services for the City of Ceres through a fire service contract. Therefore, the District is currently receiving services from the City of Modesto.

PROFILE

Board of Directors: 5 (Members of the Modesto-Ceres Fire Protection Agency)
 Qualifications: The JPA sets forth the members as the City Managers of Ceres and Modesto, the Director of Public Safety for the City of Ceres, the Fire Chief for the City of Modesto, and the Executive Secretary of the District. Board members are required to file Conflict of Interest Disclosure Statements.
 Meeting Schedule: Annual Meeting held in the month of January.
 Location: 148 Imperial Ave. Modesto, CA 95358

DISTRICT FORMATION & ATTRIBUTES

Formation Date:	1950	Area in Square Miles:	3+/-
Population:	12,947	Acres:	1,946+/-
Fire Stations:	N/A	Average Response Time:	N/A
ISO Rating:	N/A	Agency Duties:	Fire Protection

Funding Sources (2019-2020)

	<u>2019-2020</u>	<u>2019-2020</u>
	<u>Amount</u>	<u>% of Total</u>
Property tax	\$610,343	98%
Fire service fees/parcel tax	\$0	0%
Special assessments	\$0	0%
Homeowners property tax relief	\$0	0%
Development fees	\$0	0%
Contracts for service	\$0	0%
Interest	\$3,657	1%
Sale of fixed assets	\$0	0%
Other miscellaneous	\$5,828	1%
Revenue total	\$619,828	100%

Services Provided

Working structure fires	Contracted	First responder	Contracted
Potential structure fires	Contracted	Fire alarms	Contracted
Vegetation fires	Contracted	Mutual aid - provided	Contracted
Vehicle fires	Contracted	Mutual aid - received	Contracted
Hazardous materials response	Contracted	Water rescue	Contracted
Auto accidents (non-rescue)	Contracted	Trench rescue	Contracted
Auto accidents (with rescue)	Contracted	Public assists	Contracted
Confined space	Contracted	Fire inspections	Contracted
Incident command operations	Contracted	Technical rescue	Contracted
Public assists	Contracted	Decontaminate	Contracted
EMS	Contracted	Other	Contracted

Staffing

Full-time firefighters	C	Staff certified as FF1	C
Part-time firefighters	C	Staff certified as FF2	C
Volunteer firefighters (paid)	C	Staff certified as EMT	C
Volunteer firefighters (non-paid)	C	Certified fire officers	C
Reserves	C	Sworn	C
Administrative staff	C	Paid part time employees	C
Paid full-time employees	C		

C: Contracted

Training Compliance

NIMS 700/800	N/A	ICS 200	N/A
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
#1	148 Imperial Ave	N/A	N/A	N/A
#2	830 Pecos Ave	N/A	N/A	N/A

Condition
 Poor: Replacement or major renovations needed Good: Reliable and requires only routine maintenance
 Fair: Non-routine renovations, upgrading and repairs Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	Unknown	Unknown
EMS	Unknown	Unknown
Hazardous materials	Unknown	Unknown
Alarm	Unknown	Unknown
Vegetation fires	Unknown	Unknown
Mutual aid provided	Unknown	Unknown
Mutual aid received	Unknown	Unknown
Other: good intent false alarms, etc.	Unknown	Unknown
TOTAL CALLS	Unknown	Unknown

MUNICIPAL SERVICE REVIEW DETERMINATIONS
INDUSTRIAL FIRE PROTECTION DISTRICT

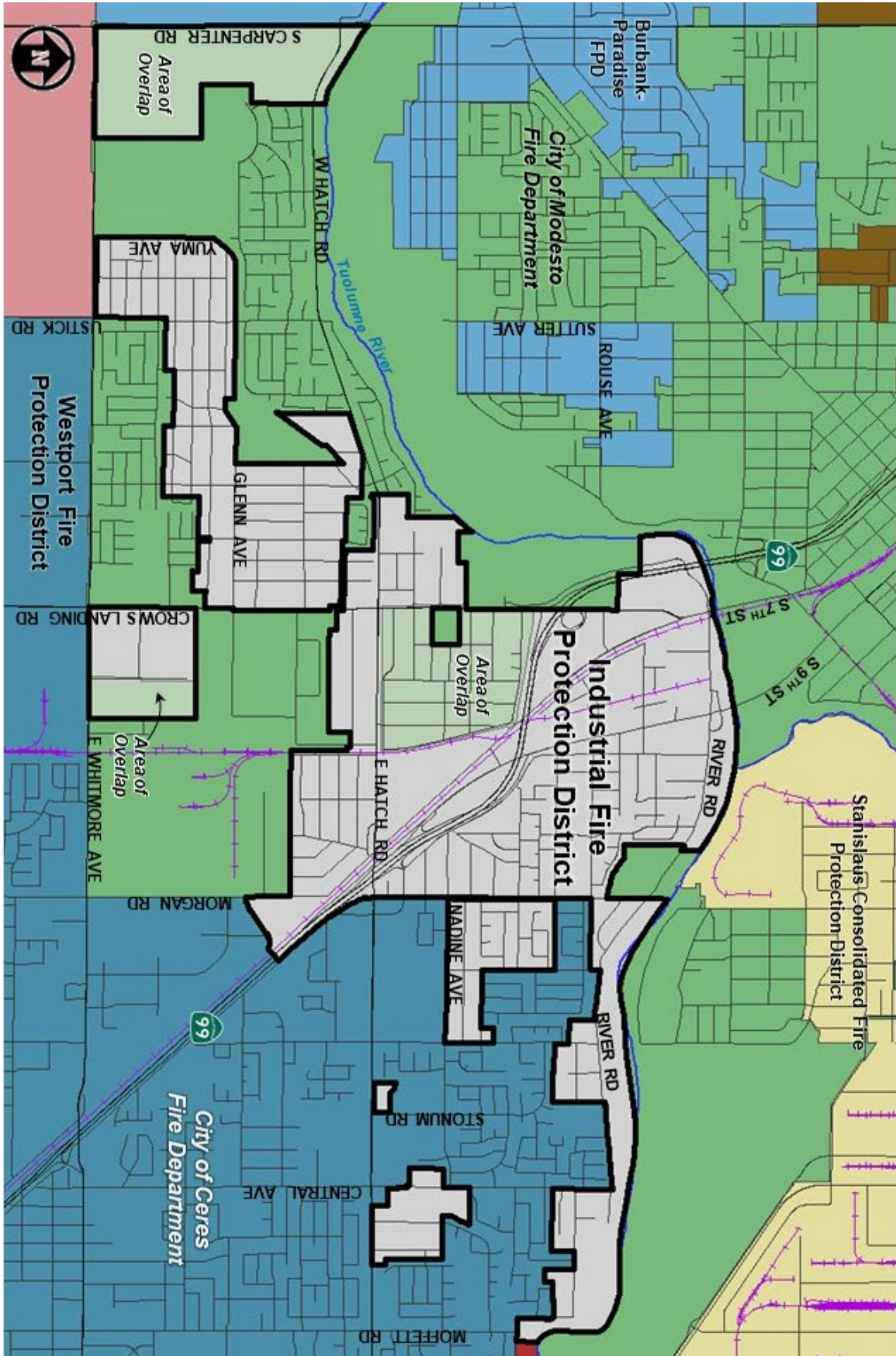
FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area.	The District is fully within the Spheres of Influence of the City of Modesto and City of Ceres. The majority of the area contains existing residential and commercial development.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Based on annual median household income, the Bystrum Neighborhood (within the City of Ceres' SOI), Bret Harte, Parklawn, part of the Shackelford, and portions of West Modesto (within the City of Modesto's SOI) Neighborhoods are identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	<p>In 2007, a Joint Exercise of Powers Agreement (JPA) was executed by the District, the City of Modesto, and the City of Ceres to create the Modesto-Ceres Fire Protection Agency. This agreement allows each City to provide fire protection services in the areas within their respective Spheres of Influence, while collecting and dividing the revenues normally collected by the District in these areas.</p> <p>In 2021 the City of Modesto began providing fire protection services for the City of Ceres through a five-year contract. As a result, the City of Modesto is currently the sole provider of fire protection services for the Industrial Fire Protection District.</p>
4. Financial ability of agencies to provide services	Per capita revenues are below the regional median. The District collects a special tax (approved in 1983) and an annual assessment (approved in 1990). Neither has been increased since their original voter approval. The District does not currently collect fire facilities impact or development impact fees.
5. Status of, and opportunities for, shared facilities	The District benefits from services provided by the Modesto-Ceres Fire Protection Agency JPA.
6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by the JPA's Board of Directors comprised of 5 members. Board Members are made up of staff representatives from each agency.
7. Any other matter related to effective or efficient service delivery, as required by	None at this time.

DRAFT

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
INDUSTRIAL FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
<p>1. The present and planned land uses in the area, including agricultural and open-space lands</p>	<p>The current area of the Industrial Fire Protection District is approximately 1,946 acres and is generally located between the cities of Ceres and Modesto. The entire District falls within the Spheres of Influence of the City of Ceres and the City of Modesto. Land uses within the District include existing residential, commercial, industrial, as well as small areas of agricultural and vacant land. The Stanislaus County General Plan identifies the area as low-density residential, medium-density residential, industrial, and commercial. There are no changes in the planned land uses in the District as a result of this review. The responsibility for land use decisions within the District boundaries is retained by Stanislaus County.</p>
<p>2. Present and probable need for public facilities and services in the area</p>	<p>Until such time as the City of Modesto or City of Ceres annexes the lands within the District, services will continue to be needed at the current demand. Annexation of the underdeveloped areas and/or intensity of land use may increase calls and workload. Due to the District's diminishing sphere, annexation would also mean detachment from the District, leading services to be provided by the Modesto or Ceres fire department. Given the District's size and location within the two city spheres, it could easily be consolidated or merged at some point in the future. Prior to annexation of all or part of the territory to the City of Modesto or City of Ceres, the cities should be consulted to determine their intentions for the future of the District.</p>
<p>3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide</p>	<p>The District functions under a JPA with the City of Ceres and City of Modesto providing fire protection services in the area.</p>

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	Communities of interest in the area include the Shackelford and Bret Harte neighborhoods, which are already developed and currently receiving water and sewer services from Modesto. The District also includes a Stanislaus-Ceres Redevelopment area which is being provided with sewer services by the City of Ceres. The District is also made up of island and peninsula areas surrounded by Ceres and Modesto.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence	The Bystrum, Bret Harte, Parklawn Neighborhoods and portions of unincorporated West Modesto are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. The District currently contracts with the City of Ceres and City of Modesto for fire protection services. Additional services, such as sewer and water are provided through other special districts or by way of private systems.
RECOMMENDATION	
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Industrial Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Industrial FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 8.	



Map 8: Industrial Fire Protection District Boundary and Sphere of Influence

5.6 KEYES FIRE PROTECTION DISTRICT

Address: 5627 7th St.
 Mail: Post Office Box 827
 City/State/Zip: Keyes, CA 95328
 Phone: 209-634-7690

Fire Chief: Raj Singh
 Email: rsingh@keyesfire.com
 Website: www.keyesfire.com

SUMMARY

The Keyes Fire Protection District is located between the cities of Ceres and Turlock, and along Highway 99. The boundary includes the unincorporated community of Keyes and is adjacent to the Ceres, Hughson, Denair, Turlock Rural, and Mountain View Fire Protection District. Small portions of district boundaries are currently within the City of Ceres of Turlock's Sphere of Influence.

PROFILE

Board of Directors: Ladd Hackler, Josh Estermann, Bob Cheseldine, Manesh Chand, and John Nydam
 Qualifications: Appointed by Board of Supervisors. Board members are required to file Conflict of Interest Disclosure Statements. Board Members do not receive compensation to attend Board of meetings.
 Meeting Schedule: Second Tuesday of each month at 7:00 p.m.
 Location: 5629 7th St.



DISTRICT FORMATION & ATTRIBUTES

Formation Date:	1960	Area in Square Miles:	22
Population:	6,341	Average Response Time:	5-7 minutes in town
Fire Stations:	1		10-15 minutes rural areas
ISO Rating:	4	Agency Duties:	Fire protection

Funding Sources (2020 Audit)

	<u>2020</u> Amount	<u>2020</u> % of Total
Property tax	\$207,544	35%
Fire service fees/parcel tax	\$0	0%
Special assessments	\$278,950	0%
Homeowners property tax relief	\$0	0%
Subtotal taxes and assessments	\$0	47%
Development fees	\$23,126	4%
Contracts for service	\$0	0%
Interest	\$28,410	5%
Sale of fixed assets	\$0	0%
Other miscellaneous	\$51,521	9%
Revenue total	\$589,551	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	
Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	
Incident command operations	✓	Technical rescue	✓
Public assists	✓	Decontaminate	✓
EMS	✓	Other	

Staffing

Full-time firefighters	1	Staff certified as FF1	16
Part-time firefighters	0	Staff certified as FF2	0
Volunteer firefighters (paid)	2	Staff certified as EMT	7
Volunteer firefighters (non-paid)	19	Certified fire officers	N1
Reserves	0	Sworn	0
Administrative staff	1	Paid part time employees	1
Paid full-time employees	1		

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
1	5627 7 th St.	Poor	4 Engines	1-3 depending on shift

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

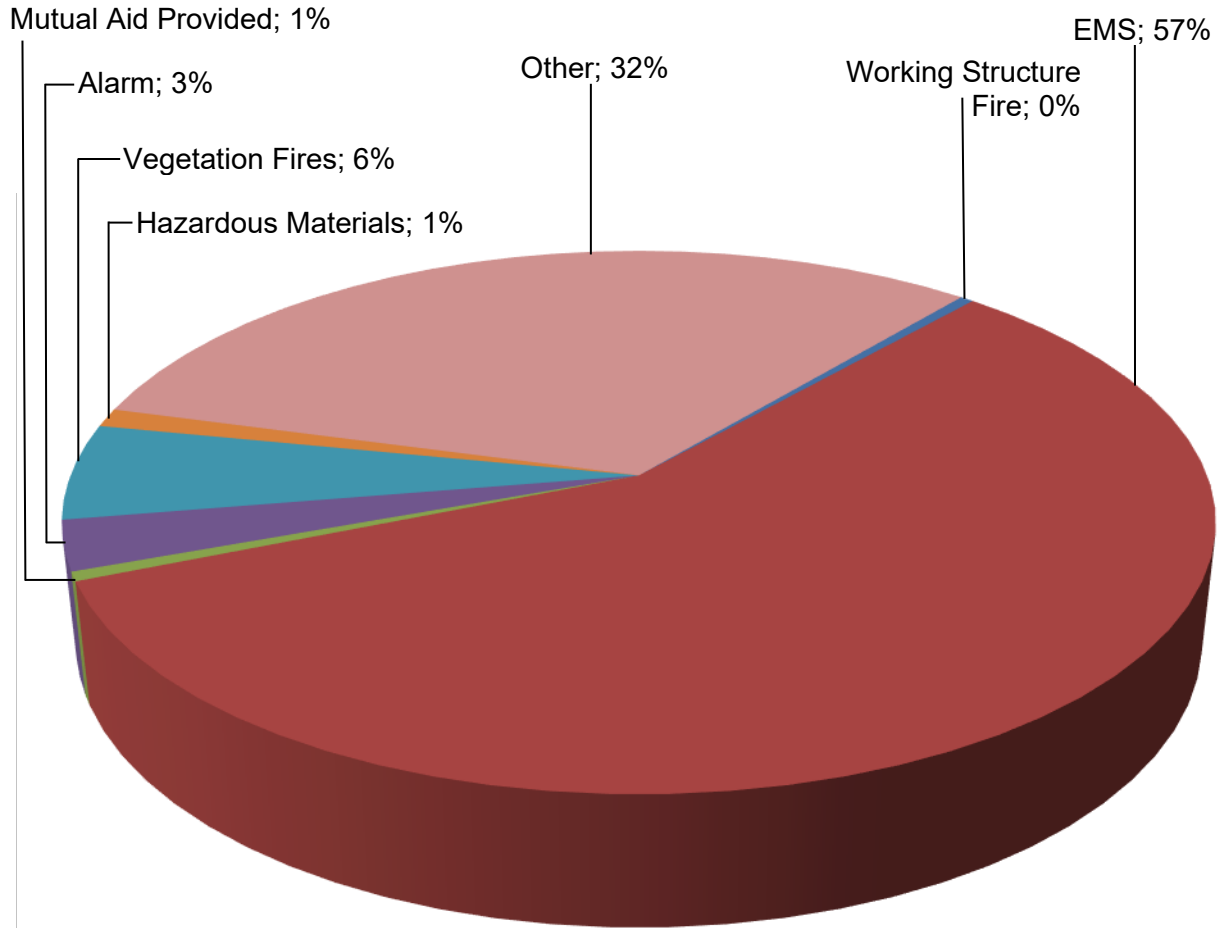
Good: Reliable and requires only routine maintenance

Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls - 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	0%	4
EMS	57%	521
Hazardous materials	1%	5
Alarm	3%	27
Vegetation fires	6%	52
Mutual aid provided	1%	10
Mutual aid received	0%	0
Other	32%	290
TOTAL CALLS	100%	909

**Calls for Service
Keyes Fire Protection District
Total 909 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
KEYES FIRE PROTECTION DISTRICT

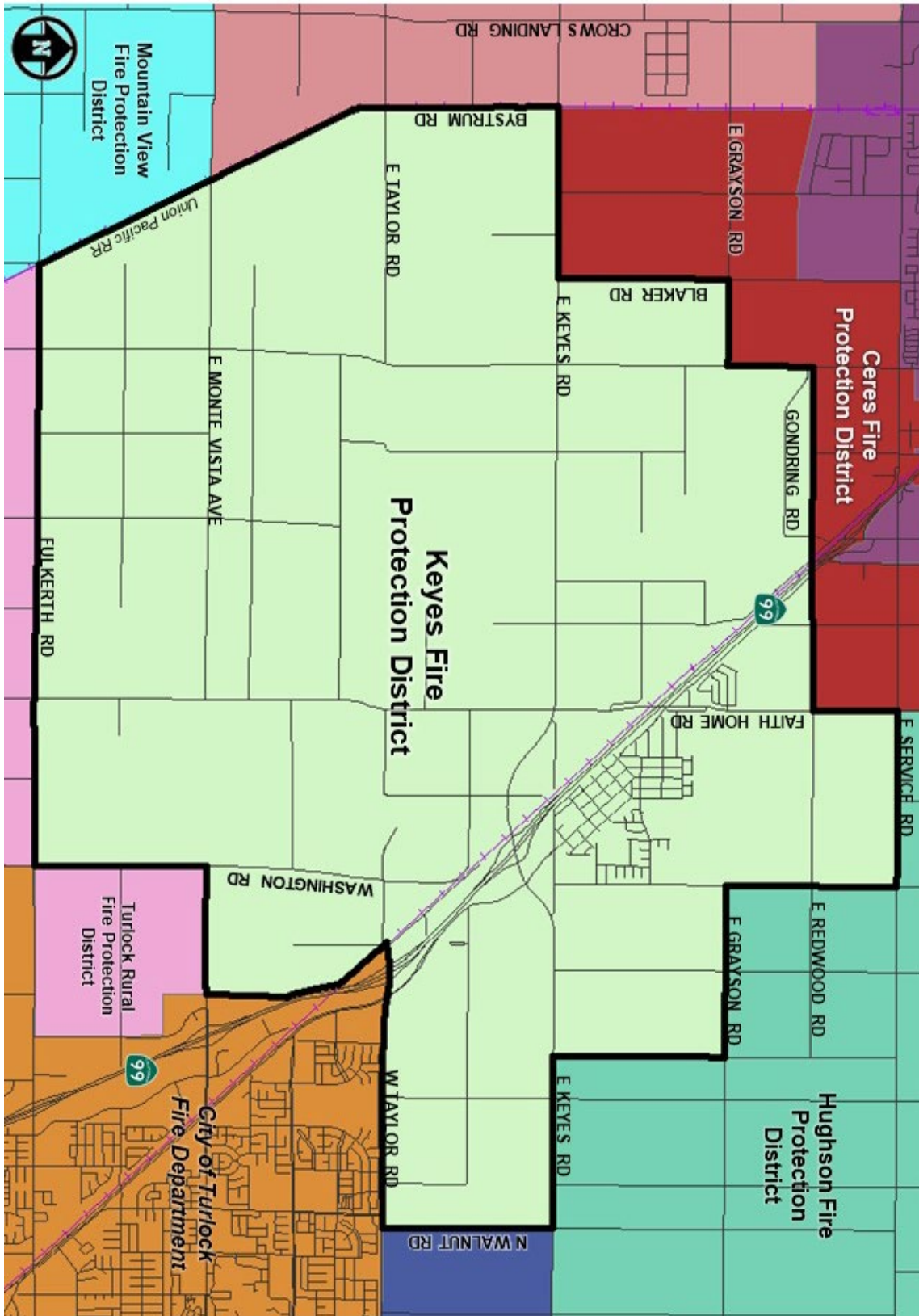
FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	Growth is limited. New housing units, part of approved subdivisions within the district, will increase demand for services.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Based on annual median household income, the unincorporated community of Keyes is identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. No additional DUCs have been identified within or contiguous to the District's sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District is currently in the process of designed a new fire station to replace the current station within the current footprint. Once the design process is done, the district will look at different financing options, including loans and grants
4. Financial ability of agencies to provide services.	The District relies on volunteer labor force. The District receives funding from benefit assessments, development fees and property taxes. In 2014, District voters approved an increased fire suppression assessment, updating its prior assessment from 1989. Revenues from the new assessment are expected to bring per capita revenues closer to the regional average.
5. Status of, and opportunities for, shared facilities	The District does not currently have a memorandum of understanding with other Districts. The District does provide and receive mutual aid as requested and/or needed.
6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serves a three-year term, with a two-term limitation (only if opposed). The District currently has two vacancies on its board.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
KEYES FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Keyes Fire Protection District is approximately 14,071 acres and is generally located between the cities of Ceres and Turlock, along Highway 99. The District includes the unincorporated community of Keyes. A small portion of the District (approximately 110 acres) falls within the City of Ceres Sphere of Influence (SOI). Land uses within the District include agricultural and vacant land, as well as existing residential, commercial in the community of Keyes, and businesses along Highway 99. The Stanislaus County General Plan identifies the majority of the area as Agriculture, with the exception of the Keyes Community Plan area (low-density residential and commercial) and Planned Development designations along Highway 99. There are no changes in the planned land uses in the District as a result of this review. The responsibility for land use decisions within the District boundaries is retained by Stanislaus County.
2. Present and probable need for public facilities and services in the area	Due to the District’s diminishing sphere, annexation in the small northern area would also mean detachment from the District, leading services to be provided by the City of Ceres fire department. Until such time as the City of Ceres annexes the lands within the small, overlapping sphere area of the District, services will continue to be needed at the current demand. Annexation of this area or intensity of land uses in the Keyes area may increase calls and workload.
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District relies on a volunteer labor force.

4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	As mentioned, the unincorporated community of Keyes falls within the District's boundaries and a small portion of the City of Ceres SOI overlaps into the District. Due to recent annexations by the City of Turlock, the District's boundaries no longer overlap into Turlock's Sphere of Influence. There are no other known communities of interest in the area.
5.	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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence	The community of Keyes is identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. A new fire station is currently being planned to replace the existing one. Staff increases to keep up with emergency demand are likely to occur. Additional services, such as sewer and water are provided through other special districts or by way of private systems.
RECOMMENDATION		
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Keyes Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Keyes FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 9.		

Map 9: Keyes Fire Protection District Boundary and Sphere of Influence



5.7 MOUNTAIN VIEW FIRE PROTECTION DISTRICT (Information is as of 2016 as the District did not respond)

Address: 9633 Crows Landing Rd. Fire Chief: Carlos Melo
 City/State/Zip: Crows Landing, CA 95313-9602 Email: cmelomvfd@gmail.com
 Phone: 209-634-4766 Website: www.mtviewfire.com

SUMMARY

The Mountain View Fire Protection District is located east of the San Joaquin River and adjacent to the Stanislaus-Merced County line. The district includes territory described as entirely agricultural and rural. There are no unincorporated communities within the district boundaries, and it has no territory within a city Sphere of Influence. District boundaries are adjacent to the West Stanislaus, Turlock Rural, Keyes, and Westport Fire Protection Districts.

PROFILE

Board of Directors: Don Clark, Albert M. Mendes Jr., Joseph Oliveira, Gary A. Larson, and Scott Cole
 Qualifications: Appointed by the Board of Supervisors
 Meeting Schedule: Second Monday of each month at 4:30 p.m.
 Location: Mountain View Fire Station #1, 9633 Crows Landing Rd.



DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1943 Area in Square Miles: 48.5
 Population: 2,800 Average Response Time: Not provided
 Fire Stations: 2 Agency Duties: Fire protection
 ISO Rating: 8/10

Funding Sources (2017-2018)

	<u>2017-2018</u> Amount	<u>2017-2018</u> % of Total
Property tax	\$96,736	54%
Special assessments	\$62,316	35%
Other income	\$13,017	7%
Interest	\$2,396	1%
Developer fees	\$5,077	3%
Revenue total	\$179,542	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response		Water rescue	

Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	
Incident command operations	✓	Technical rescue	
Public assists	✓	Decontaminate	
EMS	✓	Other	

Staffing			
Full-time firefighters	0	Staff certified as FF1	0
Part-time firefighters	0	Staff certified as FF2	0
Volunteer firefighters (paid)	0	Staff certified as EMT	0
Volunteer firefighters (non-paid)	14	Certified fire officers	0
Reserves	0	Sworn	0
Administrative staff	0	Paid part time employees	0
Paid full-time employees	0		

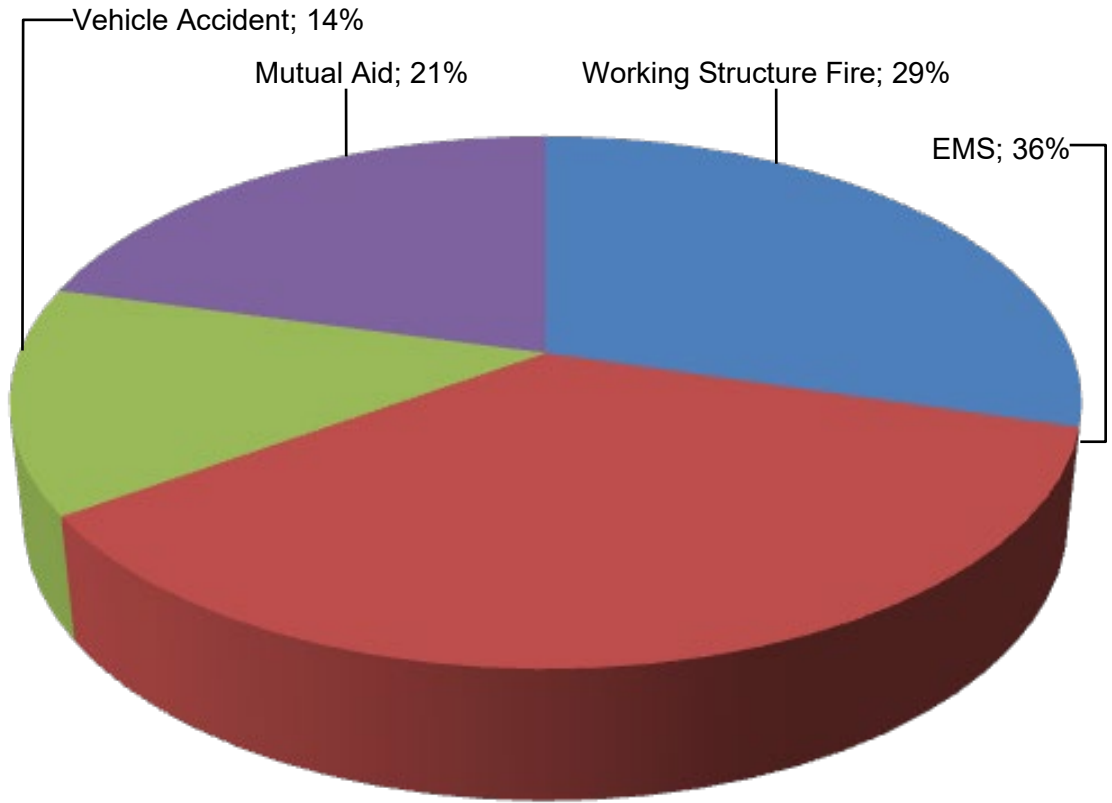
Training Compliance			
NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure				
Station	Location	Condition	Apparatus	Staffing per Apparatus (FTE)
#1	9633 Crows Landing Rd Bradbury Rd (w/o S.	N/A	3	N/A
#2	Faith Home Rd)	N/A	1	N/A

Condition
 Poor: Replacement or major renovations needed Good: Reliable and requires only routine maintenance
 Fair: Non-routine renovations, upgrading and repairs Excellent: Less than 10 years, minimal maintenance needed

Calls for Service		
<u>Annual Calls - 2012</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	29%	45
EMS	36%	55
Vehicle Accident	14%	21
Mutual Aid	21%	32
TOTAL CALLS	100%	153

**Calls for Service
Mountain View Fire Protection District
Total 153 Calls
(2016 data – District did not respond with current data)**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
MOUNTAIN VIEW FIRE PROTECTION DISTRICT

	FACTORS TO BE ADDRESSED	DETERMINATION
1.	Growth and population projection for the affected area.	The District serves a rural area of Stanislaus County. Significant growth is not anticipated at this time.
2.	The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	No Disadvantaged Unincorporated Communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3.	Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District relies on volunteer labor force. A fire facilities fee study was completed in 2010 that noted that although the District's volunteers sleep at Fire Station No. 1 overnight to improve response times, there are no separate sleeping quarters. The study also recommended a facilities master plan. The District did not provide an update to verify if changes have been made based on the study.
4.	Financial ability of agencies to provide services	As a result of the 2010 study, a fire facilities impact fee was adopted for the District. The District also receives funding through a special assessment that was approved in 1986. Per capita revenues are below the regional average. According to the State Controller's office, the latest reported revenue for the District is \$177,348, which was reported in 2020.
5.	Status of, and opportunities for, shared facilities	The District is currently involved in automatic aid with other Districts which improves efficiency and effectiveness.
6.	Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serve a three-year term, with a two-term limitation. LAFCO staff has attempted to contact the District on many occasions through mail, email and telephone but has been unsuccessful.
7.	Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
MOUNTAIN VIEW FIRE PROTECTION DISTRICT

	FACTORS TO BE ADDRESSED	DETERMINATION
1.	The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Mountain View Fire Protection District is approximately 31,026 acres and is generally located south of Monte Vista Avenue, between the San Joaquin River and Union Pacific Railway. Land uses within the district include agricultural and vacant land. The Stanislaus County General Plan identifies the entire area within the District's boundaries as Agriculture. This designation is not expected to change near future. Additionally, there are no changes in the planned land uses in the District as a result of this review.
2.	Present and probable need for public facilities and services in the area	No part of the District's boundary is within the Sphere of Influence of a city, therefore the District's Sphere of Influence is considered non-diminishing. Based on present and planned land uses, there is a continued need for services in the area, although growth is limited based on agricultural designations.
3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District is currently involved in automatic aid which improves efficiency and effectiveness of services.
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	There are no known communities of interest in the area.

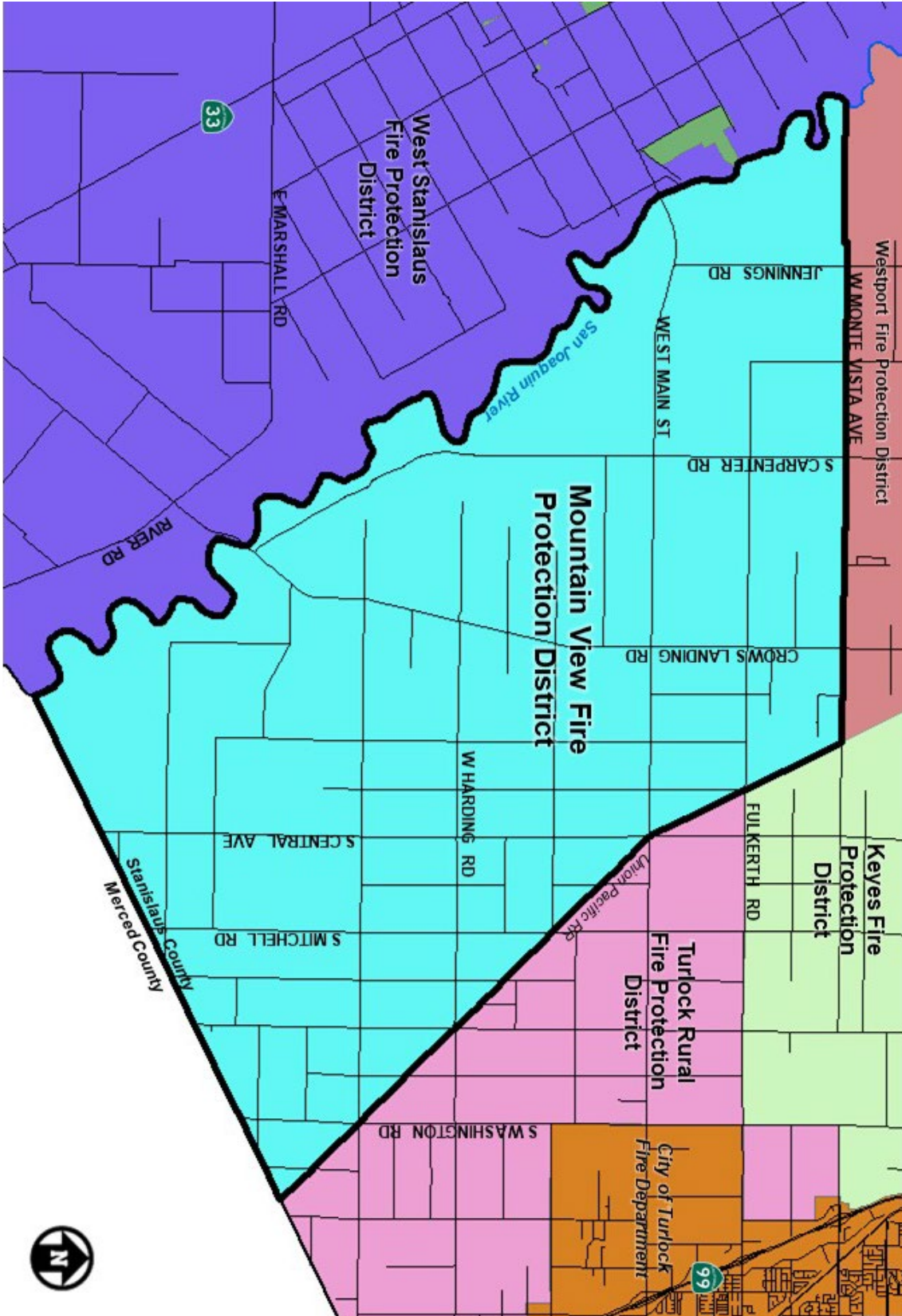
<p>5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence</p>	<p>No Disadvantaged Unincorporated Communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act. Additional services, such as sewer and water, are provided through other special districts or by way of private systems.</p>
---	---

RECOMMENDATION

Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Mountain View Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Mountain View FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 10.

DRAFT

Map 10: Mountain View Fire Protection District Boundary and Sphere of Influence



5.8 OAKDALE RURAL FIRE PROTECTION DISTRICT

Physical Address:	409 12 th St.	Contact:	Tim Tietjen, Assistant Chief
City/State/Zip:	Modesto, CA 95354		Modesto Fire Department
Mailing Address:	PO BOX 932	Phone:	209-552-3862
City/State/Zip:	Oakdale, CA 95361	Email:	tietjen@modestofire.com
Website:	www.oakdalefireprotectiondistrict.org		

SUMMARY

The Oakdale Rural Fire Protection District is located in the northern portion of Stanislaus County. The district serves the unincorporated communities of Valley Home, Knights Ferry, East Oakdale and Northern County area. District boundaries surround the City of Oakdale; and, as such, portions are within the City of Oakdale's sphere of influence. Boundaries are adjacent to the Stanislaus Consolidated Fire Protection District and the San Joaquin County and Calaveras County lines.

PROFILE

Board of Directors: Rodney Gambini, Paul Rivera, Eric Feichter, Steve Guerrero, and Erick Vandever

Qualifications: Appointed by the Board of Supervisors. Board members are required to file Conflict of Interest Disclosure Statements. Board Members do not receive compensation to attend Board meetings.

Meeting Schedule: Second Thursday of the month at 10:00 a.m.

Location: Rotating every month between the Knights Ferry Community Center, Valley Home Fire Station and CALFire Station #1

DISTRICT FORMATION & ATTRIBUTES

Formation Date:	1945	Area in Square Miles:	233
Population:	12,147	Average Response Time:	6-12 minutes
Fire Stations:	3	Agency Duties:	Fire protection / EMS
ISO Rating:	4/4Y		

Funding Sources (Two-Year Period)

	2018-2019		2019-2020	
	Amount	% of Total	Amount	% of Total
Property tax	\$678,144	67%	\$717,915	72%
Mitigation Fees	\$51,200	5%	\$50,254	5%
Lease Revenue	\$19,800	2%	\$21,200	2%
Development fees	\$54,070	5%	\$50,841	5%
Interest	\$21,617	2%	\$31,965	3%
Other miscellaneous	\$180,143	18%	\$125,342	13%
Revenue total	\$1,004,974	100%	\$997,517	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	✓
Auto accidents (with rescue)	✓	Public assists	✓
Confined space	✓	Fire inspections	✓
Incident command operations	✓	Technical rescue	✓
Public assists	✓	Decontaminate	✓
EMS	✓	Other	

Staffing

Full-time firefighters	C	Staff certified as FF1	C
Part-time firefighters	C	Staff certified as FF2	C
Volunteer firefighters (paid)	C	Staff certified as EMT	C
Volunteer firefighters (non-paid)	C	Certified fire officers	C
Reserves	C	Sworn	C
Administrative staff	C	Non-Sworn	C
Paid full-time employees	C	Paid part time employees	C

C: Contracted

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
1	1398 E. F St. Oakdale	Fair	0	Leased Out
29	17700 Main St. Knights Ferry	Fair	2	3
30	13200 Valley Home Rd. Oakdale	Good	3	Not Staffed

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

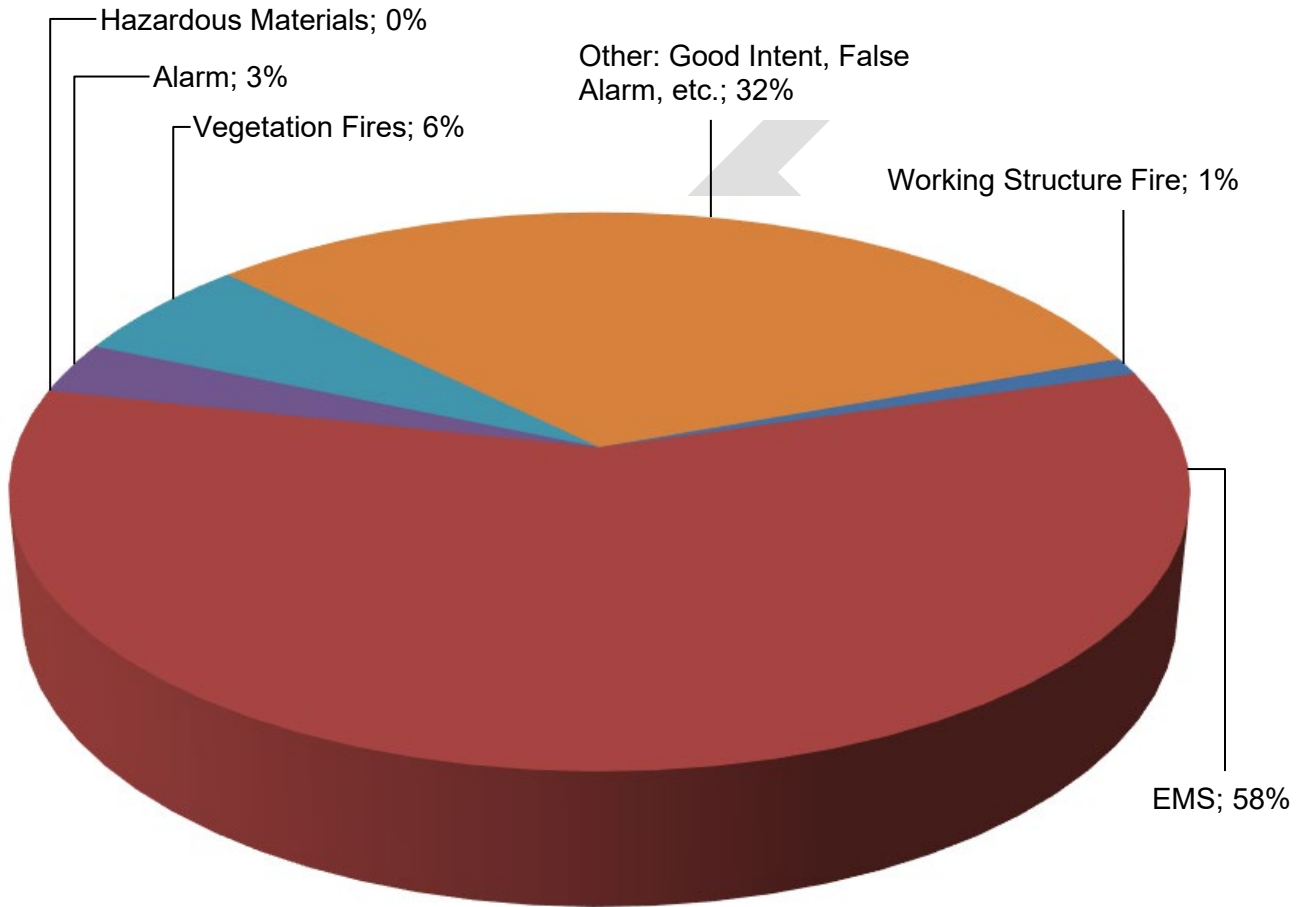
Good: Reliable and requires only routine maintenance

Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls - 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	1%	9
EMS	58%	694
Hazardous materials	0%	2
Alarm	3%	40
Vegetation fires	6%	71
Other: good intent false alarms, etc.	32%	384
TOTAL CALLS	100%	1,200

**Calls for Service
Oakdale Rural Protection District
Total 1,200 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
OAKDALE RURAL FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	The District's territory includes the unincorporated communities of Valley Home, Knights Ferry, East Oakdale and the northern most portions of the County. Significant growth is not anticipated in these communities. A small portion of the District's territory is currently overlapped by the City of Oakdale's Sphere of Influence, where the City projects modest growth may occur over the next 20 years.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	No Disadvantaged Unincorporated Communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District has entered into a full contract for services with the Modesto City Fire Department as of July of 2019. The contract for services model has been successful with the City of Modesto and the District will evaluate its contract at the end of the 5-year term in 2027.
4. Financial ability of agencies to provide services	The District currently collects a special tax and fire facilities impact fees. According to the District's most recent audit, there are concerns that general expenses continue to outpace the increases in revenue sources. In 2020, the District's Board held a Special Election requesting voters approve an increase in the special assessment on all parcels in the District to provide funding to enable the District to operate two Fire Stations with full staffing. The tax measure was defeated. The District has looked into generating additional revenues from fire recovery.
5. Status of, and opportunities for, shared facilities	The District currently contracts for fire protection services with the City of Modesto.

6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serves a three-year term, with a two-term limitation.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

DRAFT

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
OAKDALE RURAL FIRE PROTECTION DISTRICT

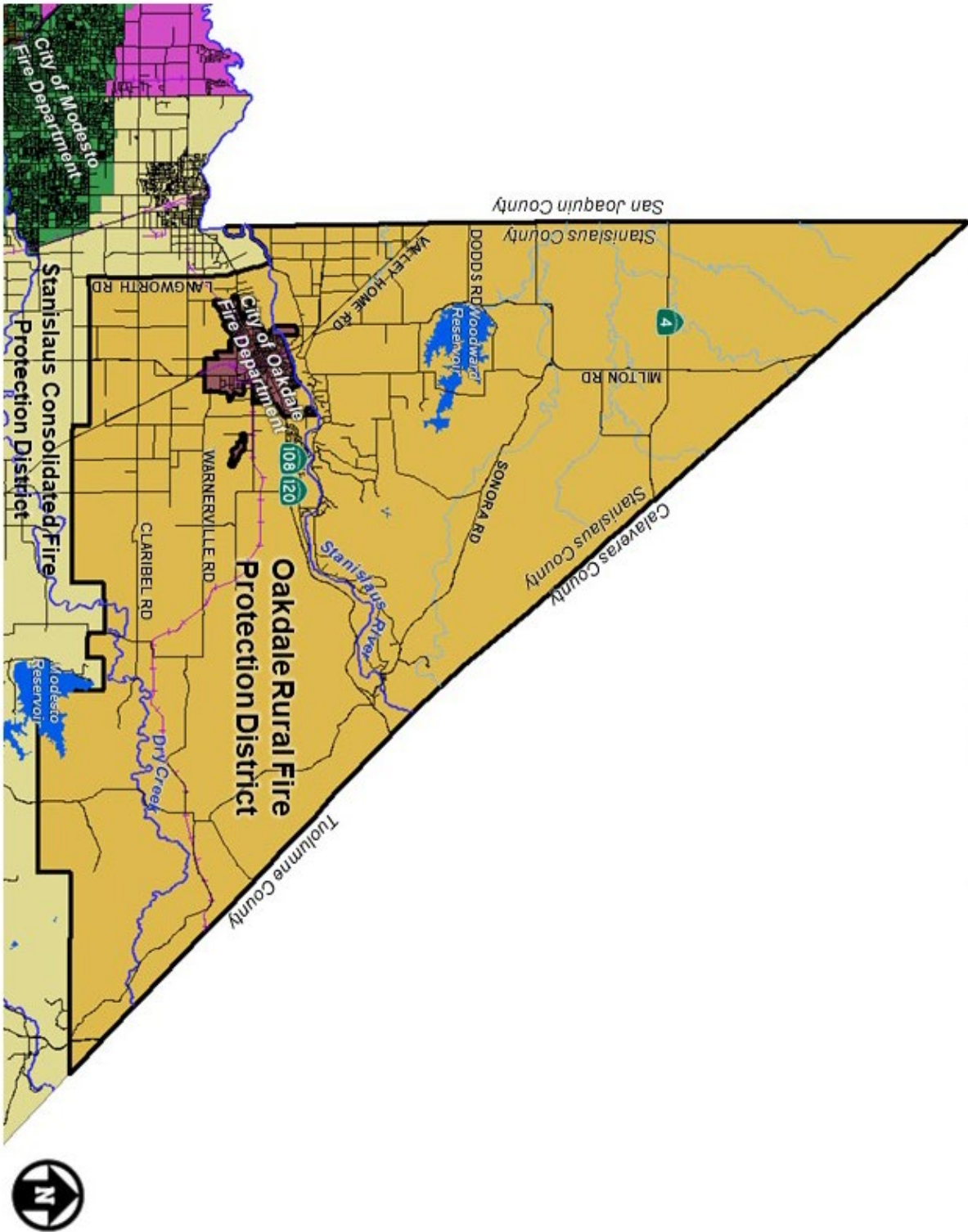
	FACTORS TO BE ADDRESSED	DETERMINATION
1.	The present and planned land uses in the area, including agricultural and open-space lands	The majority of the District’s territory is currently designated Agriculture on the County’s General Plan. The existing unincorporated communities of Valley Home, Knights Ferry, and East Oakdale, are also within the District’s boundary and sphere of influence, although little to no growth is planned in these areas. A portion of the District is overlapped by the City of Oakdale’s Sphere of Influence. Due to this overlap, the District has historically had what is referred to as a diminishing sphere of influence, as Commission policies generally prefer that as areas are annexed to the City of Oakdale, they are detached from the District. In 2015, an exception to this occurred, as the City and District negotiated an agreement that provided for annexation without detachment.
2.	Present and probable need for public facilities and services in the area	The need for fire protection services in the area is not expected to diminish. The District has recognized that expansion of areas around the City of Oakdale will create an increased demand for services and as such has negotiated an agreement with the City of Oakdale’s Fire Department regarding future jurisdictional changes.
3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The District has indicated that is has the ability to accommodate current and future development within its service boundaries. .
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	The unincorporated communities of Valley Home, Knights Ferry, and East Oakdale may be considered communities of interest in the area. The entirety of these communities fall within the existing boundaries of the District.

<p>5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence</p>	<p>As there are no known disadvantaged unincorporated communities within the District's Sphere of Influence, this factor is not applicable.</p>
---	---

RECOMMENDATION

Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Oakdale Rural Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Oakdale Rural FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 11.

DRAFT



Map 11 : Oakdale Rural Fire Protection District Boundary and Sphere of Influence

5.9 SALIDA FIRE PROTECTION DISTRICT

Address: 5551 Ciccarelli Rd. Fire Chief: Kevin Wise (Asst. Chief)
 Mail: Post Office Box 1335 Email: kwise@modestofire.com
 City/State/Zip: Salida, CA 95368-1335 Contact: Danielle Denczek, District Secretary
 Phone: 209-545-0365

SUMMARY

The Salida Fire Protection District is located south of the Stanislaus River, west of McHenry Avenue, and north of Shoemake Avenue. The district is adjacent to the northwesterly portion of the city of Modesto and includes the unincorporated community of Salida, the largest in Stanislaus County. Portions of the district's boundaries are within the City of Modesto's Sphere of Influence. The district is adjacent to the Stanislaus Consolidated and Woodland Avenue Fire Protection Districts. The District is currently being served by the City of Modesto for fire protection services.

PROFILE

Board of Directors: Mark Riggins, Thomas Reese Bert, Susan Dignan, Mark Stone, and Tana Goff
 Qualifications: Elected per Measure U
 Meeting Schedule: Third Thursday of every month at 7:00 p.m.
 Location: Salida Fire Station, 5551 Ciccarelli Rd. in Salida.

DISTRICT FORMATION & ATTRIBUTES

Formation Date:	1942	Area in Square Miles:	42+/-
Population:	19,819	Acres:	26,723+/-
Fire Stations:	3	Average Response Time:	05:21 minutes (2023)
ISO Rating:	4/8Y	Agency Duties:	Fire Protection/EMS

Funding Sources (2019-2020)

	<u>2019-2020</u>	<u>2019-2020</u>
	<u>Amount</u>	<u>% of Total</u>
Property tax	\$997,177	51%
Special assessments	\$410,331	21%
Interest	\$9,119	0%
Contributions	\$332,310	17%
Grant Revenue	\$104,762	5%
Other Income	\$84,918	4%
Development Fees	\$34,985	2%
Revenue total	\$1,973,602	100%

Services Provided

Working structure fires	✓	First responder	
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	✓
Auto accidents (with rescue)	✓	Public assists	✓
Confined space	✓	Fire inspections	✓
Incident command operations	✓	Technical rescue	✓
Public assists	✓	Decontaminate	✓
EMS	✓	Other	

Staffing

Full-time firefighters	9	Staff certified as FF1	3
Part-time firefighters	1	Staff certified as FF2	0
Volunteer firefighters (paid)	0	Staff certified as EMT	3
Volunteer firefighters (non-paid)	0	Certified fire officers	1
Reserves	0	Sworn	9
Administrative staff	0	Non-Sworn	0
Paid full-time employees	9	Paid part time employees	1

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
1	4820 Salida Blvd.	Good	Typ1 Eng, Typ III Eng, Water Tender	3 (24/7)
2	1330 Ladd Rd.	Poor	None	Unstaffed
3	5551 Ciccarelli Rd.	Excellent	None	Unstaffed

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

Good: Reliable and requires only routine maintenance

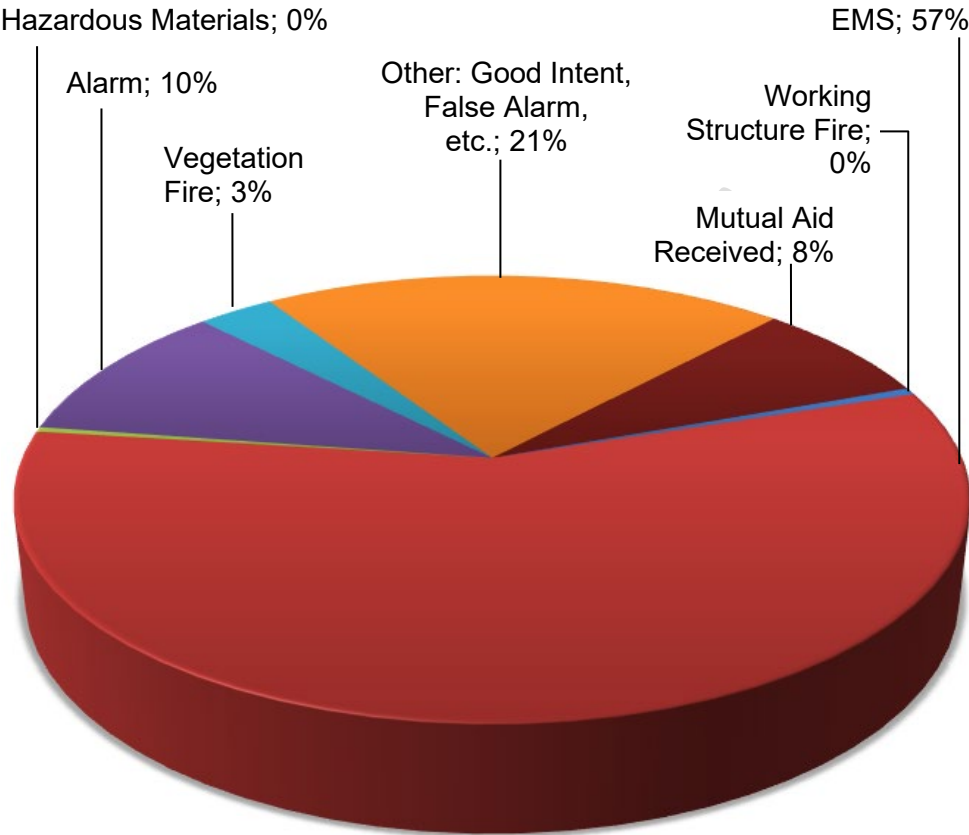
Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls 2022</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	0%	7
EMS	57%	828
Hazardous materials	0%	5
Alarm	10%	150
Vegetation fires	3%	45
Other: good intent false alarms, etc.	21%	307
Mutual aid provided	0%	0
Mutual aid received	8%	109
TOTAL CALLS	100%	1,451

DRAFT

**Calls for Service
Salida Fire Protection District
Total 1,451 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
SALIDA FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	The District includes the communities of Salida and Del Rio. Stanislaus County has adopted a large-scale Salida Community Plan area; however, development of the plan has been constrained by the need for preparation of environmental review.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	No Disadvantaged Unincorporated Communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	<p>It is uncertain when full build-out of the Salida Community Plan will occur, however, until such time; services will continue to be needed at the current demand. Development of the area and intensity of land use will increase calls and workload.</p> <p>The District is currently only staffing one of three stations. Currently the Ciccarelli station is not staffed. The station was built in its location in anticipation of growth, which has not taken place. The station on Ladd Road is currently being leased to a private business.</p> <p>The District has a contract with the City of Modesto for fire protection services.</p>
4. Financial ability of agencies to provide services.	<p>The District continues to see only a very moderate increase in property tax revenues from year to year.</p> <p>The District has a Community Facilities District to generate additional revenues.</p> <p>The District is currently charging impact fees for new fire facilities, vehicle accident responses and other services charges.</p>

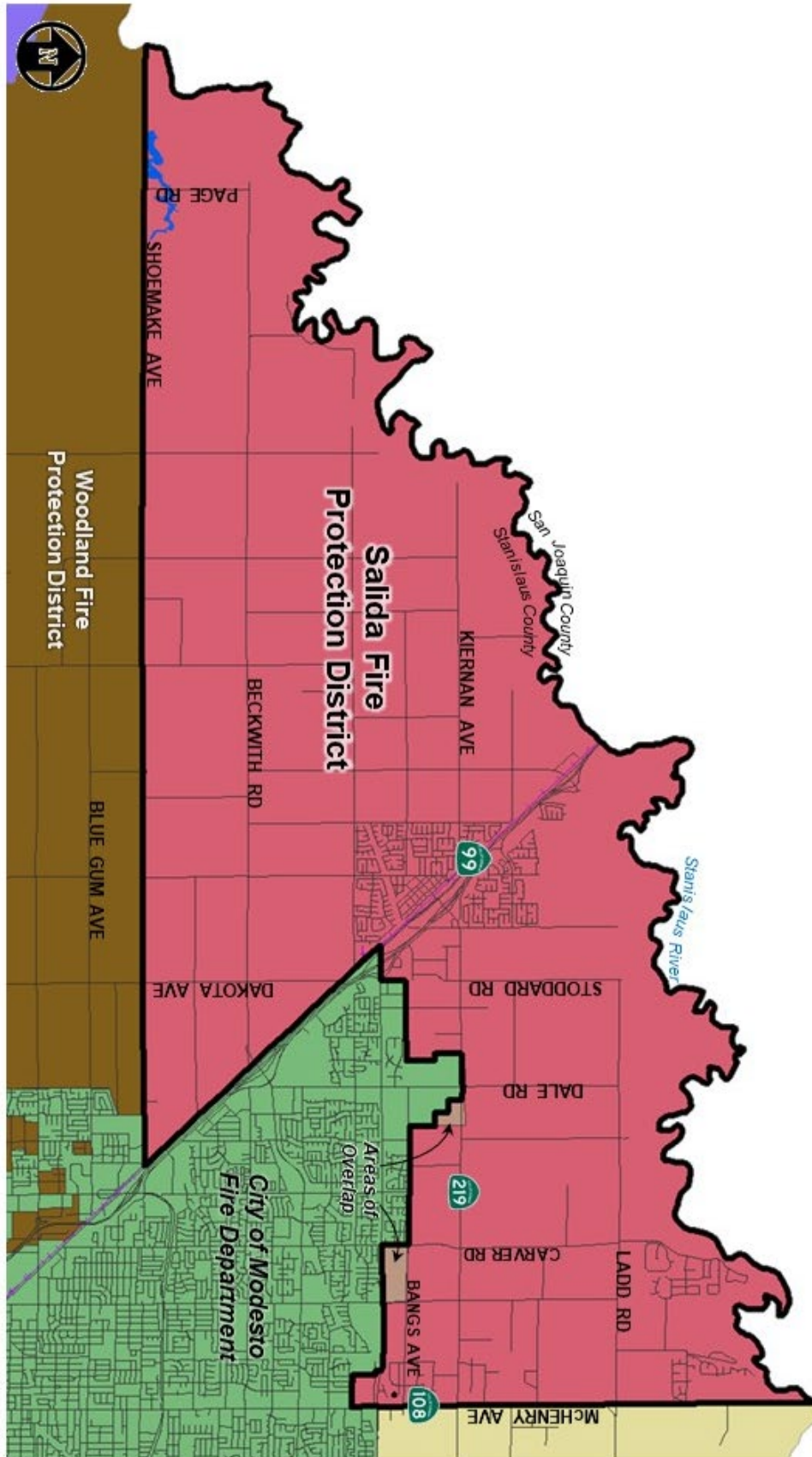
<p>5. Status of, and opportunities for, shared facilities.</p>	<p>The District has contracted with the Modesto Fire Department for fire protection services. The agreement is for five years and was executed in September of 2022.</p> <p>The District is currently sharing a joint facility with the Stanislaus County Sherriff's Office at Station 12 located at 4820 Salida Boulevard.</p>
<p>6. Accountability for community service needs, including governmental structure and operational efficiencies.</p>	<p>The District is governed by a Board of Directors comprised of 5 members. Each Board Member is elected and must reside within the boundaries of the District. Directors serve one 4-year term.</p>
<p>7. Any other matter related to effective or efficient service delivery, as required by Commission policy.</p>	<p>Portions of the District south of Kiernan Avenue are within the City of Modesto Sphere of Influence. The District has identified concerns with the City's growth in these areas and a desire for non-detachment from the District upon City annexation. Two areas proceeded without detachment during a time period in which the District and City were part of a Joint Powers Authority (JPA). The JPA has since been terminated.</p> <p>The Salida FPD is in a five-year contract with Modesto Fire Department (MFD). The prior staffing model when Salida was on its own was an engine company with two personnel with limited to no additional backup personnel or chief officer coverage. Today, Fire Station 12 is staffed by three personnel and has chief officer coverage 24/7.</p> <p>Portions of the District are covered by MFD Stations 11 and 6 as first-in units that respond as the closest resource or as a second-engine response. On a residential working fire, the response includes five engine companies, one truck company along with two chief officers 24/7. Commercial fire response will include the aforementioned along with an additional truck company.</p>

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
SALIDA FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
<p>1. The present and planned land uses in the area, including agricultural and open-space lands</p>	<p>The current area of the Salida Fire Protection District is approximately 26,723 acres and is generally located south of the Stanislaus River, west of McHenry Avenue, and north of Shoemake Avenue. The District includes the communities of Salida, Del Rio, the rural community of Wood Colony and a portion of area located within the Modesto Sphere of Influence (SOI). Land uses within the District include existing residential, commercial, and industrial uses, as well as agricultural and vacant land. The Stanislaus County General Plan identifies the majority of the area as agriculture, with more urbanized designations within the community of Salida and the North McHenry area. The vast majority of new development in the District is expected to occur in the Salida Community Plan area, which allows for residential, commercial, industrial, and business park development on lands currently designated agriculture, adjacent to the existing unincorporated community of Salida. There are no changes in the planned land uses in the District as a result of this review. The responsibility for land use decisions within the District boundaries is retained by Stanislaus County.</p>
<p>2. Present and probable need for public facilities and services in the area</p>	<p>Part of the District's boundary is within the Sphere of Influence of a city, therefore the District's Sphere of Influence is considered diminishing. It is uncertain when full build-out of the Salida Community Plan will occur. However and until such time, services will continue to be provided supporting the current level of service. Development of the area and intensity of land use will increase calls and workload. The District is closely monitoring plans for growth in the area and addresses the probable need for facilities and services in its Fire Service Master / Strategic Plan (Dec. 2004) and Fire Facilities Impact Fee Study (January 2023). The District remains proactive in its plans to address growth and increased demand in the area.</p>

3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District is currently staffed with volunteers and full-time personnel. A “Fire Facilities Impact Fee Study” was completed in early 2023, which has led to an amendment to the District’s fees imposed on new development in the area.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	As mentioned, the District includes the community of Salida, which is expected to experience significant growth. The District also includes the Del Rio area, which is expected to experience a small amount of growth on the remaining lots in the area. The District also includes the west side of the North McHenry corridor, which contains a variety of Planned Development and Planned Industrial designations, most of which fall within the Sphere of Influence of Modesto. Annexation without detachment is of utmost interest to the District.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence	No Disadvantaged Unincorporated Communities have been identified within or contiguous to the District’s Sphere of Influence as defined in Section 56033.5 of the CKH Act. Additional services, such as sewer and water, are provided through other special districts or by way of private systems.
RECOMMENDATION	
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Salida Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Salida FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 12.	

Map 12: Salida Fire Protection District Boundary and Sphere of Influence



Source: LAFCO Files, May 2023

5.10 STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

Address: 3324 Topeka St.
City/Zip/State: Riverbank, CA 95367
Phone: 209-869-7470

Fire Chief:
Email:
Website:

Tim Tietjen
cbray@scfpd.us
www.scfpd.us

SUMMARY

The Stanislaus Consolidated Fire Protection District is located in the central to eastern portion of Stanislaus County. The District stretches from the eastern edge of McHenry Avenue east to the county lines of Tuolumne, Mariposa and Merced. The District also touches the southern edge of San Joaquin County. The District services the cities of Riverbank and Waterford, as well as the unincorporated communities of Empire, Hickman, and La Grange. It also includes portions of the Stanislaus and Tuolumne rivers as well as Turlock and Modesto Reservoirs. The District includes territory within the City of Modesto's Sphere of Influence, including the Beard Industrial Tract, the Airport Neighborhood, and Empire. The Stanislaus Consolidated Fire Protection District was formed in 1995 with the consolidation of the Riverbank, Empire, Waterford-Hickman Fire Protection Districts and Stanislaus County Fire Department. The District boundaries are adjacent to the City of Modesto, City of Oakdale, City of Ceres as well as the Fire Protection Districts of Salida, Hughson, Oakdale and Denair.

PROFILE

Board of Directors: Jonathan Goulding, Charles E. Neal, Brandon Rivers, Gregory M. Bernardi, and Steven Stanfield

Qualifications: Riverbank and Waterford City Councils each appoint one (1). Stanislaus County Board of Supervisors appoint one (1) from Empire area, one (1) from District 1 and one (1) from District 2. Board members are required to file Conflict of Interest Disclosure Statements. Board members receive \$100.00 per meeting.

Meeting Schedule: Second Thursday of each month at 6:00 p.m.
Location: 3324 Topeka St. in Riverbank, California 95367



DISTRICT FORMATION & ATTRIBUTES

Formation Date:	1995	Area in Square Miles:	199
Population:	46,229	Average Response Time:	8:28 minutes
Fire Stations:	6	Agency Duties:	Fire Protection
ISO Rating:	3/7		

Funding Sources (FY 2020-2021)

	<u>2020-2021</u>	<u>2020-2021</u>
	Amount	% of Total
Taxes and assessments	\$11,087,422	92%
Use of money and property	\$47,983	0%
Intergovernmental	\$385,062	3%
Charges for services	\$251,806	2%
Other revenues	\$239,135	2%
Revenue total	\$12,011,408	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	✓
Auto accidents (with rescue)	✓	Public assists	✓
Confined space	✓	Fire inspections	✓
Incident command operations	✓	Technical rescue	✓
Public assists	✓	Decontaminate	✓
EMS	✓	Other	

Staffing

Full-time firefighters	54	Staff certified as FF1	54
Part-time firefighters	0	Staff certified as FF2	54
Volunteer firefighters (paid)	0	Staff certified as EMT	54
Volunteer firefighters (non-paid)	0	Certified fire officers	19
Reserves	1	Sworn	54
Administrative staff	3	Non-Sworn	3
Paid full-time employees	57	Paid part time employees	3

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
Admin	3324 Topeka St. Riverbank	Fair	0	0
21	461 Mitchell Rd. Modesto	Fair	4	3
22	4845 Yosemite Blvd. Modesto	Fair	2	3
23	7845 Yosemite Blvd. Modesto	Good	3	3
24	129 E St. Waterford	Excellent	3	3
25	30198 Main St. La Grange	Fair	0	0
26	3318 Topeka St. Riverbank	Fair	3	3

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

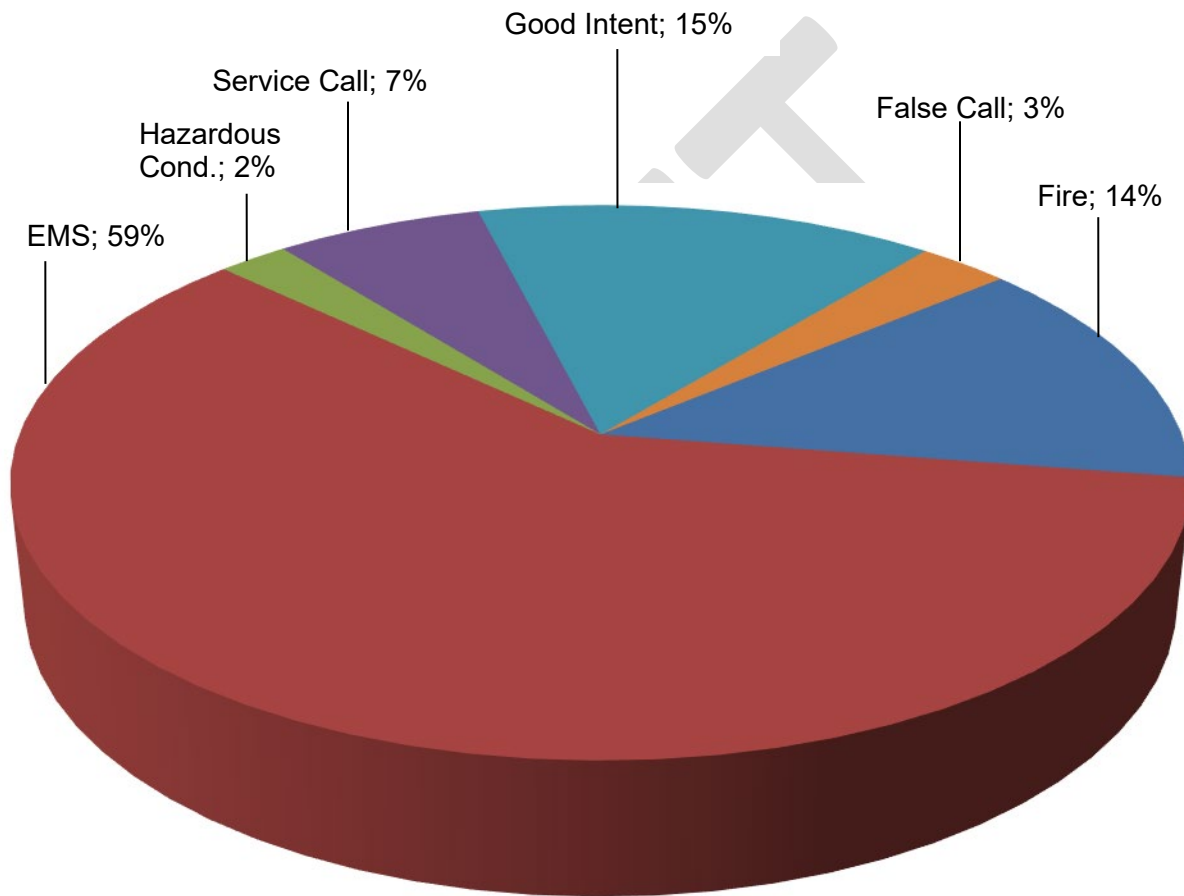
Good: Reliable and requires only routine maintenance

Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls - 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Fire	3%	1,017
Explosion	62%	2
EMS/Rescue	2%	4,460
Hazard. Cond.	19%	170
Service Call	3%	502
Good Intent	2%	1,115
False Call	1%	221
Severe Weather		1
Other	12%	30
TOTAL CALLS	100%	7,518

**Calls for Service
Stanislaus Consolidated Fire Protection District
Total 7,518 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	Portions of the District are overlapped by the spheres of influence of the City of Modesto, City of Riverbank and City of Waterford. The majority of growth within the District is in the Riverbank area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Based on annual median household income, the Airport Neighborhood in the City of Modesto area and the town of Empire are identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. No additional DUCs have been identified within or contiguous to the District's sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	<p>The District has identified concerns related to the impact of future development. The District is in the process of working on a plan to identify any future infrastructure, fire station (in Riverbank) and capital equipment needs that would be required to serve future development and will actively pursue mitigation measures to ensure a high level of fire protection is available for all current and future demands in the District. Currently, the District's critical need for the district is the replacement of apparatus.</p> <p>Additionally, the District is working with the City of Modesto to develop a new Standards of Coverage Plan. The District is also in the process of purchasing a new type-1 fire engine and has the need for at least two more new type-1 engines.</p>
4. Financial ability of agencies to provide services	The District collects development fees that are used to upgrade and improve equipment, apparatus, and facilities. A benefit assessment was passed by voters in 2005 that created various assessment rates for different occupancies and land uses throughout the District. The District's Benefit Assessment is the main source of revenue for the ability to provide services. The District is exploring user fees, fire recovery fees, development impact fees, CEQA fees, and Prop 172 for additional revenue streams to

	<p>provide services within future growth areas of the District. The District requires 15 percent of total budget held as reserve. The District is meeting its current reserve goals.</p>
<p>5. Status of, and opportunities for, shared facilities</p>	<p>The District maintains a mutual aid agreement with CalFire and automatic aid agreements with City of Modesto, City of Turlock and Stanislaus County. The District is also part of several joint powers authorities (JPAs) including SR911, Fire Districts Association of California Employment Benefits Authority (FDAC EBA), and Stanislaus County Fire Authority. The District is currently has a fire administrative contract with the City of Modesto and is currently continuing to explore a full-service fire contract.</p> <p>In 2014, the District entered into a contract for service with Oakdale Fire Protection District and Oakdale City to provide fire protection services. In 2019, both the Oakdale Fire Protection District and City of Oakdale began receiving services from the City of Modesto for fire protection services, thus ending their contract with Stanislaus Consolidated Fire Protection District.</p> <p>Also, in November 2015, the District implemented its Resource Sharing Borderless Boundaries for Emergency Response Program. This program provides the closest resource dispatching concept regardless of the jurisdiction. Participating agencies include Stanislaus Consolidated Fire Protection District, Modesto Fire Department, Ceres Fire Department and Turlock City Fire Department. As the program moves forward into the future, the participating agencies will be furthering efficiencies of the program in the areas of joint training programs, centralized purchasing and procurement as well as joint facilities within service areas that closely border each other.</p>
<p>6. Accountability for community service needs, including governmental structure and operational efficiencies</p>	<p>The District is governed by a Board of Directors comprised of 5 members. One Director is appointed by the City of Riverbank, One is Directed by the City of Waterford, One is appointed by the Board of Supervisors and must reside in the old Empire Fire Protection District and two public members-at-large that reside within the district and are appointed by</p>

	the Board of Supervisors. Each Director serves a 2-year term with a limit of 2 terms.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

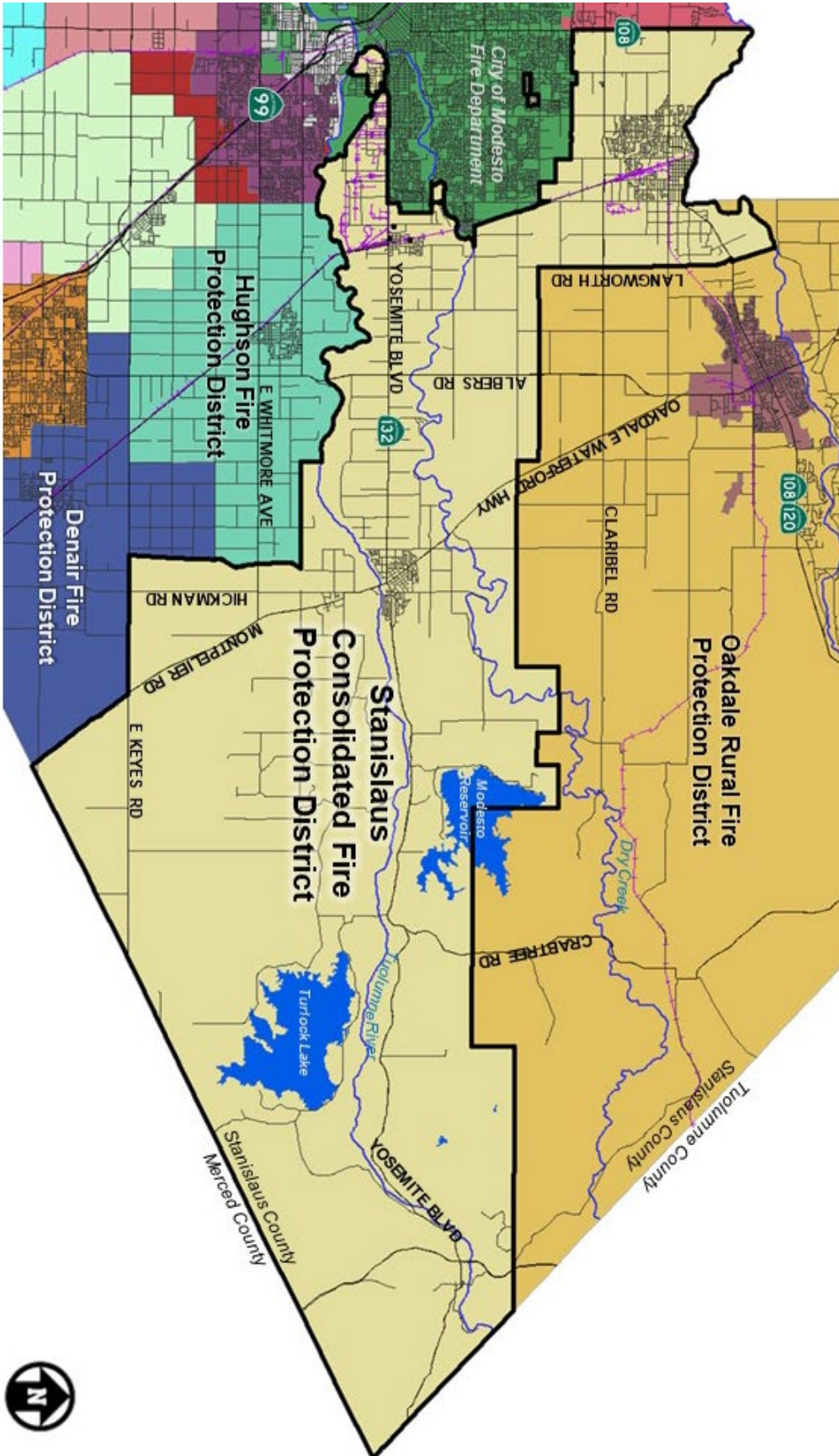
DRAFT

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
<p>1. The present and planned land uses in the area, including agricultural and open-space lands</p>	<p>The current area of the Stanislaus Consolidated Fire Protection District is approximately 199 square miles (or 127,360 acres) and is generally located in the portion of the County stretching from McHenry Avenue to the Stanislaus-Merced-Tuolumne-Calaveras County Lines. The District was formed in 1995, as a consolidation of the former Riverbank, Empire, and Waterford-Hickman Fire Protection Districts. It includes the cities of Riverbank and Waterford, as well as the unincorporated communities of Empire, Hickman, and La Grange. The District's boundary also includes Turlock Lake and portions of the Modesto Reservoir. Land uses within the District include agricultural and vacant land, as well existing residential, commercial, and industrial areas. The Stanislaus County General Plan identifies the majority of the area as agriculture, while more urbanized designations fall in the community areas and City's General Plans. There are no changes in the planned land uses in the District as a result of this review. The responsibility for land use decisions within the District boundaries is retained by Stanislaus County, and the cities of Riverbank and Waterford.</p>
<p>2. Present and probable need for public facilities and services in the area</p>	<p>Until such time as the cities of Riverbank and Waterford annex the lands within their Spheres of Influence, services will continue to be needed at the current service demand. Annexation of these areas and intensity of land use in the area will increase the District's calls for service as well as workload. Due to the District's diminishing sphere, annexation of those areas overlapped by the City of Modesto's Sphere of Influence, have historically led to detachments from the District and a loss of revenues in the affected area. The District has stated its intent to seek alternative arrangements, including non-detachment and revenue-sharing agreements for future annexations.</p>

3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District drafted a fire suppression assessment report in 2004 and subsequently obtained a voter-approved special fire assessment in 2005. The District is currently staffed with full-time personnel and volunteers.
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	As stated above, the District covers the cities of Riverbank and Waterford, as well as three unincorporated areas. Within the portion of the District that overlaps the City of Modesto Sphere of Influence is located an industrial park known as the Beard Industrial Tract, which can also be considered a community of interest.
5.	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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence	The Airport Neighborhood and town of Empire are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. The District will need to relocate the Empire Fire Station within that service area to maintain adequate service once future upgrades and widening occurs to State Route 132 / Yosemite Blvd. Additional Fires Stations will need to be placed within the Riverbank Service Area particularly on the West side of Oakdale Road and on the East side of Claus Road once these areas have been approved for annexation and future development is approved. Additional services, such as sewer and water are provided through other special districts or by way of private systems.
RECOMMENDATION		
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Stanislaus Consolidated Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Stanislaus Consolidated FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 13.		

Map 13: Stanislaus Consolidated Fire Protection District Boundary and Sphere of Influence



5.11 TURLOCK RURAL FIRE PROTECTION DISTRICT

Address: 690 W. Canal Dr. Fire Chief: Nicholas Colbert
 City/State/Zip: Turlock, CA 95380-3821 Email: ncolbert@turlockruralfire.org
 Phone: 209-678-1939

SUMMARY

The Turlock Rural Fire Protection District is located south and west of the City Turlock, stretching to the Stanislaus-Merced County line. The district includes territory which is within the City of Turlock's Sphere of Influence. The District is adjacent to the Keyes, Denair, and Mountain View Fire Protection Districts.

PROFILE

Board of Directors: Brad Koehn, Brian Genzoli, Allen Peterson, Frank Buster Lucas and Richard Fortado
 Qualifications: Appointed by the Board of Supervisors. Board members are required to file Conflict of Interest Disclosure Statements. Board members do not receive compensation to attend Board meetings.
 Meeting Schedule: Second Thursday of each month at 5:30 p.m.
 Location: Fire Station 46

DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1958 Area in Square Miles: 20
 Population: 4,771 Average Response Time: 6 minutes
 Fire Stations: 1 Agency Duties: Fire Protection
 ISO Rating: 4/8B

Funding Sources (Two-Year Period)				
	2019-2020 Amount	2019-2020 % of total	2020-2021 Amount	2020-2021 % of Amount
Property Tax	\$ 164,496.44	58%	\$ 171,845.35	56%
Turlock RDA Pass Thru.	\$ 10,467.72	4%	\$ 11,269.98	4%
Supp. Prop Tax	\$ 3,292.80	1%	\$ 3,385.26	1%
Other Taxes	\$ 14,292.49	5%	\$ 16,083.85	5%
Interest - Pool Only	\$ 10,653.23	4%	\$ 9,764.47	3%
State - Prop Tax Relief	\$ 1,558.70	1%	\$ 1,537.98	1%
Fed - FDA In-Lieu Tax	\$ 65.08	0%	\$ 67.93	0%
Special Assessments	\$ 83,044.18	29%	\$ 84,696.24	28%
Misc. Revenue	\$ -	0%	\$ 10,000.00	3%
Property Tax Admin	\$ (2,583.89)	-	\$ (2,757.69)	-
Revenue Total	\$ 285,286.75	101%	\$ 305,893.37	101%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response		Water rescue	
Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	
Incident command operations		Technical rescue	
Public assists	✓	Decontaminate	
EMS	✓	Other	

Staffing

Full-time firefighters	1	Staff certified as FF1	8
Part-time firefighters	2	Staff certified as FF2	8
Volunteer firefighters (paid)	19	Staff certified as EMT	17
Volunteer firefighters (non-paid)	0	Certified fire officers	0
Reserves	0	Sworn	All
Administrative staff	1	Non-Sworn	1
Paid full-time employees	0	Paid part time employees	0

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
1	690 W. Canal Dr. Turlock	Fair	Good	3-4 per call

Condition

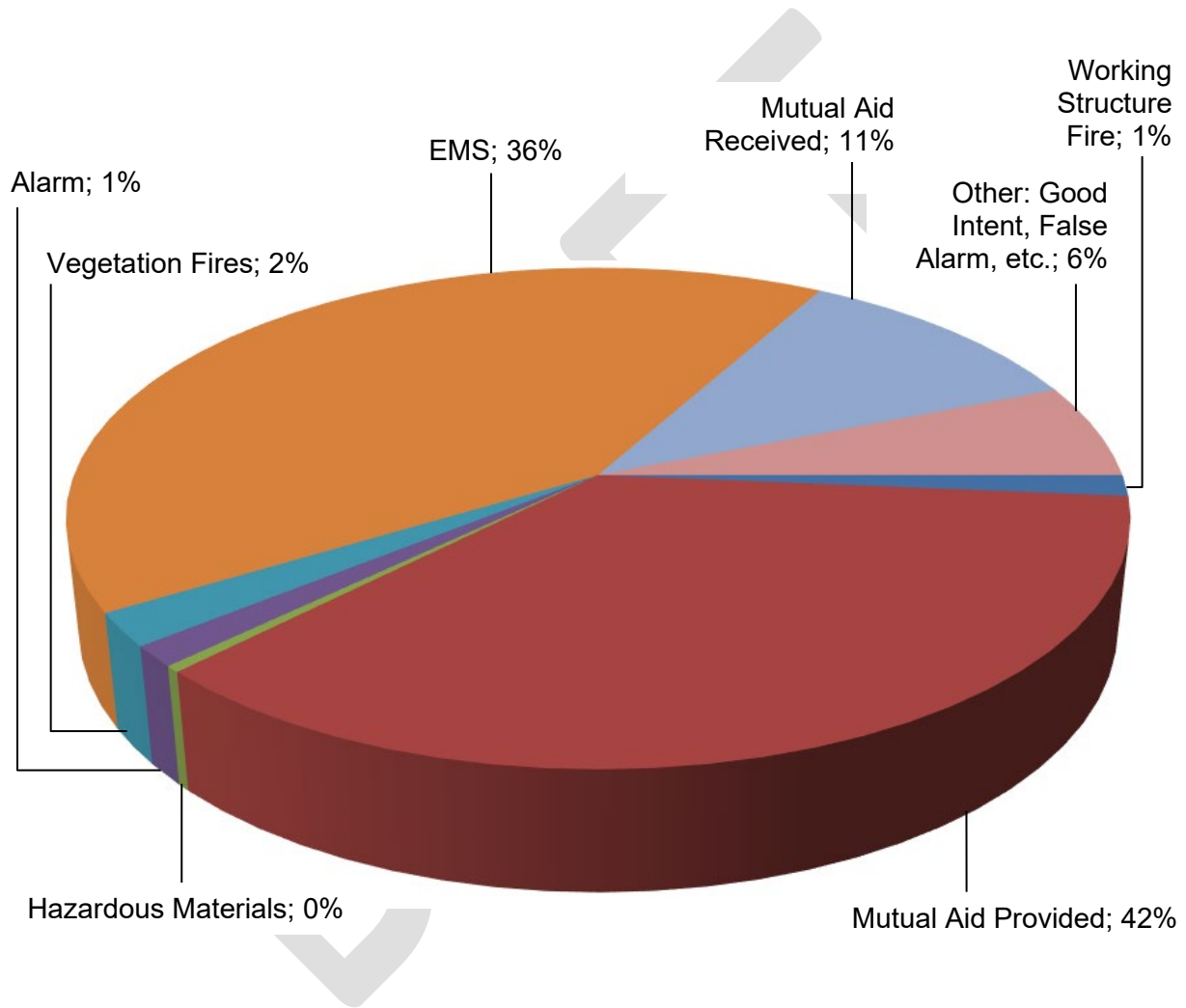
Poor: Replacement or major renovations needed
 Fair: Non-routine renovations, upgrading and repairs

Good: Reliable and requires only routine maintenance
 Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls - 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	1%	10
EMS	36%	267
Hazardous materials	0%	3
Alarm	1%	10
Vegetation fires	2%	16
Mutual aid provided	42%	309
Mutual aid received	11%	80
Other: good intent false alarms, etc.	6%	45
TOTAL CALLS	100%	740

**Calls for Service
Turlock Rural Fire Protection District
Total 740 Calls**



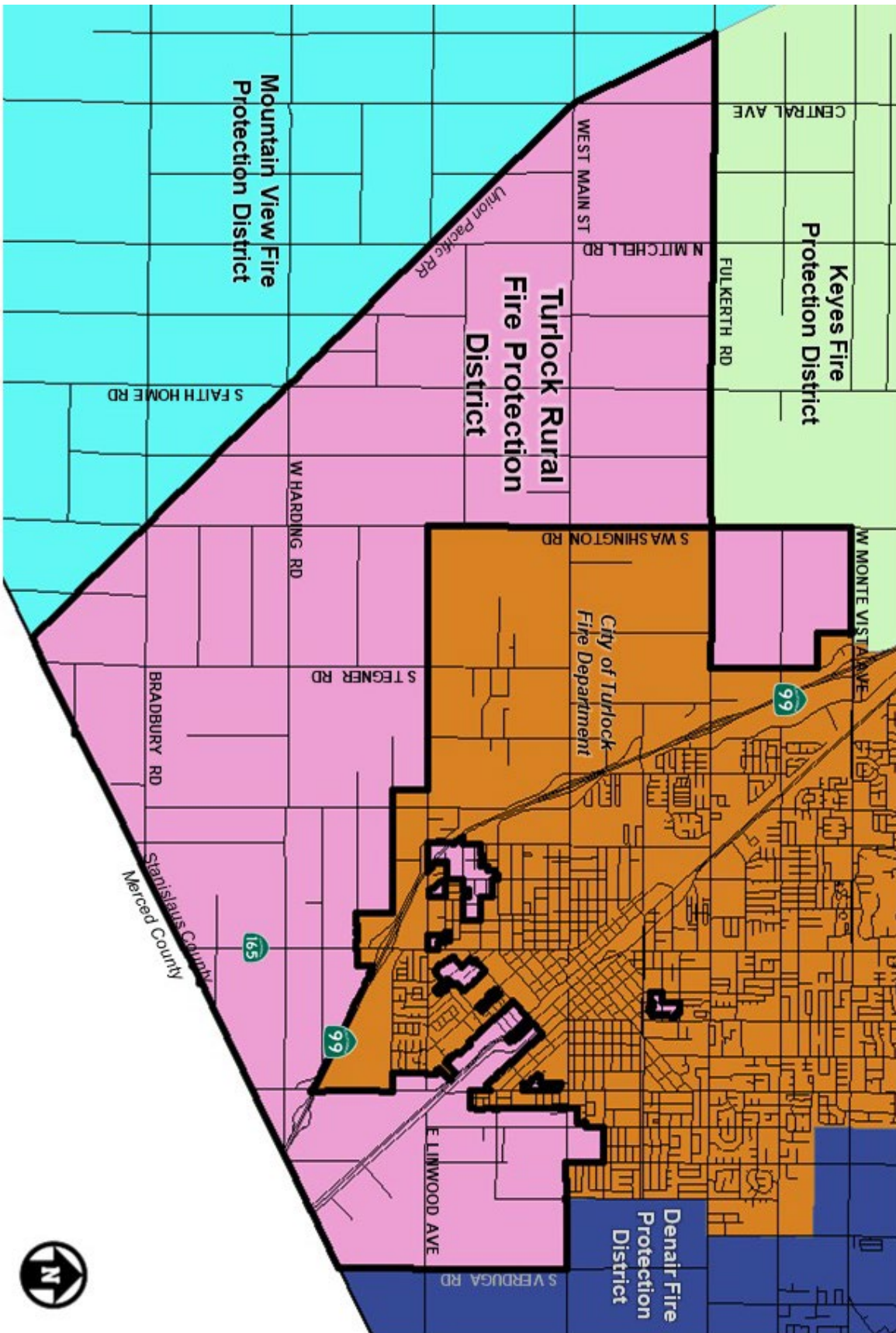
MUNICIPAL SERVICE REVIEW DETERMINATIONS
TURLOCK RURAL FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	Portions of the District are within the City of Turlock SOI. At this time, significant growth is not anticipated within the district.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Although the Census data identifies lower income areas within the District, no specific Disadvantaged Unincorporated Communities have been identified within or contiguous to the District's Sphere of Influence as defined in Section 56033.5 of the CKH Act.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District is not currently collecting development fees. The District's headquarters were remodeled in 1998. The District recently purchased an adjacent parcel in advance of expansion opportunities at its current location. No additional stations or vehicles are planned at this time.
4. Financial ability of agencies to provide services	<p>The District performs an annual audit and provides copies to the County and State are requested. is currently in the process of reviewing its special assessment.</p> <p>The District does not collect impact fees and is currently in the process of reviewing its special assessments.</p> <p>The District's per capita revenues are below the regional average and it relies on a volunteer labor force.</p>
5. Status of, and opportunities for, shared facilities	The District currently maintains mutual aid agreements with direct neighboring agencies and automatic aid agreements with direct neighboring agencies for multi engine and high hazard calls.
6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serve a three-year term, with a two-term limitation.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy.	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
TURLOCK RURAL FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Turlock Rural Fire Protection District is approximately 12,266 acres and is generally located to the south and west of the City of Turlock. A portion of the District is within the City of Turlock’s sphere of influence, a large portion of which was recently annexed to the City and detached from the District. Land uses within the district include agricultural, scattered residences, and vacant land. There are no changes in the planned land uses in the District as a result of this review.
2. Present and probable need for public facilities and services in the area	Based on present and planned land uses, there is a continued need for services in the area, although there is limited growth based on agricultural designations.
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District currently relies on a volunteer labor force and has a “sleep-in” program to improve response capacity.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	There are no known communities of interest in the area. However, it should be noted that there are small portions of the District that are completely surrounded by the city limits of Turlock.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence	No Disadvantaged Unincorporated Communities have been identified within or contiguous to the District’s Sphere of Influence as defined in Section 56033.5 of the CKH Act. Additional services, such as sewer and water, are provided through other special districts or by way of private systems.
RECOMMENDATION	
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Turlock Rural Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Turlock Rural FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 14.	

Map 14: Turlock Rural Fire Protection District Boundary and Sphere of Influence



5.12 WEST STANISLAUS FIRE PROTECTION DISTRICT

Address: 344 W. Las Palmas Ave. Fire Chief: Jeff Frye
 Mail: P.O. Box 565 Contact: Jeff Frye - Chief
 City/Zip/State: Patterson, CA 95363 Email: jfrye@pattersonca.us
 Phone: 209-895-8130 Website: www.weststanfire.org

SUMMARY

The West Stanislaus Fire Protection District boundaries include the western portion of the County, located west of the San Joaquin River, excluding the cities of Patterson and Newman. Included in the District are the unincorporated communities of Grayson, Westley, Crows Landing, and Diablo Grande. The District is adjacent to the Woodland Avenue, Westport, and Mountain View Fire Protection Districts.

PROFILE

Board of Directors: Jon Maring, Jarod Lara, Jason Jasper, Dan Robinson, Henry Bettencourt.
 Qualifications: Appointed by the Board of Supervisors. Board members are required to file Conflict of Interest Disclosure Statements. Board members do not receive compensation to attend Board meetings.
 Meeting Schedule: First Wednesday of each month at 5:30 p.m.
 Location: 1950 Keystone Pacific Parkway in Patterson



DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1935 Area in Square Miles: 635
 Population: 9,434 Average Response Time: 7:42 minutes
 Fire Stations: 6 Agency Duties: Fire Protection
 ISO Rating: 04/4Y

Funding Sources (2020-2021)

	<u>2020-2021</u> Amount	<u>2020-2021</u> % of Total
Property Tax	\$553,165	34%
Developers Fees	\$7,789	0%
Interest Income	\$16,849	1%
Special Assessments	\$674,698	41%
Other Income	\$57,877	4%
Out of County Reimbursements	\$336,702	20%
Revenue total	\$1,647,080	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	✓
Auto accidents (with rescue)	✓	Public assists	✓
Confined space	✓	Fire inspections	✓
Incident command operations	✓	Technical rescue	✓
Public assists	✓	Decontaminate	✓
EMS	✓	Other	✓

Staffing

Full-time firefighters	0	Staff certified as FF1	7
Part-time firefighters	0	Staff certified as FF2	2
Volunteer firefighters (paid)	50	Staff certified as EMT	15
Volunteer firefighters (non-paid)	0	Certified fire officers	4
Reserves	0	Sworn	50
Administrative staff	11	Non-Sworn	3
Paid full-time employees	7	Paid part time employees	0

Note: Staffing is shared via an MOU between the West Stanislaus FPD and City of Patterson

Training Compliance

NIMS 700/800	50	ICS 200	50
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
Crows Landing (56)	22012 G St. Crows Landing	Poor	2	Coverage by Station 55/50
El Solyo (54)	3926 River Rd. Vernalis	Fair	1	No Guaranteed Staffing
Westley (53)	8598 Kern St. Westley	Good	4	No Guaranteed Staffing
Newman (55)	1162 N St. Newman	Good	6	3
Diablo Grande (57)	20899 Vineyard Way. Patterson	Poor	2	Coverage by Station 50
Patterson Station I (50)	344 W. Las Palmas Ave. Patterson	Poor	3	Partial staffing/volunteer stipend program

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

Good: Reliable and requires only routine maintenance

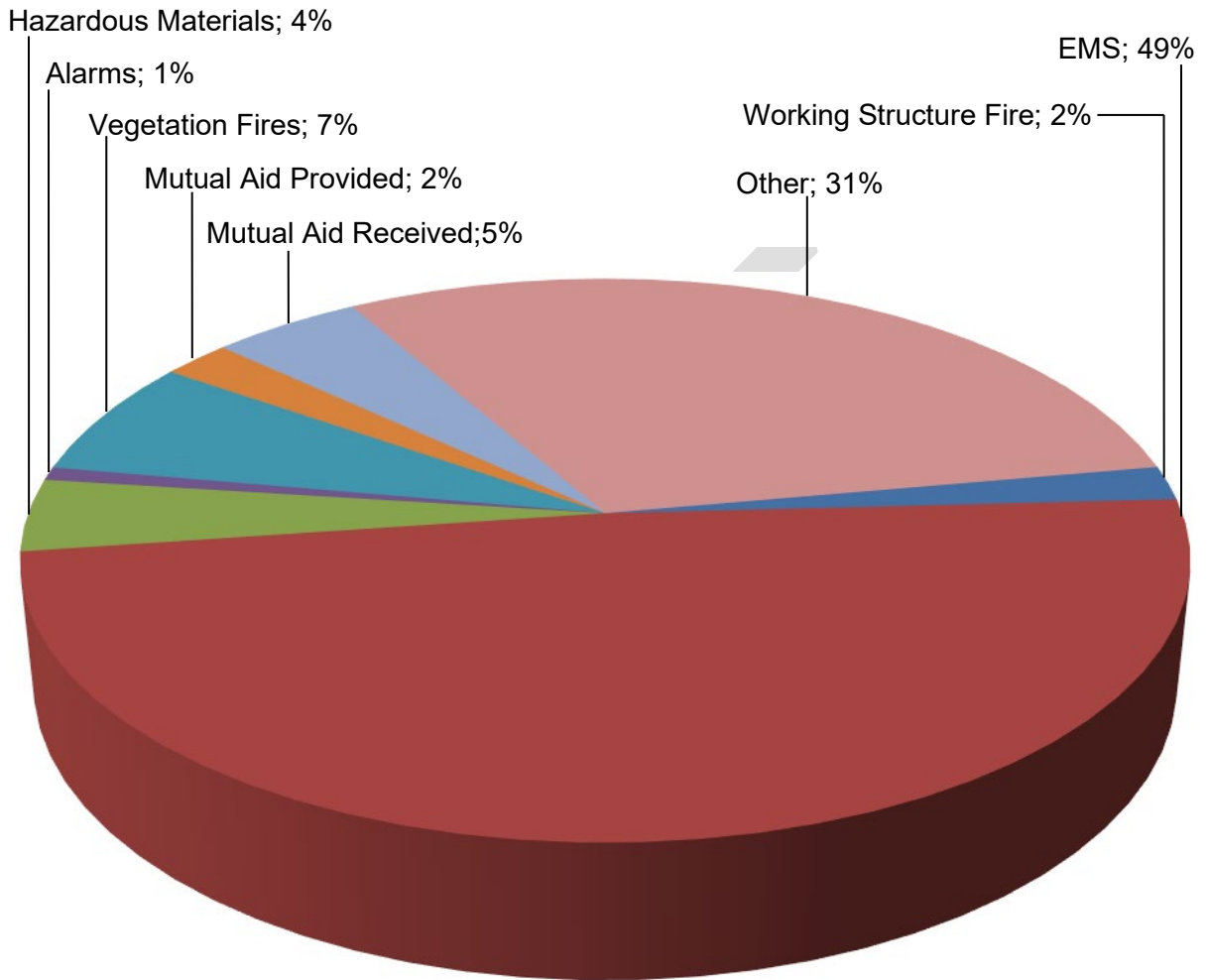
Excellent: Less than 10 years, minimal maintenance needed

Calls for Service 2021

<u>Annual Calls - 2021</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	2%	23
EMS	52%	572
Hazardous materials	4%	49
Alarms	1%	9
Vegetation Fires	7%	80
Mutual Aid Provided	2%	26
Mutual Aid Received	5%	57
Other	31%	360
TOTAL CALLS	100%	1,176

DRAFT

**Calls for Service
West Stanislaus Fire Protection District
Total 1,176 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
WEST STANISLAUS FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area	The City of Patterson is one of the fastest growing cities int Stanislaus County and is projected to continue growing over the next decade. The City of Newman is also projected to grow over the next 10 years. Stanislaus County is also moving forward with the Crows Landing Industrial Business Park which is located within the District’s territory. Growth is also anticipated in the Diablo Grande Specific Plan. Phase one of the Specific Plan includes 2,000 residences, associated commercial uses, open space, and recreational areas. The County has issued approximately 450 building permits for single family homes thus far in the area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Based on annual median household income, the towns of Grayson and Westley are identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	<p>The District has stated that the cities of Patterson and Newman continue to grow and annex portions of the Fire District. As a result, the District will have less influence and jurisdiction within the spheres of influence of each city.</p> <p>The District has stated that it must consider updated MOUs or contracts for services that may better serve the Fire District, similar to the City of Modesto providing services for a number of districts.</p> <p>The District has also stated that a number of stations should be relocated in order to better serve the community.</p> <p>Additional services, such as sewer and water are provided through other special districts or by way of private systems.</p>

<p>4. Financial ability of agencies to provide services</p>	<p>In 2021, the District’s board adopted an updated impact fee study which proposed an increase in fire protection facility fees. These fees are typically collected at the time of new construction. The study along with amended fees was approved in October of 2022 by the Stanislaus County Board of Supervisors.</p> <p>The District currently uses a bill for service on motor vehicle collisions of non-residents. This revenue source is minimal and generates funding near \$15,000.00 annually.</p> <p>The District does not maintain a policy on reserves and regularly relies on carryover balances from accounts. The District regularly projects a deficit of \$400,000.00. For the last few years, the District has had to rely on carryover funds to supplement the District budget. The long-term debts and capital purchases have drawn down the available funding for daily operations. The District has committed to developing a formal policy once the District is able to have funding to place in reserves.</p>
<p>5. Status of, and opportunities for, shared facilities</p>	<p>The District relies heavily on mutual aid agreements to provide services. As a volunteer agency, the District has no guaranteed staffing and therefore is unable to determine or meet the standard response for working structure fires, vehicle collisions, and vegetation fires.</p> <p>Currently, the District has MOUs with the Cities of Newman and Patterson for shared staffing. The District also has written mutual aid agreements with the City of Newman, California Department of Forestry and Fire Protection, Merced County Fire Department, and the City of Gustine Fire Department for the southern portion of the District.</p> <p>The District has expressed interest in an expanded MOU with the City of Patterson to support facility and apparatus sharing, similar to its agreement with the City of Newman.</p>

6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serves a three-year term, with a two-term limitation.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	<p>The District has stated that because of the current and recurring demands on fire and life safety services, retaining trained, experienced personnel is difficult. Those individuals often go to other agencies that are able to offer higher compensation, benefits, or better hours. t.</p> <p>The District services remote areas including Del Puerto Canyon, San Joaquin River, and Frank Raines Park which can be difficult to access with standard apparatus, vehicles, and equipment.</p> <p>The District also serves the Crows Landing, Westley, and Grayson areas. These areas often have narrow and long driveways or lack conspicuous identification. Roads are often dirt or unimproved. Trails and roads can also be overgrown with vegetation or trees which pose hazards.</p>

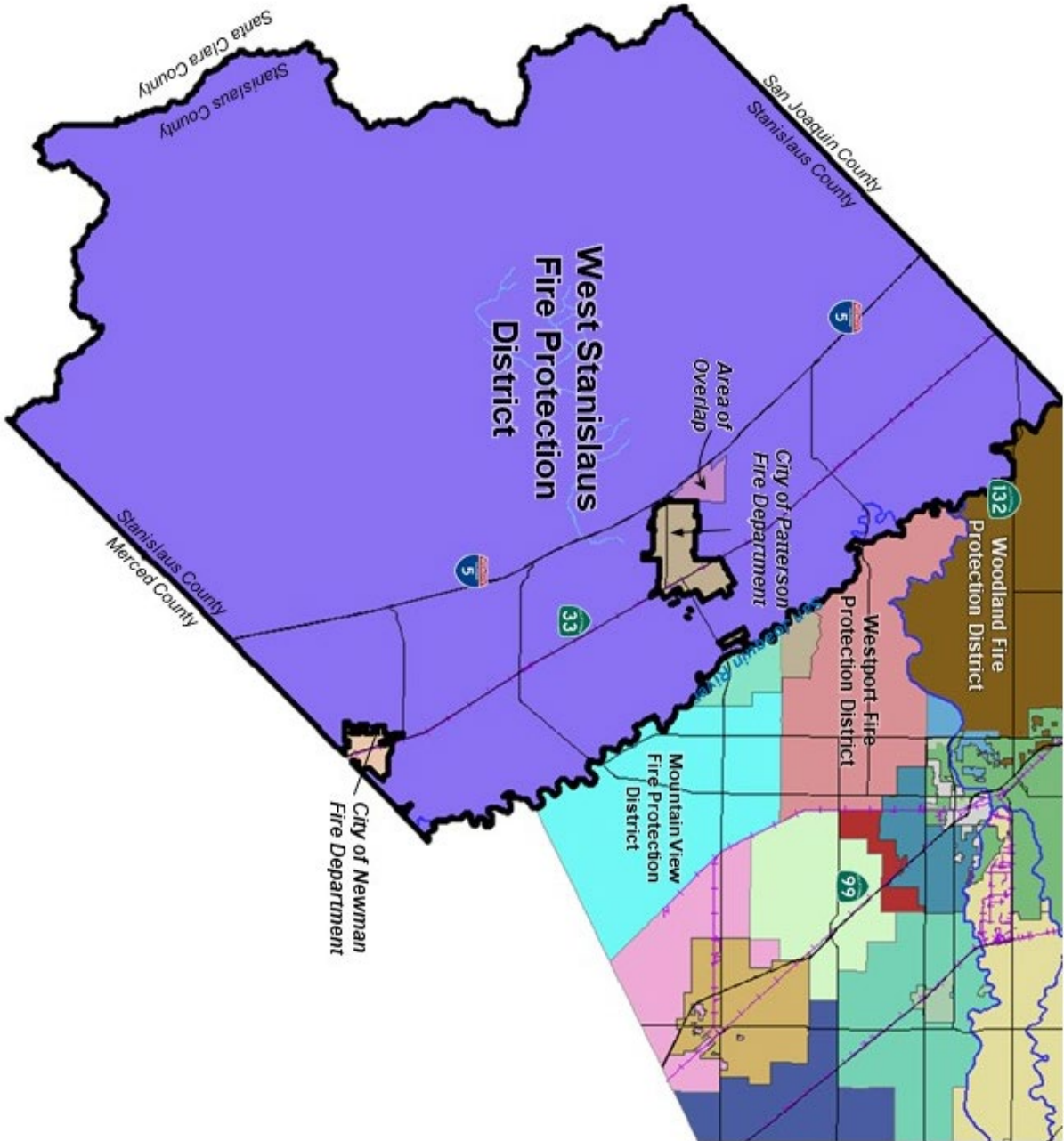
DRAFT

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
WEST STANISLAUS FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
<p>1. The present and planned land uses in the area, including agricultural and open-space lands</p>	<p>The current area of the West Stanislaus Fire Protection District is approximately 391,077 acres (or 611 square miles) and includes the western portion of the County, located west of the San Joaquin River, excluding the cities of Patterson and Newman. The District includes the unincorporated communities of Grayson, Westley, Crows Landing, and Diablo Grande. Portions of the District fall within the Spheres of Influence of Patterson and Newman. Land uses within the District include agricultural and vacant land, as well as existing residential, commercial, and industrial areas.</p> <p>The Stanislaus County General Plan identifies the majority of the area as agriculture.</p> <p>With future development of the Crows Landing Industrial Business Park, the District anticipates a new fire station, new apparatus, and staffing to meet the project demands.</p> <p>There are no changes in the planned land uses in the District as a result of this review. The responsibility for land use decisions within the District boundaries is retained by Stanislaus County.</p>
<p>2. Present and probable need for public facilities and services in the area</p>	<p>The District currently cooperates with the Patterson Fire Department, sharing administrative staff. The District and Patterson Fire Department share a full-time fire chief and a fire station in Patterson, though for governance purposes they are separate entities. Until such time as the cities of Patterson and Newman annex the lands within the District, services to these areas will continue to be needed at the current demand. Annexation of the area and intensity of land use in the area may increase calls and workload. The District has historically had what is referred to as a diminishing sphere of influence, meaning that as annexations to Patterson and Newman occurred, the areas were simultaneously detached from the</p>

	District. In 2014, the District and City of Patterson agreed to not detach the area and instead share responsibilities and resources in the annexed territory (Arambel-KDN Business Park Reorganization). However, subsequent annexations have been proposed, including detachment from the District.
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District is currently able to provide services to its territory. However, the District is struggling to due to lack of funding. Much of the District's facilities, and apparatus are in need of repair and/or replacement. The District has also struggled with losing qualified staff to higher paying positions with other agencies.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency	As mentioned, the District includes the unincorporated communities of Grayson, Westley, Crows Landing, and Diablo Grande within its boundaries. The Crows Landing Industrial Business Park is also considered an area of interest, as the County is planning development of the area which could lead to a substantial increase in demand for fire services in the area.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence	The towns of Grayson and Westley are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. The District will need additional stations in the future. Additional services, such as sewer and water are provided through other special districts or by way of private systems.
RECOMMENDATION	
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the West Stanislaus Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the West Stanislaus FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 15.	

Map 15: West Stanislaus Fire Protection District Boundary and Sphere of Influence



5.13 WESTPORT FIRE PROTECTION DISTRICT

Address: 5160 S. Carpenter Rd. Fire Chief: Shanon Evans
 City/Zip/State: Modesto, CA 95358 Email: westportfire@outlook.com
 Phone: 209-537-1391 Website: Westportfire.specialdistrict.org

SUMMARY

The Westport Fire Protection District lies south of the City of Modesto and west of the City of Ceres. The western edge of the district lies along the San Joaquin River. The small unincorporated communities, commonly known as the Monterey Park Tract and the Cowan Tract, are within the district's boundaries. The district is adjacent to the West Stanislaus, Woodland Avenue, Industrial, Burbank-Paradise, Ceres, Keyes, Modesto and Mountain View Fire Protection Districts.

PROFILE

Board of Directors: Ross Lee, Edward Amador, John Varni, Stacy Cardoso, and Norman Hyer
 Qualifications: Must be a registered voter
 Meeting Schedule: Second Tuesday of every month at 6:00 p.m.
 Location: 5160 S Carpenter Rd. in Modesto.



DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1962 Area in Square Miles: 40.6
 Population: 2,534 Average Response Time: Not provided
 Fire Stations: 1 Agency Duties: Fire Protection
 ISO Rating: 8

Funding Sources (Two-Year Period)

	<u>2020-2021</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2021-2022</u>
	Amount	% of Total	Amount	% of Total
Property tax	\$95,842	27%	\$99,031	23%
Special assessments	\$180,766	52%	\$179,560	42%
<i>Subtotal taxes and assessments</i>	<i>\$276,608</i>	<i>79%</i>	<i>\$278,591</i>	<i>65%</i>
Development fees	\$8,974	3%	\$24,108	6%
Contracts for service	\$48,000	14%	\$49,775	12%
Interest	\$8,554	2%	\$6,213	1%
Sale of fixed assets	\$0	0%	\$65,000	15%
Other miscellaneous	\$6,628	2%	\$5787	1%
Revenue total	\$348,764	100%	\$429,574	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓

Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	
Incident command operations	✓	Technical rescue	
Public assists	✓	Decontaminate	
EMS	✓	Other	✓

Staffing

Full-time firefighters	0	Staff certified as FF1	10
Part-time firefighters	0	Staff certified as FF2	2
Volunteer firefighters (paid)	0	Staff certified as EMT	11
Volunteer firefighters (non-paid)	19	Certified fire officers	0
Reserves	0	Sworn	0
Administrative staff	2	Non-Sworn	0
Paid full-time employees	0	Paid part time employees	0

Training Compliance

NIMS 700/800	Yes	ICS 200	Yes
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure

<u>Station</u>	<u>Location</u>	<u>Condition</u>	<u>Apparatus</u>	<u>Staffing per Apparatus (FTE)</u>
N/A	N/A	N/A	N/A	N/A

Condition

Poor: Replacement or major renovations needed

Fair: Non-routine renovations, upgrading and repairs

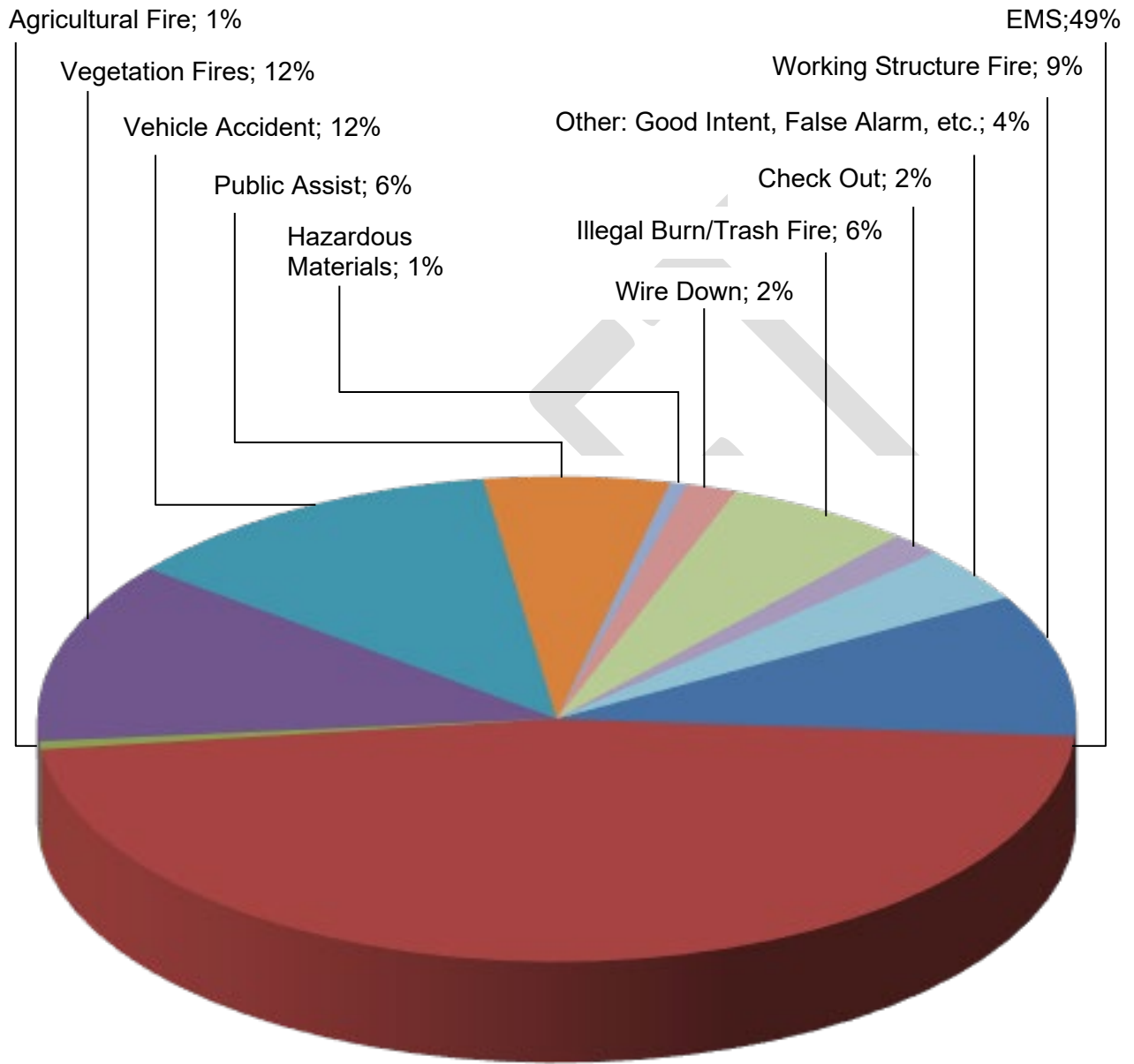
Good: Reliable and requires only routine maintenance

Excellent: Less than 10 years, minimal maintenance needed

Calls for Service

<u>Annual Calls - 2022</u>	<u>% of Calls</u>	<u># of Calls</u>
Working structure fire	9%	18
EMS	47%	89
Hazardous materials	1%	1
Vehicle Accident	12%	23
Vegetation fires	12%	23
Public Assist	6%	11
Agricultural Fire	1%	1
Check Out	2%	3
Illegal Burn/Trash Fire	6%	11
Wire Down	2%	3
Other: good intent false alarms, etc.	4%	7
TOTAL CALLS	100%	190

**Calls for Service
Westport Fire Protection District
Total 190 Calls**



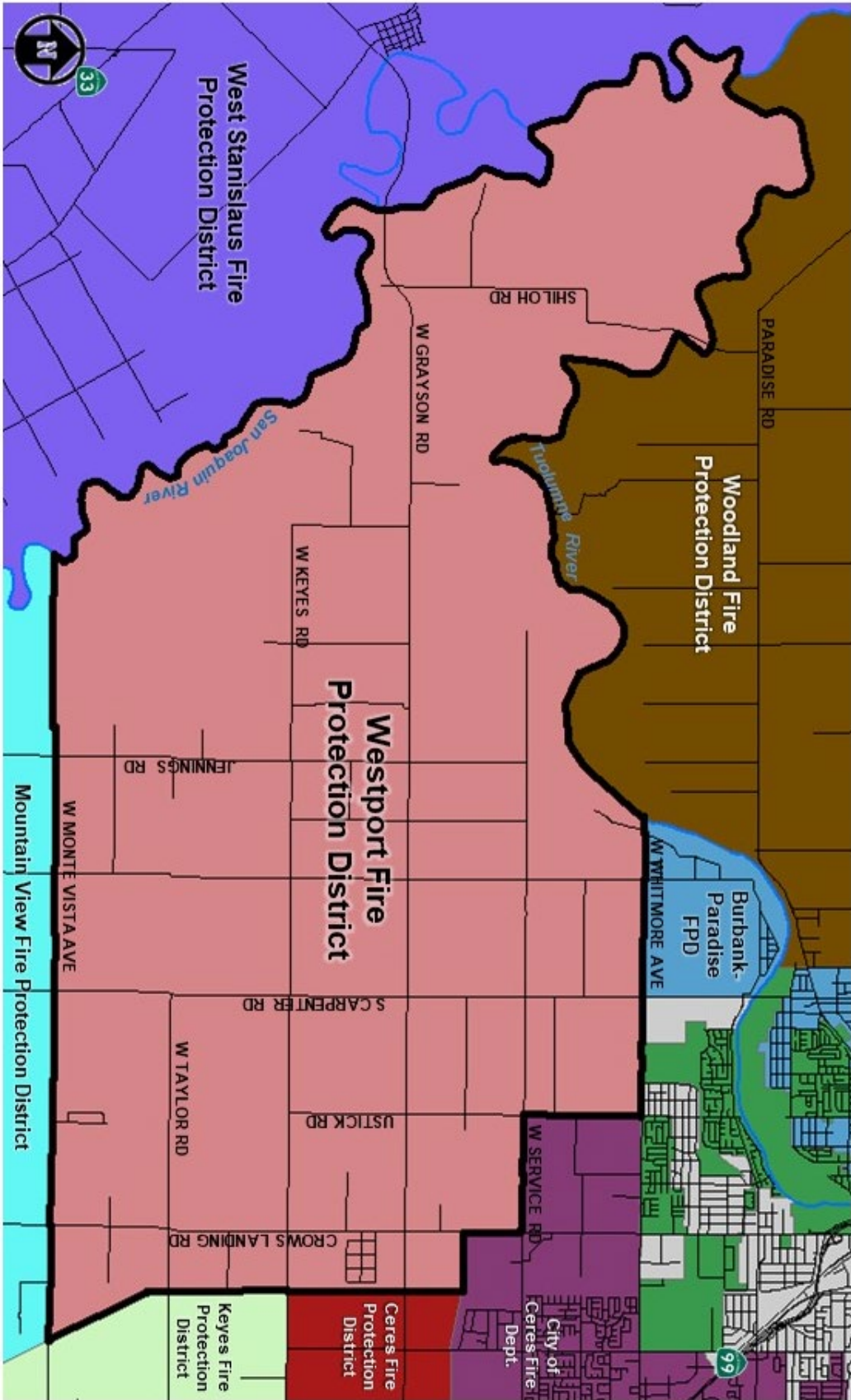
MUNICIPAL SERVICE REVIEW DETERMINATIONS
WESTPORT FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. Growth and population projection for the affected area.	Portions of the District are within the Cities of Modesto and Ceres SOIs. At this time, significant growth is not anticipated within the district.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Based on annual median household income, the Cowan Tract and Monterey Park Tract communities are identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. No additional DUCs have been identified within or contiguous to the District's sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District is considering a remodel of its headquarters as well as replacement of a Type I engine company in the future. The District does not have a vehicle amortization plan in effect. The District currently relies on a volunteer labor force and has had difficulties attracting and retaining volunteer firefighters.
4. Financial ability of agencies to provide services.	The District's per capita revenues improved substantially with the passing of Measure J, a special assessment in 2016.
5. Status of, and opportunities for, shared facilities	Currently, the District trains with City of Ceres and the Salida Fire Protection District.
6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is elected by voters within the District and serves a 4-year term.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
WESTPORT FIRE PROTECTION DISTRICT

FACTORS TO BE ADDRESSED	DETERMINATION
1. The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Westport Fire Protection District is approximately 25,980 acres and is generally located south of the City of Modesto and west of the City of Ceres. The western edge of the district lies along the San Joaquin River. Land uses within the district include existing agricultural and vacant land with scattered residences, and small areas of commercial and industrial within the City’s sphere. There are no changes in the planned land uses in the District as a result of this review.
2. Present and probable need for public facilities and services in the area	Based on present and planned land uses, there is a continued need for services in the area.
3. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District currently relies on a volunteer labor force.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	The Monterey Park Tract and the Cowan Tract are within the District’s boundaries and can be considered communities of interest in the area.
5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.	The Cowan and Monterey Park Tracts are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. The District has contracted for the replacement of a Type I engine company and is expecting delivery Fall 2023. Additional services, such as sewer and water are provided through other special districts or by way of private systems.
RECOMMENDATION	
Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Westport Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Westport FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 16.	

Map 16: Westport Fire Protection District Boundary and Sphere of Influence



5.14 WOODLAND AVENUE FIRE PROTECTION DISTRICT

Address: 3300 Woodland Ave. Fire Chief: Mike Passalaqua
 City/Zip/State: Modesto, CA 95358 Email: wafpd@comcast.net
 Phone: 209-524-4239

SUMMARY

Woodland Avenue Fire Protection District is located north of the Tuolumne River and west of the City of Modesto. District boundaries include six small areas surrounded by the Modesto city limits. The easterly portion of the District is within the City of Modesto's Sphere of Influence. The boundaries are adjacent to the Salida, Burbank-Paradise, Westport, and West Stanislaus Fire Protection Districts.

PROFILE

Board of Directors: Charles Morrison, Doug Flora, Hans Wagner, Bob Ott and Phil Callaway
 Qualifications: Appointed by the Board of Supervisors
 Meeting Schedule: Second Thursday of every month
 Location: Station 1, 3300 Woodland Ave, Modesto

DISTRICT FORMATION & ATTRIBUTES

Formation Date: 1946 Area in Square Miles: 44.6
 Population: 5,732 Average Response Time: 7 Minutes
 Fire Stations: 2 Agency Duties: Fire Suppression, EMS,
 ISO Rating: 6 Vehicle Accidents

Funding Sources (Two-Year Period)

	<u>2019-2020</u> Amount	<u>2019-2020</u> % of Total
Property tax	\$254,752	52%
Special assessments	\$222,760	46%
Interest	\$3,484	1%
Other Income	\$2,815	1%
Development Fees	\$5,446	1%
Revenue total	\$489,257	100%

Services Provided

Working structure fires	✓	First responder	✓
Potential structure fires	✓	Fire alarms	✓
Vegetation fires	✓	Mutual aid - provided	✓
Vehicle fires	✓	Mutual aid - received	✓
Hazardous materials response	✓	Water rescue	✓
Auto accidents (non-rescue)	✓	Trench rescue	
Auto accidents (with rescue)	✓	Public assists	✓
Confined space		Fire inspections	
Incident command operations	✓	Technical rescue	

Public assists	✓	Decontaminate	✓
EMS	✓	Other	

Staffing			
Full-time firefighters	0	Staff certified as FF1	N/A
Part-time firefighters	0	Staff certified as FF2	N/A
Volunteer firefighters (paid)	0	Staff certified as EMT	N/A
Volunteer firefighters (non-paid)	25	Certified fire officers	0
Reserves	0	Sworn	N/A
Administrative staff	1	Non-Sworn	N/A
Paid full-time employees	0	Paid part time employees	N/A

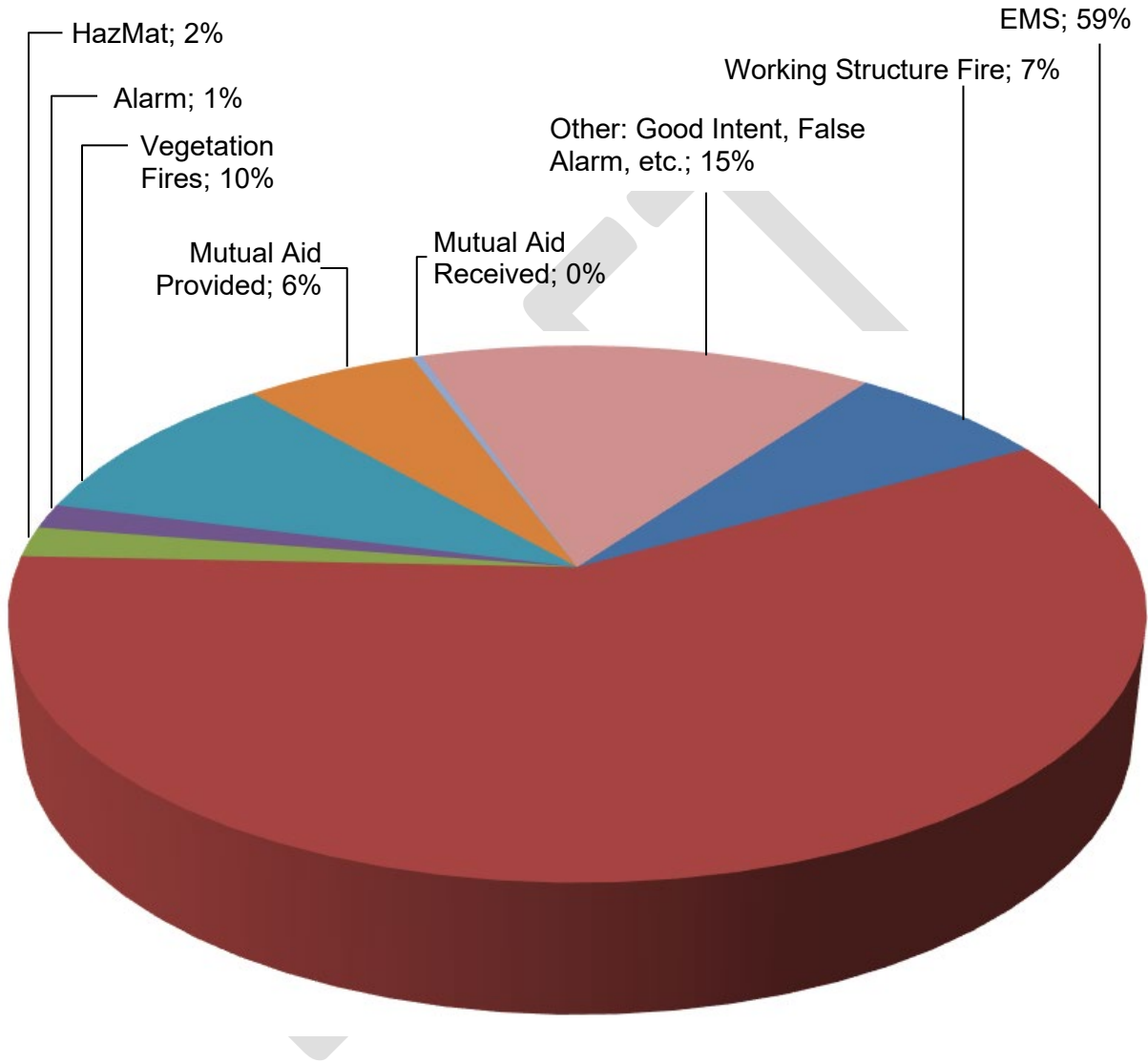
Training Compliance			
NIMS 700/800	N/A	ICS 200	N/A
AB 1234 Ethics training	Yes	Board members/file 700 form	Yes

Infrastructure				
Station	Location	Condition	Apparatus	Staffing per Apparatus (FTE)
1	3300 Woodland Ave. Modesto	Good	N/A	Volunteer Only
2	1501 S. Hart Rd. Modesto	Good	N/A	Volunteer Only

Condition
 Poor: Replacement or major renovations needed
 Fair: Non-routine renovations, upgrading and repairs
 Good: Reliable and requires only routine maintenance
 Excellent: Less than 10 years, minimal maintenance needed

Calls for Service		
Annual Calls - 2015	% of Calls	# of Calls
Working structure fire	7%	68
EMS	59%	355
Hazardous materials	2%	11
Alarm	1%	9
Vegetation fires	10%	58
Mutual aid provided	6%	35
Mutual aid received	0%	2
Other	15%	92
TOTAL CALLS	100%	603

**Calls for Service
Woodland Avenue Fire Protection District
Total 603 Calls**



MUNICIPAL SERVICE REVIEW DETERMINATIONS
WOODLAND AVENUE FIRE PROTECTION DISTRICT

	FACTORS TO BE ADDRESSED	DETERMINATION
1.	Growth and population projection for the affected area	Portions of the District are within the City of Modesto SOI. At this time, significant growth is not anticipated within the district.
2.	The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence	Based on annual median household income, portions of unincorporated West Modesto are identified as a Disadvantaged Unincorporated Community (DUC) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. No additional DUCs have been identified within or contiguous to the District's sphere of influence.
3.	Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence	The District relies on a volunteer labor force. There are currently no plans for new stations. The District has indicated that both of its stations are currently in good condition. The District is currently meeting the needs of the community. The District provides fire protection related services. Sewer, water and other municipal services are provided by either private means or other Districts.
4.	Financial ability of agencies to provide services	The District's per capita revenues are below the regional median. In 2015, property owners within the district overwhelmingly approved a special assessment. This increased revenue has contributed to firefighting training, fire station maintenance, equipment repairs, and administrative support. The District is currently collecting development fees and has explored requiring a charge for vehicle accident responses.
5.	Status of, and opportunities for, shared facilities	The District could benefit from shared support service provided by a Joint Powers Authority. The District currently does not maintain any mutual aid agreements or automatic aid agreements. has stated interest in working closer with the City of Modesto in areas that are surrounded by the City already (islands).

6. Accountability for community service needs, including governmental structure and operational efficiencies	The District is governed by a Board of Directors comprised of 5 members. Each Board Member is appointed by the Board of Supervisors and serve a three-year term, with a two-term limitation.
7. Any other matter related to effective or efficient service delivery, as required by Commission policy	None at this time.

DRAFT

SPHERE OF INFLUENCE UPDATE DETERMINATIONS AND RECOMMENDATIONS
WOODLAND AVENUE FIRE PROTECTION DISTRICT

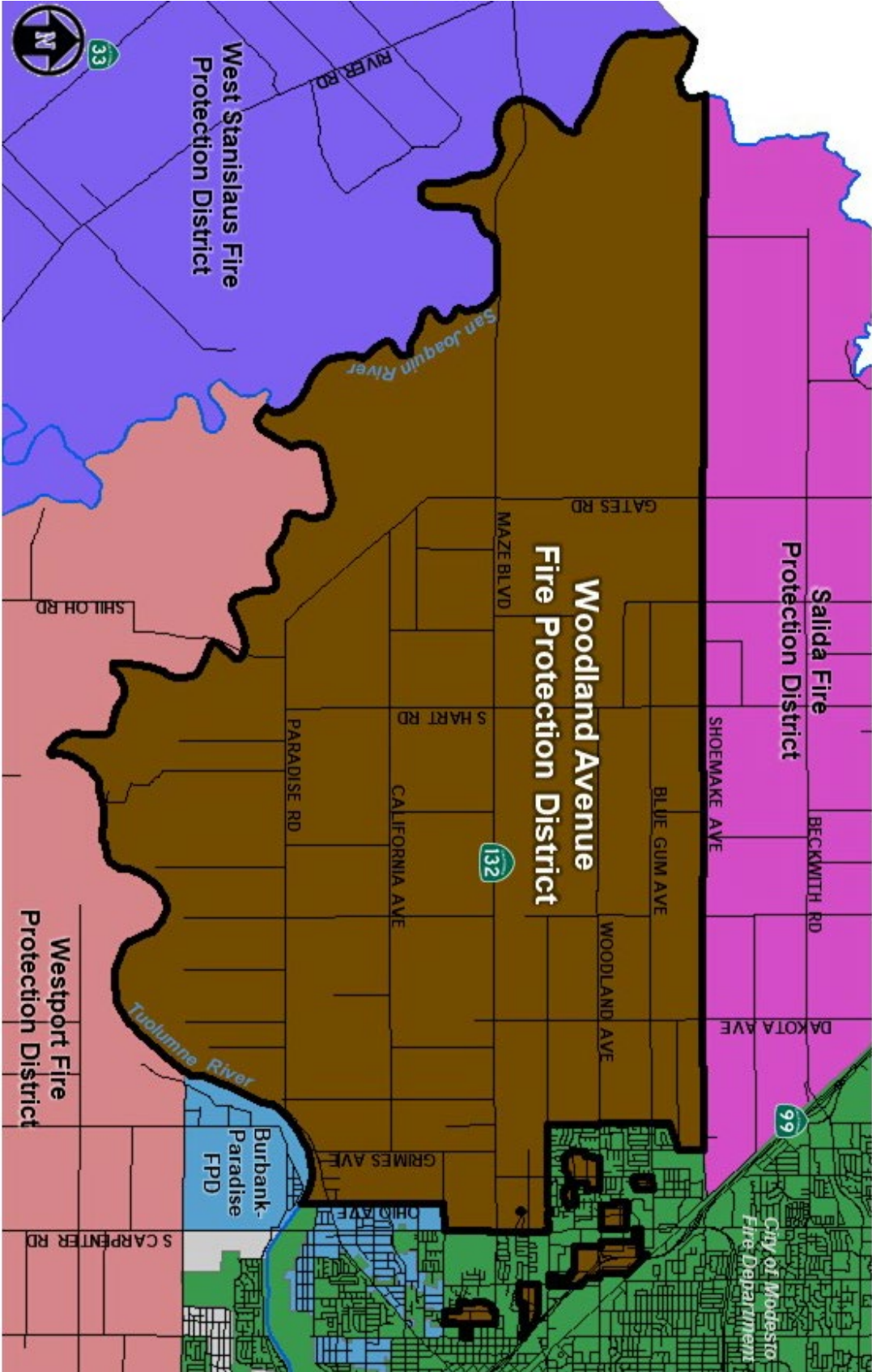
	FACTORS TO BE ADDRESSED	DETERMINATION
1.	The present and planned land uses in the area, including agricultural and open-space lands	The current area of the Woodland Avenue Fire Protection District is approximately 28,521 acres and is generally located between the Tuolumne River to the south and west and Shoemake Avenue to the north. The easterly portion of the District is within the City of Modesto's SOI. Land uses within the district include agricultural and vacant land, with residential and industrial uses within the City's SOI. There are no changes in the planned land uses in the District as a result of this review.
2.	Present and probable need for public facilities and services in the area	Based on present and planned land uses, there is a continued need for services in the area. Until such time as the City of Modesto annexes the lands within the District, services will continue to be needed at the current demand. Annexation of the area and intensity of land use in the area may increase calls and workload. Due to the District's diminishing sphere, annexation would also mean detachment from the District, leading services to be provided by the City's fire department.
3.	Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide	The MSR section provides a discussion of the services provided by the District, their present capacities, and infrastructure needs. The District currently relies on a volunteer labor force.
4.	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	There are no known communities of interest in the area. However, it should be noted that there are six smaller areas of the District that are entirely surrounded by the City of Modesto.

<p>5. 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 probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence</p>	<p>Portions of unincorporated West Modesto are identified as Disadvantaged Unincorporated Communities (DUCs) as defined in Section 56033.5 of the Cortese-Knox-Hertzberg Act of 2000. One station within the District is not currently up to contemporary standards for a fire facility and needs to be replaced. Additional services, such as sewer and water are provided through other special districts or by way of private systems.</p>
---	---

RECOMMENDATION

Pursuant to Government Code Section 56425(i)(2), the Commission does hereby establish the functions and classes of services provided by the Woodland Fire Protection District (FPD) as those specified in the California Health & Safety Code §13862. Based upon the information contained in this document, it is recommended that the Woodland FPD Sphere of Influence be updated to affirm its current sphere, as shown on Map 17.

DRAFT



Map 17: Woodland Avenue Fire Protection District Boundary and Sphere of Influence

CHAPTER 6: REFERENCES

- California State Senate Bill No. 239 Chapter 763, *Amendment to Sections 56017.2 and 56133 of, and addition of Section 56134 to, the Government Code*, Approved October 10, 2015.
- Carlson, Ken, Parcel Owners Approve Special Assessments for Woodland Avenue Fire Protection District, Modesto Bee Online, July 10, 2015, <https://www.modbee.com/news/article26928643.html>.
- Carlson, Ken, Short-term Plan Would Shift More Costs of Stanislaus 911 Dispatch Service to Fire Agencies, Modesto Bee Online, December 24, 2015, www.modbee.com/news/article51560050.html.
- Cortese-Knox-Hertzberg, *Local Reorganization Act of 2000*, Government Code 56000
Fire Protection District Law of 1987, Government Code 13800
- Fresno Council of Governments, *San Joaquin Valley Demographic Forecasts 2010 to 2050, 2040 Demographic Forecast (by Local Jurisdiction StanCOG)*, March 27, 2012.
- Insurance Services Office, *Public Protection Classification Program*, www.isomitigation.com.
- Modesto Junior College, *Public Safety – MJC Regional Fire Training Center*, www.mjc.edu/instruction/teched/publicsafety.
- Stanislaus Council of Governments, *2022 Regional Transportation Plan: Sustainable Communities Strategies*, Stanislaus Council of Governments, August 17, 2022.
- Stanislaus County, Board of Supervisors Board Agenda Item No. B-9, Approval of Funding Policy to Subsidize Emergency Dispatch Costs Charged to Fire Agencies Serving Unincorporated Populations in Stanislaus County, April 26, 2016.
- Stanislaus County, Board of Supervisors Agenda Item No. 6.1, Adoption of Fire Protection Facility Fees for the West Stanislaus Fire Protection District Pursuant to Title 24 of the Stanislaus County Code, October 4, 2022.
- Stanislaus County Office of Emergency Services/Fire Warden, 2016 Strategic Plan, March 8, 2016.
- Stanislaus LAFCO, *Countywide Fire Services Municipal Service Review: Final Report*, March 2007.

This page intentionally left blank.

EXHIBIT 2

Letter dated January 18, 2024, from West Stanislaus County Fire Protection District

This page intentionally left blank.



WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT

P.O. Box 565, Patterson, CA 95363
(209) 895-8130 fax (209) 895-8139

January 18, 2024

VIA E-MAIL

Javier Camarena, Assistant Executive Officer
Stanislaus County LAFCO
1010 10th Street, 3rd Floor
Modesto, CA 95354
camarenaj@stancounty.com

Re: Stanislaus County LAFCO Fire District Draft MSR/SOI

Dear Mr. Camarena:

The West Stanislaus County Fire Protection District (“District”) offers the following comments on the Draft Municipal Service Review and Sphere of Influence Update (“MSR/SOI Update”) – Stanislaus County fire protection districts of the County of Stanislaus (“County”) Local Agency Formation Commission (“LAFCO”).

Initially, the fire protection districts in the County face several challenges, many emanating traceable to insufficient financial resources. The lack of financial resources can be traced back to the adjustments made by the legislature after Proposition 13 through AB8, which established the share of each local agency in specific areas of the 1% property tax allocation set up in the Constitution. Stated differently, the fire protection districts, and in particular the District, receive a very small portion of the 1% allocation of property taxes.

Given that history, the summary of existing conditions in the MSR/SOI Update needs to be modified in a technical sense to indicate that the Board Meeting scheduled for the District Board is now the first Wednesday of each month, beginning at 5:30 p.m.

Substantively, the District would observe what other fire protection districts have observed, that development in the County, which is significant and increasing, isn't subject to development fees specifically aimed at offsetting impacts on fire services. There should be a policy developed by LAFCO that the County should enacted a Community Facilities District (“CFD”) financing for all new development and the unincorporated area for additional financial support for fire services by the involved fire protection districts. This method of CFD financing is common in many other areas of the State and should be a

policy and procedure of LAFCO with any SOI amendments or changes of organization which comes before it.

The District also believes that there needs to be an independent analysis of the Less Than Countywide Fire Tax a – a Pre-Proposition 13 tax on real property, as to whether a portion of it could be returned to its source, that is, where it is imposed to the involved fire protection district. This would provide an additional element of financial security for the different districts to provide fire and lifesaving services.

The District also believes that LAFCO should consider a specific provision in the MSR/SOI Update, favoring in opportunities for cooperating for providing that more efficient services among local agencies and that detachment from a fire protection district be prohibited in any application for annexation by a city. This position would facilitate the continued implementation and provision for fire and life safety services by two agencies rather than one.

If upon review you have questions, please contact me.

Sincerely,



Jon Maring, Chairman of the Board of Directors
West Stanislaus County Fire Protection District

cc: Jon Maring, Board Director
Henry Bettencourt, Board Director
Daniel Robinson, Board Director
Jason Jasper, Board Director
Amy Best, Administrative Manager
William D. Ross, District Counsel
West Stanislaus County Fire Protection District

EXHIBIT 3

**Draft Resolution No. 2024-04
(Fire Protection Districts in Stanislaus County)**

This page intentionally left blank.

**STANISLAUS COUNTY LOCAL AGENCY
FORMATION COMMISSION**

RESOLUTION

DATE: March 27, 2024

NO. 2024-04

SUBJECT: MSR No. 2023-06 and SOI Update No. 2023-06 – Approval of Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts in Stanislaus County

On the motion of Commissioner _____, seconded by Commissioner _____, and approved by the following vote:

Ayes: Commissioners:
Noes: Commissioners:
Absent: Commissioners:
Ineligible: Commissioners:

THE FOLLOWING RESOLUTION WAS ADOPTED:

WHEREAS, a Municipal Service Review mandated by California Government Code Section 56430 and a Sphere of Influence Update mandated by California Government Code Section 56425, has been conducted for the Fire Protection Districts in Stanislaus County, in accordance with the Cortese-Knox-Hertzberg Reorganization Act of 2000;

WHEREAS, at the time and in the form and manner provided by law, the Executive Officer has given notice of the March 27, 2024 public hearing by this Commission on this matter;

WHEREAS, the subject document is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and §15306 of the State CEQA Guidelines;

WHEREAS, Staff has reviewed all existing and available information from the Districts and has prepared a report including recommendations thereon, and related information as presented to and considered by this Commission;

WHEREAS, at the hearing, all persons present were given an opportunity to hear and be heard in respect to any matter in relation to the review, in evidence presented at the hearing;

WHEREAS, the Commission has duly considered the draft Municipal Service Review and Sphere of Influence Update on Fire Protection Districts dated and the determinations contained therein;

WHEREAS, the Fire Protection Districts were established to provide fire protection services within their boundaries; and,

WHEREAS, no changes to the Districts' Spheres of Influence are proposed through this review.

NOW, THEREFORE, BE IT RESOLVED that this Commission hereby:

1. Certifies that the project is statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to §15061(b)(3) and §15306 of the State CEQA Guidelines.
2. Approves the written determinations required by Section 56430 and Section 56425 of the Government Code have been made, which are contained in the Final Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts.
3. Determines, based on presently existing evidence, facts, and circumstances filed and considered by the Commission, that the Spheres of Influence for the Fire Protection Districts shall be affirmed as they currently exist, and as more specifically described on the maps contained within the Municipal Service Review.
4. Approves the Final Municipal Service Review and Sphere of Influence Update for the Fire Protection Districts.

ATTEST: _____
Sara Lytle-Pinhey, Executive Officer

MEMORANDUM

DATE: March 27, 2024

TO: LAFCO Commissioners

FROM: Sara Lytle-Pinhey, Executive Officer *SLP*

SUBJECT: Zacharias-Baldwin Master Plan Reorganization Update

RECOMMENDATION

This update is being provided for the Commission's information and no action is required.

DISCUSSION

As your Commission is aware, on July 26, 2023, the City of Patterson's Zacharias-Baldwin Master Plan Reorganization was approved by the Commission. On September 20, 2023, the required protest hearing was held, resulting in sufficient protest to require an election in the annexation area. LAFCO provided notice to the City on October 4, 2023, directing the City to call for an election. On November 7, 2023, the Patterson City Council adopted a resolution calling for the election to be held on April 9, 2024.

On February 21, 2024, Planning staff from the City of Patterson contacted the LAFCO Executive Officer and asked what the process would be to withdraw the annexation application. The Executive Officer informed City staff that the application could not be withdrawn, as it had already been acted on by the Commission and was well past the 30-day reconsideration period. The Executive Officer further informed City staff that an election is required to be held.

On February 27, 2024, the Patterson City Council held a special city council meeting with the purpose of attempting to cancel and rescind its resolution of application to LAFCO for the annexation, as well as rescinding the resolution calling for an election. The City's staff report for the item provided numerous reasons for the recommendation, including ongoing litigation, the need for impact fee updates, development agreements, negotiations with Ivy/Rose area landowners, and the City's concern that the election may be unsuccessful. At the meeting, the LAFCO Executive Officer provided a letter and verbal testimony urging the City Council to not take the actions and explaining that the application cannot be withdrawn, and an election is required by law. Despite this testimony, as well as comments from others in attendance, the City Council took unanimous action to rescind its resolutions.

On March 5, 2024, LAFCO Staff noted a subsequent agenda item was posted for a special Patterson City Council meeting to be held that evening for the purpose of undoing and reinstating the previous resolutions. No staff report was included with the item to explain the recommended action. That item was also approved unanimously by the City Council, after a statement was made by the City's legal counsel that the prior rescinding of the resolutions was "incredibly effective" for negotiating with developers.

The election for the Zacharias-Baldwin Reorganization is now moving forward and scheduled to be held on April 9, 2024. If upheld by the voters, LAFCO will record a Certificate of Completion for the annexation, meaning that the territory will become part of the City's limits. If defeated by the voters, LAFCO will file a Certificate of Termination, officially terminating the proposal. The City would then have to wait a year prior to applying for annexation of the same or substantially similar territory unless the Commission finds it is in the public interest to waive the waiting period.

Attachments: City of Patterson City Council Special Agenda – February 27, 2024
LAFCO Letter to the City of Patterson dated February 27, 2024
City of Patterson City Council Special Agenda – March 5, 2024

**Agenda
City of Patterson**



**City Council Special Meeting
February 27, 2024
7:00 PM**

**Council Chambers
1 Plaza
Patterson, CA 95363**

PUBLIC MEETING GUIDELINES

City of Patterson City Council meetings are conducted in person at City Hall Council Chambers. As a courtesy, and technology permitting, members of the public may participate virtually. However, the City cannot guarantee that the public's access to teleconferencing and translating technology will be uninterrupted, and technical difficulties may occur from time to time.

MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING IN PERSON OR VIA TELECONFERENCE BY CALLING **1-669-900-9128, MEETING ID: **693 538 4239**, PASSWORD: **20995363**. JOIN FROM A PC, MAC, IPAD, IPHONE, OR ANDROID DEVICE BY USING THIS URL:**

<https://us02web.zoom.us/j/6935384239?pwd=ZmZwMFdYajRsTjlKTnNTamZCWXFxdz09>

The meeting will be televised or available for public viewing on comcast cable channel 7 on the following days: Wednesday at 3:00 p.m., Friday at 8:00 p.m. and Saturday at 12:00 p.m. Or watch on internet Vimeo link: <https://vimeo.com/channels/patterson/>

To access written translation during the meeting, please scan the QR Code or click this link:
Para acceder a la traducción escrita durante la reunión, escanee el código QR o haga clic en este enlace:

<https://attend.wordly.ai/join/HSEU-6978>

Choose Language and Click Attend / Elija el idioma y haga clic en Asistir
Use a headset on your phone for audio or read the transcript on your device.



The City Council agenda and supporting public documents are available for viewing in City Hall,



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8012. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]



The City Council agenda and supporting public documents are available for viewing in City Hall, Administration Department, 1 Plaza, 2nd Floor, Patterson, California, during normal business hours. The City Council agenda and supporting public documents are also available online on the City web site www.ci.patterson.ca.us listed under Popular Links “City Council Agendas” or please call or email the City Clerk at (209) 895-8012 or cityclerk@ci.patterson.ca.us If you wish to be notified of future City Council Meetings, please visit our web site www.ci.patterson.ca.us go to Popular Links “City Council Agendas” and Subscribe to “RSS”

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Statements of Conflict**
4. **Items from the Public**

Any member of the audience desiring to address the Council regarding a matter on the agenda, please raise your hand or step to the podium, or if using the zoom app by pressing *9 on your cell phone at the time the item is announced by the Mayor. The public wishing to address the Council on items that do not appear on the agenda may do so; however, Council will take no action other than referring the item to staff for study and analysis and may place the item on a future agenda (Resolution 92-25)

In order that all interested parties have an opportunity to speak, any person addressing the Council will be limited to a maximum of five (5) minutes unless the Mayor grants a longer period of time (Resolution 92-25)

Please State Your Name and City for the Record.

5. **City Staff Reports**

- 5.1. City Attorney - Adopt Resolution No. 2024-10 of the Patterson City Council Rescinding Resolution No. 2023-54, in Order to Cancel the Special Mail Ballot Election Scheduled for April 9, 2024, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson; and Adopt Resolution No. 2024-11 of the Patterson City Council Rescinding Resolution No. 2022-61, in Order to Withdraw the City’s Reorganization Application Submitted to Stanislaus LAFCO, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson.

Staff Report: Deputy City Attorney White

Council: Motion to Adopt Resolution 2024-10 of the Patterson City Council Rescinding Resolution No. 2023-54, in Order to Cancel the Special Mail Ballot Election Scheduled for April 9, 2024, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City Of Patterson; and

Council: Motion to Adopt Resolution 2024-11 of the Patterson City Council Rescinding Resolution No. 2022-61, in Order to Withdraw the City's Reorganization Application Submitted to Stanislaus LAFCO, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson.

6. Adjournment

DECLARATION OF POSTING

I, Aracely Alegre, City Clerk of the City of Patterson, California do hereby declare that the foregoing notice was posted on the Bulletin Board at City Hall, 1 Plaza, Patterson, California on February 26, 2024.

The Agenda is also posted for public view on the Bulletin Boards of the Hammon Senior Center, 1033 W. Las Palmas, Patterson, the Patterson Branch Library, 46 N. Salado Avenue, Patterson, and the City of Patterson City Web Site www.ci.patterson.ca.us

Dated this 26th day of February 2024
/s/ Aracely Alegre, CMC, City Clerk



City Council Agenda Report

TO: Mayor Clauzel and Members of the City Council

FROM: Ken Irwin, City Manager

BY: Douglas White, Deputy City Attorney

MEETING DATE: February 27, 2024

ITEM NO: 5.1

SUBJECT: Adopt Resolution No. 2024-10 of the Patterson City Council Rescinding Resolution No. 2023-54, in Order to Cancel the Special Mail Ballot Election Scheduled for April 9, 2024, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson; and Adopt Resolution No. 2024-11 of the Patterson City Council Rescinding Resolution No. 2022-61, in Order to Withdraw the City's Reorganization Application Submitted to Stanislaus LAFCO, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson.

RECOMMENDATION

Motion to Adopt Resolution No. 2024-10 of the Patterson City Council Rescinding Resolution No. 2023-54, in Order to Cancel the Special Mail Ballot Election Scheduled for April 9, 2024, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson; and

Motion to Adopt Resolution No. 2024-11 of the Patterson City Council Rescinding Resolution No. 2022-61, in Order to Withdraw the City's Reorganization Application Submitted to Stanislaus LAFCO, in Connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson.

BACKGROUND

In August 2022, the City Council adopted the Zacharias and Baldwin Ranch Master Plan ("Master Plan"). The Master Plan provides a comprehensive development plan for approximately 1,296 acres located north of City limits and an additional 66 acres located south of City limits. In November 2022, the City filed a proposal with the Stanislaus County Local

Agency Formation Commission (“Stanislaus LAFCO”) to annex the areas outlined in the Master Plan.

On July 26, 2023, Stanislaus LAFCO approved the City’s annexation proposal, subject to certain terms and conditions. The required protest proceeding was held on September 20, 2023. The protest hearing failed to yield the necessary level of support to confirm the City’s annexation proposal. The annexation is now subject to a special election of the registered voters in the Master Plan area, which will be held by mail ballot on April 9, 2024.

The Stanislaus County Registrar of Voters (“Registrar Office”) is providing election services for the election. The Registrar Office will commence mailing election materials and ballots around March 11, 2024.

City Staff is recommending that the City Council consider rescinding prior resolutions which called for the election and authorized the filing of the annexation application to Stanislaus LAFCO. The effect of rescinding both prior resolutions would be to cancel the special election scheduled for April 9, 2024, and also to withdraw the City’s annexation application. Concerns have arisen regarding the status of the Master Plan approvals and Final Environmental Impact Report (“Final EIR”) due to existing litigation, potential financial impacts to the City, and the possibility of an unsuccessful election. In the interest of ensuring orderly development, the concerns of City Staff are described further below.

ANALYSIS

EXISTING LITIGATION. Due to existing litigation, the Master Plan approvals and the Final EIR are in jeopardy. In September 2022, two petitions for writ of mandate were filed against the City. Both petitions challenged the Final EIR’s validity and generally seek decertification of the Final EIR and invalidation of the Master Plan approvals. One of the petitions remains pending before the court. A hearing is currently scheduled for March with a decision from the court anticipated within ninety (90) days of the hearing, absent a continuance. Among other claims asserted, the pending petition challenges the water supply assumptions contained in the Final EIR. Groundwater is contemplated as the water supply for development of the Master Plan. Depending on the outcome of the hearing, the court may order revisions and recirculation of the Final EIR. An outcome in favor of the petitioners also may impact the planned water supply for the Master Plan project. It may be advisable to suspend the annexation proceedings until final resolution of the litigation.

IVY ROSE AREA. The Zacharias area of the Master Plan is divided into five development areas. Four of the development areas are controlled by the major developers of the Master Plan. The other development area is referred to as the “Ivy Rose Area.” The Ivy Rose Area is approximately 143 acres in the eastern portion of the Master Plan adjacent to Ward Avenue and State Route 33. There are existing residences and agricultural lands in the Ivy Rose Area, many in the form of ranchettes.

City Staff has conducted outreach with landowners in the Ivy Rose Area to prepare for the annexation and establish terms and conditions for future development of the Ivy Rose Area. Some concerns remain among Ivy Rose Area landowners regarding the consequences of

annexation. City Staff is still working with the landowners to address their concerns. Prior to formal annexation, City Staff also desires to establish the obligations of the Master Plan developers for the public improvements in the Ivy Rose Area (for example, construction of roadway and utility improvements for future connection to the City water and sewer systems). The City seeks the support and cooperation of the Ivy Rose Area landowners prior to formal annexation. Additional time would allow City Staff to continue planning for future development of the Ivy Rose Area.

Furthermore, the results of the protest hearing cause concern that the election may be unsuccessful. At the protest hearing for the annexation proposal, 19 verified protests were received of the 40 registered voters in the annexation area. If the election is unsuccessful, the City may have to wait at least one year before filing another annexation application. Avoiding an unsuccessful election has the potential to prevent further delay.

IMPACT FEE UPDATES. Another concern is that in preparation for the annexation, City Staff commenced comprehensive updates to current citywide impact fees. The planned impact fee updates include the following: Regional Transportation, City Hall, Corporation Yard, Recreational Facilities, and Park Facilities. Comprehensive updates to these impact fees have not occurred since before 2010. The City has undergone significant growth since 2010, with development advancing in the West Patterson Business Park Master Plan, the Villages of Patterson Master Plan, and the Baldwin Ranch North Master Plan. Buildout of the Master Plan would eventually add nearly 20,000 residents to the City. Updating the impact fees prior to formal annexation would ensure that growth impacts will be mitigated and levels of service will remain consistent. If the impact fee updates will not apply to new development in the Master Plan, then necessary public facility improvements would be severely underfunded. Without the impact fee updates in place prior to annexation, there is risk that the City will lose \$50-\$100 million in impact fee collections. Delaying the annexation would allow more time for City Staff to finalize the required nexus studies and bring them to Council for approval.

DEVELOPMENT AGREEMENT. Finally, there is not yet a Development Agreement between the City and the four major developers of the Master Plan (collectively, the “Developers”). City Staff and the Developers are currently negotiating a Development Agreement, for future consideration by the City Council. With development, financing, and infrastructure obligations still undetermined, City Staff would prefer to have a final Development Agreement in place prior to formal annexation. As previously mentioned, City Staff would also like to include in the Development Agreement certain obligations for public improvements in the Ivy Rose Area. Delaying the election would allow more time for City Staff to continue discussions with the Developers prior to formal annexation.

The foregoing reasons raise concern that formal annexation of the Master Plan into City limits at this time would be premature. The City has an obligation to provide orderly development for current and future City residents. Delaying annexation to a future time would allow more time for resolution of outstanding issues prior to development of the Master Plan.

FISCAL IMPACT

The Master Plan is projected to add approximately 5,400 new residential units to the City, in addition to new industrial and commercial development. The impact fees planned for updates were last formulated prior to 2010 and are based on outdated nexus studies. Not having the new impact fees in place prior to development of the Master Plan has the potential to cost the City \$50-\$100 million in impact fee collections. If the annexation goes forward, there is risk that development of the Master Plan and related public facility improvements will be underfunded.

COUNCIL OPTIONS

1. Adopt both resolutions.
2. Deny both resolutions.
3. Postpone discussion of the resolutions to a future date, with questions or directions for City Staff to undertake further review.
4. Adopt the resolution to cancel the special election, and postpone further discussion on withdrawal of the annexation applications to a future time.

ATTACHMENTS

1. Resolution No. 2024-10
2. Resolution No. 2024-11

RESOLUTION NO. 2024-10

**A RESOLUTION OF THE PATTERSON CITY COUNCIL
RESCINDING RESOLUTION NO. 2023-54, IN ORDER TO CANCEL THE SPECIAL
MAIL BALLOT ELECTION SCHEDULED FOR APRIL 9, 2024,
IN CONNECTION WITH THE ZACHARIAS-BALDWIN MASTER PLAN
REORGANIZATION TO THE CITY OF PATTERSON**

WHEREAS, on August 16, 2022, the Patterson City Council ("City Council") took the following actions in connection with the Zacharias-Baldwin Master Plan Project ("Master Plan"):

- (a) Adoption of Resolution No. 2022-62, certifying the Final Environmental Impact Report ("Final EIR"), adopting findings pursuant to the California Environmental Quality Act ("CEQA"), adopting a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program; and
- (b) Adoption of Resolution No. 2022-60, approving a General Plan Amendment, the Master Plan, and Conditions of Approval for the buildout of the Master Plan; and
- (c) Adoption of Ordinance No. 862, rezoning the properties located within the Master Plan area; and
- (d) Adoption of Resolution No. 2022-61, authorizing the filing of an application to the Stanislaus County Local Agency Formation Commission ("Stanislaus LAFCO") to expand the City's Sphere of Influence and annex the Master Plan area into City limits.

WHEREAS, the foregoing actions by the City Council may be referred to herein as the "Master Plan Approvals"; and

WHEREAS, on July 26, 2023, Stanislaus LAFCO adopted LAFCO Resolution No. 2023-08 approving the Zacharias-Baldwin Ranch Master Plan Reorganization subject to certain terms and conditions (the "Reorganization Proposal"), and directing the LAFCO Executive Officer to complete the required protest proceedings pursuant to Government Code section 57000 et seq.; and

WHEREAS, on September 20, 2023, the LAFCO Executive Officer conducted the protest hearing of the qualified voters residing in the affected territory. The LAFCO Executive Officer determined that the written protests received were submitted by at least 25% but less than 50% of the registered voters in the affected territory; and

WHEREAS, on October 4, 2023, Stanislaus LAFCO adopted LAFCO Conducting Authority Resolution No. 01-2023, ordering the Reorganization Proposal to be subject to confirmation by the registered voters residing in the affected territory; and

WHEREAS, on November 7, 2023, the City Council adopted Resolution No. 2023-54, calling for a Special Mail Ballot Election on April 9, 2024 to confirm the Reorganization Proposal, requesting election services from Stanislaus County, and authorizing the filing of written arguments; and

WHEREAS, four major landowners are contemplated as the developers of the Master Plan (Keystone Ranch LLC, Lakeside Hills LLC, TPF Development, and Baldwin Ranch Development LLC) (collectively, the “Developers”); and

WHEREAS, the Developers are required to enter into a Development Agreement with the City to establish terms and conditions for development, financing, and infrastructure obligations of the Master Plan. As of the date of this Resolution, a Development Agreement is not yet adopted and negotiations are ongoing. The Master Plan encompasses approximately 1,362 acres and is estimated to add 20,000 residents to the City over the buildout horizon, which would nearly double the population of the City. In the interests of orderly development and general welfare of existing and future City residents, City Staff desires that all parties’ respective obligations be established in a duly adopted Development Agreement prior to formal annexation of the Master Plan into City limits; and

WHEREAS, in the leadup to the Master Plan Approvals, City staff engaged consultants to update certain citywide impact fees that would apply to development of the Master Plan. Such updates are contemplated for the following citywide impact fees: Regional Transportation, City Hall, Corporation Yard, Recreational Facilities, and Park Facilities. City Staff have been working with the consultants on completion of the required nexus studies for the impact fee updates. The City’s current impact fees are outdated and were formulated prior to 2010. The City has undergone significant growth since the early 2000s. Without the impact fee updates in place, the growth impacts of the Master Plan and mitigation to affected public facilities would be severely underfunded and cause a substantial burden to existing and future City residents. If the planned impact fee updates will not apply to new development in the Master Plan, there is risk that the City will lose millions of dollars in impact fee collections; and

WHEREAS, the Zacharias area of the Master Plan is divided into five development areas. The Ivy Rose Area is located in the eastern portion of the Zacharias area adjacent to Ward Avenue and State Route 33. The Ivy Rose Area contains existing residences and agricultural lands, many in the form of ranchettes. The City has worked with landowners in the Ivy Rose Area to prepare for the annexation and establish terms and conditions for future development of the Ivy Rose Area, but discussions with landowners are ongoing. Concerns about the consequences of annexation still remain in the Ivy Rose Area; and

WHEREAS, the protest proceeding did not yield sufficient support to confirm the Reorganization Proposal. An unsuccessful election has the potential to delay the filing of a future Reorganization Proposal. City Staff seek to prevent further delay and ensure that the Reorganization Proposal will be successful; and

WHEREAS, in September 2022, two petitions for writ of mandate were filed in the Superior Court of Stanislaus County challenging the City’s adoption of the Master Plan Approvals. The petitions allege various violations of CEQA and generally seek to set aside the Master Plan Approvals and decertify the Final EIR. One petition remains pending before the Superior Court, and at this time the final outcome of the litigation is unknown. The Superior Court may order that the City set aside the Master Plan Approvals and revise and recirculate the Final EIR; and

WHEREAS, the foregoing reasons raise concern that formal annexation of the Master Plan area into City limits at this time is premature and would cause serious financial impacts to the City. In the interest of orderly development and the general welfare of existing and future City residents, City Staff have recommended that the Special Mail Ballot Election be cancelled for the reasons described herein.

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

1. The Recitals above are hereby incorporated and made part of this Resolution. The City Council concurs with the findings recited herein.
2. Resolution No. 2023-54 (calling for a Special Mail Ballot Election on April 9, 2024 to confirm the Zacharias-Baldwin Master Plan Reorganization, requesting election services from Stanislaus County, and authorizing the filing of written arguments) is hereby rescinded. The Special Mail Ballot Election scheduled for April 9, 2024 is hereby cancelled and shall have no force or effect.
3. The City Clerk shall forward a certified copy of this Resolution to the Stanislaus County Registrar of Voters ("Registrar Office"), in order for the Registrar Office to terminate any and all proceedings relating the Special Mail Ballot Election scheduled for April 9, 2024. The Registrar Office is hereby directed to cease providing election services for the Special Mail Ballot Election scheduled for April 9, 2024.
4. City Staff is hereby directed to take all actions, as may be required by law, to notify affected agencies, stakeholders, and landowners in the Master Plan area of the termination of proceedings described herein.

PASSED AND ADOPTED by the City of Patterson City Council on the 27th DAY of February 2024, by the following roll call vote:

AYES:
NOES:
EXCUSED:

APPROVED:

Michael Clauzel
Mayor of the City of Patterson

ATTEST:

Aracely Alegre
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a special council meeting held on the 27th day of February 2024, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

RESOLUTION NO. 2024-11

**A RESOLUTION OF THE PATTERSON CITY COUNCIL
RESCINDING RESOLUTION NO. 2022-61, IN ORDER TO WITHDRAW THE CITY'S
REORGANIZATION APPLICATION SUBMITTED TO STANISLAUS LAFCO,
IN CONNECTION WITH THE ZACHARIAS-BALDWIN MASTER PLAN
REORGANIZATION TO THE CITY OF PATTERSON**

WHEREAS, on August 16, 2022, the Patterson City Council ("City Council") took the following actions in connection with the Zacharias-Baldwin Master Plan Project ("Master Plan"):

- (a) Adoption of Resolution No. 2022-62, certifying the Final Environmental Impact Report ("Final EIR"), adopting findings pursuant to the California Environmental Quality Act ("CEQA"), adopting a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program; and
- (b) Adoption of Resolution No. 2022-60, approving a General Plan Amendment, the Master Plan, and Conditions of Approval for the buildout of the Master Plan; and
- (c) Adoption of Ordinance No. 862, rezoning the properties located within the Master Plan area; and
- (d) Adoption of Resolution No. 2022-61, authorizing the filing of an application to the Stanislaus County Local Agency Formation Commission ("Stanislaus LAFCO") to expand the City's Sphere of Influence and annex the Master Plan area into City limits.

WHEREAS, the foregoing actions by the City Council may be referred to herein as the "Master Plan Approvals"; and

WHEREAS, on July 26, 2023, Stanislaus LAFCO adopted LAFCO Resolution No. 2023-08 approving the Zacharias-Baldwin Ranch Master Plan Reorganization subject to certain terms and conditions (the "Reorganization Proposal"), and directing the LAFCO Executive Officer to complete the required protest proceedings pursuant to Government Code section 57000 et seq.; and

WHEREAS, on September 20, 2023, the LAFCO Executive Officer conducted the protest hearing of the qualified voters residing in the affected territory. The LAFCO Executive Officer determined that the written protests received were submitted by at least 25% but less than 50% of the registered voters in the affected territory; and

WHEREAS, on October 4, 2023, Stanislaus LAFCO adopted LAFCO Conducting Authority Resolution No. 01-2023, ordering the Reorganization Proposal to be subject to confirmation by the registered voters residing in the affected territory; and

WHEREAS, on November 7, 2023, the City Council adopted Resolution No. 2023-54, calling for a Special Mail Ballot Election on April 9, 2024 to confirm the Reorganization Proposal, requesting election services from Stanislaus County, and authorizing the filing of written arguments; and

WHEREAS, four major landowners are contemplated as the developers of the Master Plan (Keystone Ranch LLC, Lakeside Hills LLC, TPF Development, and Baldwin Ranch Development LLC) (collectively, the “Developers”); and

WHEREAS, the Developers are required to enter into a Development Agreement with the City to establish terms and conditions for development, financing, and infrastructure obligations of the Master Plan. As of the date of this Resolution, a Development Agreement is not yet adopted and negotiations are ongoing. The Master Plan encompasses approximately 1,362 acres and is estimated to add 20,000 residents to the City over the buildout horizon, which would nearly double the population of the City. In the interests of orderly development and general welfare of existing and future City residents, City Staff desires that all parties’ respective obligations be established in a duly adopted Development Agreement prior to formal annexation of the Master Plan into City limits; and

WHEREAS, in the leadup to the Master Plan Approvals, City staff engaged consultants to update certain citywide impact fees that would apply to development of the Master Plan. Such updates are contemplated for the following citywide impact fees: Regional Transportation, City Hall, Corporation Yard, Recreational Facilities, and Park Facilities. City Staff have been working with the consultants on completion of the required nexus studies for the impact fee updates. The City’s current impact fees are outdated and were formulated prior to 2010. The City has undergone significant growth since the early 2000s. Without the impact fee updates in place, the growth impacts of the Master Plan and mitigation to affected public facilities would be severely underfunded and cause a substantial burden to existing and future City residents. If the planned impact fee updates will not apply to new development in the Master Plan, there is risk that the City will lose millions of dollars in impact fee collections; and

WHEREAS, the Zacharias area of the Master Plan is divided into five development areas. The Ivy Rose Area is located in the eastern portion of the Zacharias area adjacent to Ward Avenue and State Route 33. The Ivy Rose Area contains existing residences and agricultural lands, many in the form of ranchettes. The City has worked with landowners in the Ivy Rose Area to prepare for the annexation and establish terms and conditions for future development of the Ivy Rose Area, but discussions with landowners are ongoing. Concerns about the consequences of annexation still remain in the Ivy Rose Area; and

WHEREAS, in September 2022, two petitions for writ of mandate were filed in the Superior Court of Stanislaus County challenging the City’s adoption of the Master Plan Approvals. The petitions allege various violations of CEQA and generally seek to set aside the Master Plan Approvals and decertify the Final EIR. One petition remains pending before the Superior Court, and at this time the final outcome of the litigation is unknown. The Superior Court may order that the City set aside the Master Plan Approvals and revise and recirculate the Final EIR; and

WHEREAS, the foregoing reasons raise concern that formal annexation of the Master Plan area into City limits at this time is premature and would cause serious financial impacts to the City. In the interest of orderly development and the general welfare of existing and future City residents,

City Staff have recommended that the City resubmit its application to Stanislaus LAFCO at a future date, at such time that the matters described herein are further resolved.

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

1. The Recitals above are hereby incorporated and made part of this Resolution. The City Council concurs with the findings recited herein.
2. Resolution No. 2022-61 (authorizing the filing of an application with Stanislaus LAFCO to expand the City's Sphere of Influence and annex the Master Plan area into City limits) is hereby rescinded. The associated applications filed with Stanislaus LAFCO for the Reorganization Proposal (Municipal Service Review No. 2023-02, Sphere of Influence Modification No. 2023-02, and LAFCO Application No. 2023-01) are hereby withdrawn.
3. The City Clerk shall forward certified copies of this Resolution to Stanislaus LAFCO and the Stanislaus County Registrar of Voters, for such agencies to terminate any and all proceedings relating to the Reorganization Proposal.
4. City Staff is hereby directed to take all actions, as may be required by law, to notify affected agencies, stakeholders, and landowners in the Master Plan area of the termination of proceedings described herein.

PASSED AND ADOPTED by the City of Patterson City Council on the 27th DAY of February 2024, by the following roll call vote:

AYES:
NOES:
EXCUSED:

APPROVED:

Michael Clauzel
Mayor of the City of Patterson

ATTEST:

Aracely Alegre
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a regular meeting held on the 27th day of February 2024, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

This page intentionally left blank.

February 27, 2024

Mayor and City Council
City of Patterson
PO Box 667
Patterson, CA 95363

SUBJECT: City Council Agenda Item 5.1 Regarding Rescinding Resolutions for the Zacharias-Baldwin Master Plan Reorganization

Mayor and City Council,

On behalf of Stanislaus LAFCO, I respectfully request that you take no action on Item 5.1, the Zacharias-Baldwin Master Plan Reorganization.

The item proposes two actions of the City Council related to the Zacharias-Baldwin Master Plan Reorganization: (1) to rescind the resolution of application to LAFCO for the application and, (2) to rescind a resolution calling for an election. Each of these actions is contrary to State law.

There is No Application to Withdraw

The application for the Zacharias-Baldwin Master Plan Reorganization has already been approved by the Commission after a public hearing on July, 26, 2023. LAFCO law provides for a 30-day period for "Reconsideration" that has expired. Pursuant to California Government Code section 56895(b), a request for Reconsideration must be filed within 30 days of action by LAFCO. This is a mandatory deadline. The remaining annexation proceedings are dictated by law. As a result, both of the proposed actions are beyond the reach and discretion of LAFCO and the City.

An Election is Mandated by State Law

The requirement for the City to call for an election is mandated by Government Code Section 57132(a) and further by Section 57000, as follows (emphasis added):

(e)(1) *When a board of supervisors or a **city council** is informed by the commission that a determination has been made that requires an election, **it shall, within 45 days of receipt of the notification, direct the elections official to conduct the necessary election.** The board or **council shall** do all of the following:*

(A) *Call, provide for, and give notice of a special election or elections upon that question.*

(B) *Fix a date of election.*

(C) *Direct the elections official to designate precincts and polling places and to take any other action necessary to call, provide for, and give notice of the special election or elections and to provide for the conduct and the canvass of returns of the election, as determined by the commission.*

- (2) ***If, within 45 days of receipt of the notification, the board of supervisors or the city council fails to direct the elections official to conduct the election pursuant to paragraph (1), the elections official shall place the item on the ballot at the next established election date occurring at least 88 days after the date of the notification to the elections official.***
- (3) *The 45-day requirements established by this subdivision shall not apply to any application filed with a commission prior to January 1, 2011.*
- (f) Any provision in this part that requires that an election be called, held, provided for, or conducted shall mean that the procedures specified in subdivisions (d) and (e) shall be followed.***

The City of Patterson has fulfilled its obligation by adopting a resolution calling for an election to occur on April 9, 2024. The Government Code section quoted above sets forth that, even if a City fails to do so, the elections official (in this case, the City Clerk), is still mandated to conduct an election.

Termination of the Proposal

The City's staff report sets forth the desire for the proposal to be terminated. The City lacks the power to terminate the proposal. Pursuant to Government Code Section 56020.7, a certificate of termination can only occur in one of the following scenarios:

- Rejection by voters in an election (currently called for April 9, 2024)
- Expiration of time prior to completion of proceedings pursuant to Government Code 57001
- Issuance of a court order

While it is unfortunate that the City has raised these issues after the reconsideration period has passed, State law is clear regarding the completion of annexation proceedings. Neither revocation nor withdrawal of the application is an option. Either option would be ineffective to halt the above-referenced proceedings.

Sincerely,



Sara Lytle-Pinhey
Executive Officer
Stanislaus LAFCO

cc: LAFCO Commissioners
Robert J. Taro, LAFCO Counsel
Douglas White, Deputy City Attorney, City of Patterson
Aracely Alegre, City Clerk, City of Patterson

AMENDED
Agenda
City of Patterson



City Council Special Meeting

March 5, 2024
6:00 PM

Council Chambers
Patterson, CA 95363

PUBLIC MEETING GUIDELINES

City of Patterson City Council meetings are conducted in person at City Hall Council Chambers. As a courtesy, and technology permitting, members of the public may participate virtually. However, the City cannot guarantee that the public's access to teleconferencing and translating technology will be uninterrupted, and technical difficulties may occur from time to time.

MEMBERS OF THE PUBLIC MAY PARTICIPATE IN THE MEETING IN PERSON OR VIA TELECONFERENCE BY CALLING **1-669-900-9128**, MEETING ID: **693 538 4239**, PASSWORD: **20995363**. JOIN FROM A PC, MAC, IPAD, IPHONE, OR ANDROID DEVICE BY USING THIS URL:

<https://us02web.zoom.us/j/6935384239?pwd=ZmZwMFdYajRsTjlkTnNTamZCWXFxdz09>

The meeting will be televised or available for public viewing on comcast cable channel 7 on the following days: Wednesday at 3:00 p.m., Friday at 8:00 p.m. and Saturday at 12:00 p.m. Or watch on internet Vimeo link: <https://vimeo.com/channels/patterson/>

To access written translation during the meeting, please scan the QR Code or click this link:
Para acceder a la traducción escrita durante la reunión, escanee el código QR o haga clic en este enlace:

<https://attend.wordly.ai/join/HSEU-6978>

Choose Language and Click Attend / Elija el idioma y haga clic en Asistir
Use a headset on your phone for audio or read the transcript on your device.



The City Council agenda and supporting public documents are available for viewing in City Hall,



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (209) 895-8012. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II]



The City Council agenda and supporting public documents are available for viewing in City Hall, Administration Department, 1 Plaza, 2nd Floor, Patterson, California, during normal business hours. The City Council agenda and supporting public documents are also available online on the City web site www.ci.patterson.ca.us listed under Popular Links “City Council Agendas” or please call or email the City Clerk at (209) 895-8012 or cityclerk@ci.patterson.ca.us If you wish to be notified of future City Council Meetings, please visit our web site www.ci.patterson.ca.us go to Popular Links “City Council Agendas” and Subscribe to “RSS”

NOTICE IS HEREBY GIVEN that the City Council for the City of Patterson, California will hold a Special Closed Session Meeting on Tuesday, March 5, 2024 at 6:00 PM or shortly thereafter in the Council Chambers, located at 1 Plaza, Patterson, CA 95363

1. Call to Order

The City Council will adjourn to Closed Session to address the following:

- a. Conference with Legal Counsel - Anticipated Litigation
Significant exposure to litigation pursuant to Gov. Code, § 54956.9(d)(2): Four (4) potential cases.

2. Statements of Conflict

3. Items from the Public

Any member of the audience desiring to address the Council regarding a matter on the agenda, please raise your hand or step to the podium, or if using the zoom app by pressing *9 on your cell phone at the time the item is announced by the Mayor. The public wishing to address the Council on items that do not appear on the agenda may do so; however, Council will take no action other than referring the item to staff for study and analysis and may place the item on a future agenda (Resolution 92-25)

In order that all interested parties have an opportunity to speak, any person addressing the Council will be limited to a maximum of five (5) minutes unless the Mayor grants a longer period of time (Resolution 92-25)

Please State Your Name and City for the Record.

4. Adjourn to Closed Session

5. Report from Closed Session (if any)

6. Convene to Open Session – City Staff Reports

- 6.1 Adopt Resolution No. 2024-14 of the Patterson City Council Rescinding Resolution No. 2024-10, in Order to Reinstate Resolution No. 2023-54 Calling for the Special Mail Ballot Election Scheduled for April 9, 2024; and Adopt Resolution No. 2024-15 of the Patterson City Council Rescinding Resolution No. 2024-11, in Order to Reinstate Resolution No. 2022-61 Authorizing the Filing of

an Application to the Stanislaus County Local Agency Formation Commission to Expand the City's Sphere of Influence and Annex the Zacharias-Baldwin Master Plan Project Area into City Limits.

7. Adjournment

DECLARATION OF POSTING

I, Aracely Alegre, City Clerk of the City of Patterson, California do hereby declare that the foregoing notice was posted on the Bulletin Board at City Hall, 1 Plaza, Patterson, California on March 4, 2024.

The Agenda is also posted for public view on the Bulletin Boards of the Hammon Senior Center, 1033 W. Las Palmas, Patterson, the Patterson Branch Library, 46 N. Salado Avenue, Patterson, and the City of Patterson City Web Site www.ci.patterson.ca.us

Dated this 4th day of March 2024
/s/ Aracely Alegre, CMC, City Clerk

RESOLUTION NO. 2024-14

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON
RESCINDING RESOLUTION NO. 2024-10, IN ORDER TO REINSTATE
RESOLUTION NO. 2023-54 CALLING FOR THE SPECIAL MAIL BALLOT
ELECTION SCHEDULED FOR APRIL 9, 2024**

WHEREAS, on February 28, 2024, the City Council of the City of Patterson (“City Council”) adopted Resolution No. 2024-10 rescinding Resolution No. 2023-54, in order to cancel the Special Mail Ballot Election scheduled for April 9, 2024, in connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson; and

WHEREAS, the City Council and City staff have taken no action to enforce or carry out the provisions of Resolution No. 2024-10; and

WHEREAS, the City Council now desires to rescind Resolution No. 2024-10 and reinstate Resolution No. 2023-54.

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

1. Resolution No. 2024-10 is hereby rescinded and shall have no force or effect.
2. Resolution No. 2023-54 (calling for a Special Mail Ballot Election on April 9, 2024 to confirm the Zacharias-Baldwin Master Plan Reorganization, requesting election services from Stanislaus County, and authorizing the filing of written arguments) is hereby fully reinstated and shall continue in full force and effect. All affected agencies shall continue to adhere to the provisions of Resolution No. 2023-54.

PASSED AND ADOPTED by the City of Patterson City Council on the 5th DAY of March 2024, by the following roll call vote:

AYES:

NOES:

EXCUSED:

APPROVED:

Michael Clauzel
Mayor of the City of Patterson

ATTEST:

Aracely Alegre
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a special council meeting held on the 5th day of March 2024, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson

RESOLUTION NO. 2024-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PATTERSON
RESCINDING RESOLUTION NO. 2024-11, IN ORDER TO REINSTATE
RESOLUTION NO. 2022-61 AUTHORIZING THE FILING OF AN
APPLICATION TO THE STANISLAUS COUNTY LOCAL AGENCY
FORMATION COMMISSION TO EXPAND THE CITY'S SPHERE OF
INFLUENCE AND ANNEX THE ZACHARIAS-BALDWIN MASTER PLAN
PROJECT AREA INTO CITY LIMITS**

WHEREAS, on February 28, 2024, the City Council of the City of Patterson ("City Council") adopted Resolution No. 2024-11 rescinding Resolution No. 2022-61, in order to withdraw the City's Reorganization Application submitted to Stanislaus LAFCO, in connection with the Zacharias-Baldwin Master Plan Reorganization to the City of Patterson; and

WHEREAS, the City Council and City staff have taken no action to enforce or carry out the provisions of Resolution No. 2024-11; and

WHEREAS, the City Council now desires to rescind Resolution No. 2024-11 and reinstate Resolution No. 2022-61.

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

1. Resolution No. 2024-11 is hereby rescinded and shall have no force or effect.
2. Resolution No. 2022-61 (authorizing the filing of an application to the Stanislaus County Local Agency Formation Commission to expand the City's Sphere of Influence and annex the Zacharias-Baldwin Master Plan area into City limits) is hereby fully reinstated and shall continue in full force and effect. All affected agencies shall continue to adhere to the provisions of Resolution No. 2022-61.

PASSED AND ADOPTED by the City of Patterson City Council on the 5th DAY of March 2024, by the following roll call vote:

AYES:

NOES:

EXCUSED:

APPROVED:

Michael Clauzel
Mayor of the City of Patterson

ATTEST:

Aracely Alegre
City Clerk of the City of Patterson

I hereby certify that the foregoing is a full, correct and true copy of a resolution passed by the City Council of the City of Patterson, a Municipal Corporation of the County of Stanislaus, State of California, at a special council meeting held on the 5th day of March 2024, and I further certify that said resolution is in full force and effect and has never been rescinded or modified.

DATED:

City Clerk of the City of Patterson