



**STANISLAUS LAFCO  
LOCAL AGENCY FORMATION COMMISSION**

**Sara Lytle-Pinhey, Executive Officer**  
1010 10<sup>th</sup> Street, Third Floor  
Modesto, California 95354  
Phone: 209-525-7660  
Fax: 209-525-7643  
[www.stanislauslafco.org](http://www.stanislauslafco.org)

**Chair Amy Bublak, City Member**  
**Vice Chair Terry Withrow, County Member**  
Sue Zwahlen, City Member  
Vito Chiesa, County Member  
Ken Lane, Public Member  
Charlie Goeken, Alternate City Member  
Mani Grewal, Alternate County Member  
Bill Berryhill, Alternate Public Member

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**AGENDA**  
**Wednesday, February 26, 2025**  
**6:00 P.M.**  
**Joint Chambers—Basement Level**  
**1010 10<sup>th</sup> 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.

- 1. Response Letter to the City of Ceres's Draft Environmental Impact Report for the Copper Trails Specific Plan dated January 27, 2025.

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 JANUARY 22, 2025, LAFCO MEETING**  
(Staff Recommendation: Accept the Minutes.)

**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. **LAFCO APPLICATION NO. 2024-01 - ST. ANTHONY'S CHANGE OF ORGANIZATION TO THE CITY OF HUGHSON:** The City of Hughson has requested to annex approximately 6.6 acres located at the southeast corner of Euclid Avenue and Fox Road (2020 Euclid Avenue). The property is the existing site of St. Anthony's Church. The proposed annexation is within the City's Sphere of Influence and is being requested to obtain City sewer services. The City, as Lead Agency under the California Environmental Quality Act (CEQA), found the project to be exempt from further environmental review in accordance with Sections 15061 and 15183 of the CEQA Guidelines as it has been determined with certainty that there is no possibility that the annexation will have a significant effect on the environment. The Commission will consider this determination as part of its review. (Staff Recommendation: Approve the request and adopt Resolution No. 2025-02.)

**7. OTHER BUSINESS**

A. **NOTICE OF EXPIRING TERMS FOR PUBLIC MEMBERS AND APPOINTMENT OF A SUBCOMMITTEE.** (Staff Recommendation: Direct staff to initiate the Public Member recruitment process and appoint a subcommittee.)

**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 March 26, 2025.
- B. Adjournment

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**LAFCO Disclosure Requirements & Notices**

**Disclosure of Campaign Contributions:** Government Code Section 84308 requires that a LAFCO Commissioner disqualify themselves from voting on an application involving an “entitlement for use” (such as a change of organization, reorganization or sphere of influence) if, within the last 12 months, the Commissioner has received \$500 or more in campaign contributions from the applicant, participant or a representative of either. The law requires any applicant or other participant in a LAFCO proceeding to disclose the amount and name of the recipient Commissioner on the official record of the proceeding. The law also prohibits an applicant or other participant from making a contribution of \$500 or more to a LAFCO Commissioner while a proceeding is pending and for 12 months afterward.

**Disclosure of Political Expenditures and Contributions Regarding LAFCO Proceedings:** Any person or combination of persons who directly or indirectly contributes a total of \$1,000 or more in support of or opposition to a LAFCO proposal must comply with the disclosure requirements of the Political Reform Act (Section 84250). These requirements contain provisions for making disclosures of contributions and expenditures at specific intervals. More information on the scope of the required disclosures is available from the Fair Political Practices Commission ([www.fppc.ca.gov](http://www.fppc.ca.gov) or 1-866-ASK-FPPC).

**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 209-525-7660. 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:** Proceedings before the Local Agency Formation Commission are conducted in English and translation to other languages is not provided. Please make arrangements for an interpreter if necessary.

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January 27, 2025

*Sent by U.S. mail and via email to Lea.Simoulakis@ci.ceres.ca.us*

Lea Simvoulakis  
 City of Ceres Community Development Dept  
 2200 Magnolia Street  
 Ceres, CA 95307

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COPPER TRAILS  
 SPECIFIC PLAN**

Dear Ms. Simvoulakis:

Thank you for the opportunity to review the Draft Environmental Impact Report (DEIR) for the Copper Trails Specific Plan. As Lead Agency, the City of Ceres is responsible for considering the effects, both individual and collective, of all activities involved in the project (Public Resources Code §21000 et seq). LAFCO, as a Responsible Agency, will utilize the CEQA documents prepared by the City when considering the proposed annexation of the Specific Plan area.

LAFCO previously provided a comment letter dated October 17, 2023 on the Notice of Preparation (NOP) for this project and has reviewed the DEIR in accordance with State and locally-adopted policies to discourage sprawl, preserve open space and agricultural lands, encourage the efficient provision of services, and encourage the orderly development of local agencies (Government Code §§56001, 56301). The following comments are provided for the City's consideration regarding the DEIR.

Agricultural Resources

The DEIR describes LAFCO's adopted Agricultural Preservation Policy that requires cities to prepare a Plan for Agricultural Preservation for an annexation proposal that includes a detailed analysis of direct and indirect impacts to agricultural resources, a vacant land inventory and absorption study evaluating lands within the existing boundaries of the jurisdiction that could be developed for the same or similar uses, existing and proposed densities, consistency with regional planning efforts, and the method or strategy proposed to minimize the loss of agricultural land. The Policy also includes findings that the Commission will make relative to the timing and scale of proposals.

The DEIR recognizes that the Cortese-Knox-Hertzberg Act (specifically Government Code §56064) uses a broader definition of "prime agricultural land" but states that "this land would be the subject of further analysis in the annexation application to LAFCO" (DEIR pg. 5-3). Deferral of this analysis is problematic, as it could impact how the proposed Mitigation Measure AG-1 is interpreted.

LAFCO's Agricultural Preservation Policy (Policy) defines "agricultural lands" as including "prime agricultural land," defined under Government Code §56064, as well as lands defined by the

California Department of Conservation’s Farmland Mapping and Monitoring Program as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, consistent with Appendix G of the CEQA Guidelines and collectively referred to as “Important Farmland.” The DEIR also acknowledges in the Geology and Soils chapter that lands considered Farmland of Statewide Importance would meet the LAFCO definition for prime farmland based on their class I or class II ratings.

Based on the above, LAFCO’s Policy expects that a proposed method or strategy to minimize impacts to agricultural lands satisfy both definitions. The Policy also states that the method or strategy used should be consistent with the CEQA prepared for the project. Thus, Mitigation Measure AG-1 should be amended to reflect its applicability to the entire 319.5 acres of Important Farmland in the area, including those identified as Prime (309 acres) and Farmland of Statewide Importance (10.5 acres) to satisfy the Policy’s intent.

Page 5-5 of the DEIR states that since adoption of the LAFCO Agricultural Preservation Policy, the City has not prepared a Plan for Agricultural Preservation. This is incorrect. The City previously prepared and submitted a Plan for Agricultural Preservation for the Whitmore Ranch Reorganization. On page 5-7, the DEIR states that it intends to use the same mitigation measure as Whitmore Ranch. In addition to the clarification regarding amount of farmland to be mitigated, it is also recommended that the phrase “as adopted by Stanislaus LAFCO” be removed from the language of Mitigation Measure AG-1. As currently written, this implies that the City’s Plan for Agricultural Preservation is adopted by LAFCO. This is not the case. Rather, the Commission expects that prior to an application being submitted to LAFCO that the City adopts an ordinance, resolution, or condition requiring the mitigation to occur. It is the City’s responsibility to ensure a mechanism is in place to implement and enforce the mitigation. The City’s Plan for Agricultural Preservation will then be submitted to LAFCO as part of the annexation application to demonstrate that the appropriate determinations can be made by the Commission, consistent with LAFCO’s Policy.

#### Williamson Act Lands

Pages 3-7 and 5-4 of the DEIR identify three properties with Williamson Act contracts within the proposed annexation area. Assessor parcel information indicates that there are five properties with five separate Williamson Act contracts within the proposed annexation area. While the DEIR discusses the Williamson Act cancellation and non-renewal process, it does not accurately reflect the process for qualifying contracts to terminate upon annexation to the City (Government Code §51243.5(e)).

Revisions should be made to the DEIR to identify all Williamson Act contracts in the affected area, as well as those that may qualify for termination upon annexation, pursuant to Government Code §51243.5(e). Pursuant to Government Code §56738, the City must identify whether it intends to succeed to qualifying contracts that meet the criteria for termination during its adoption of a resolution of application to LAFCO. If the City intends to not succeed to qualifying contracts that were protested and upheld by LAFCO, the City must then record the appropriate documentation to terminate the contracts at the same time that LAFCO records the Certificate of Completion for the annexation (Government Code §51243.5(h)).

#### Vacant Land Inventory

State law and Commission policies encourage the development of vacant or underutilized land within an agency’s existing boundaries *prior* to annexation of additional land. The DEIR

summarizes these policies in Chapter 13, as well as the City's similar General Plan policies that prioritize infill development. The DEIR's analysis of consistency with these policies states, "the City of Ceres is extensively developed within its current City limits" and "there is no vacant land available with the City that could accommodate the development proposed in the CTSP" (DEIR pg. 13-10). This statement overlooks the West Landing Specific Plan, a 961-acre area annexed to the City of Ceres in 2012; the majority of which remains undeveloped. As part of the City's Plan for Agricultural Preservation and its application to LAFCO, the City must prepare a vacant land inventory and analysis to demonstrate the City's need for additional acreage.

Similarly, the City must demonstrate that the timeframe for development in the annexation area is imminent for all or a substantial portion of the area. The City's Draft Housing Element, prepared for the 2023-2031 period, does not identify the Copper Trails Specific Plan area as necessary inventory to meet the City's Regional Housing Needs Assessment (RHNA). The Housing Element shows a 107% surplus of available land inventory to meet its RHNA by relying on undeveloped areas already within the City's limits (including the Whitmore Ranch Specific Plan annexed in 2019 and the West Landing Specific Plan annexed in 2012).

#### Logical Boundaries

Commission Policy 19 requires annexations to include the entire right-of-way of canals or laterals adjacent to the proposal. In LAFCO's response letter to the NOP dated October 17, 2023, it was recommended that the canal right-of-way westerly of the annexation site (south of the City's wastewater treatment plant) to create a consistent jurisdictional boundary along the south side of the existing City limits.

#### Disadvantaged Communities

Page 13-7 of the DEIR includes an overview of State law related to disadvantaged unincorporated communities (DUCs) and a determination that no DUCs exist within the proposal area. The section cites a 2015 report prepared for the Stanislaus County Planning and Community Development Department (later misattributed to Stanislaus LAFCO in the same paragraph and in the reference section of the DEIR). It should be noted that the 2015 report prepared for Stanislaus County only identified DUCs located outside city spheres of influence in accordance with the requirements of Government Code §65302.10). The report is therefore not a reliable source for determining the existence of potential DUCs in the proposed annexation area, currently within the City of Ceres' Sphere of Influence. The determination should be verified with current Census data.

#### Utilities

Pursuant to LAFCO policies, the proposal must show that the City has the necessary public services available to serve the development upon annexation. This analysis, also known as a "Plan for Services," is outlined in Government Code §56653 and must include detailed evidence of current service levels, sufficient sewer capacity, sufficient quantities and quality of water, adequate levels of fire and police protection, plans for associated infrastructure and roads improvements, as well as information on financing mechanisms for these services.

Chapter 7 of the Copper Trails Specific Plan document has multiple references to a "Preliminary Master Plan" for utilities with detailed information that was prepared as an appendix to the Copper Trails EIR. The DEIR does not include a Preliminary Master Plan document for utilities as one of its appendices. Please confirm whether this document has been prepared.

Chapter 17 of the DEIR presents limited information regarding the City's wastewater infrastructure needed to accommodate the proposed development, any currently planned improvements, or plans for financing said improvements. According to the DEIR, the Copper Trails Specific Plan is "expected to substantially increase demand on the City's wastewater treatment plant" with an estimated wastewater flow of over 1.5 million gallons per day (mgd). The WWTP currently treats approximately 2.5 mgd of wastewater per day, which is its capacity limit under the City's permit from the Central Valley Regional Quality Control Board. Up to 2.0 mgd can be sent to the City of Turlock's WWTP based on agreement. Missing from this analysis is a discussion of the City's potential commitment to other approved projects or infill opportunities in its current City limits that would exceed the remaining 0.5 mgd capacity.

Page 12-1 of the DEIR states, "the City currently relies on groundwater for its water supply." This statement is outdated based on the City's recent surface water project (referenced later in Chapter 17).

Page 17-6 of the DEIR appears to defer the preparation of a Water Supply Assessment (WSA) for the project. Both Senate Bill 211 and its companion bill SB610 require preparation of a WSA for approval of a project subject to CEQA that also meets the Water Code §10912 definition. CEQA determinations are then based on the WSA as a technical report. The project meets the thresholds under Water Code §10912 as a project and a WSA should be prepared.

#### Fire Protection Services

Pages 15-2 and 15-6 of the DEIR state that the Cities of Ceres and Modesto are currently discussing the future allocation of fire responsibilities among the agencies, including consideration of fire protection issues and concerns associated with the Copper Trails Specific Plan. The section also notes that the City's current contract for fire protection services is set to expire in 2026. This section should also include a discussion of the proposed detachment from the Ceres Fire Protection District and Keyes Fire Protection District, along with proposed mitigation to eliminate impacts to the Districts' abilities to serve their remaining territory following detachment of the territory and loss of respective revenues. The section should also acknowledge that following annexation, the City of Ceres will be the responsible agency for fire services and contemplate how these services would be provided with or without a continued contract.

Thank you for consideration of these comments. If you have any questions, please contact our office at (209) 525-7660.

Sincerely,



Sara Lytle-Pinhey  
Executive Officer

cc: LAFCO Commissioners  
Shaun Wahid, LAFCO Counsel

## **IN THE NEWS**

### **Newspaper Articles**

- Patterson Irrigator, January 30, 2025, “DPHCD appoints new director.”
- Ceres Courier, February 5, 2025, “City delivers annual report on economic development.”
- Modesto Bee, February 5, 2025, “Stanislaus County approves new road to bypass proposed reservoir. Court decision reversed.”
- Turlock Journal, February 8, 2025, “Residents protest planned housing project near junior high.”
- Westside Connect, February 11, 2025, “Westside Community Healthcare’s future faces uncertainty with possible shutdown.”
- Ceres Courier, February 12, 2025, “City looks to buy property for future sewer plant operations.”
- Ceres Courier, February 12, 2025, “Homes going at a slow pace.”
- Patterson Irrigator, February 13, 2025, “Developers push back against city’s fee hikes.”
- Turlock Journal, February 15, 2025, “Council approves new housing addition near junior high.”



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**IN THE NEWS – Patterson Irrigator, January 30, 2025**

## **DPHCD appoints new director**

By Jessica Wilkinson

The Del Puerto Health Care District board of directors approved the appointment of Reyna Gomez to the Zone 2 seat, replacing longtime director Anne Stokman, following an interview session during their meeting Monday at City Hall.

Stokman, a tenured professor at California State University Stanislaus and registered nurse, has served on the board since 2008. Her resignation is effective Feb. 1.

The DPHCD serves a significant portion of western Stanislaus County, covering an area that extends from Highway 132 south to Crows Landing, the San Joaquin River to the east and the county line in the hills beyond Interstate 5 to the west.

Zone 2 specifically encompasses Patterson, from N. 9th Street down to E Las Palmas Ave. to the south, all the way to the San Joaquin River to the east, and up to Eucalyptus Ave to the north.

Gomez was the only person to apply for the vacant seat, DPHCD CEO Karin Freese told the board. Gomez, who is also a registered nurse, is currently the manager at Stanislaus County Health Services Agency for the centralized referral unit, she said.

“What is your biggest motivation for serving on the board?” Director Ma Traore asked Gomez.

Gomez said DPHCD Director of Ambulance Operations Paul Willette and Stokman both encouraged and motivated her to serve on the board.

“They have trusted that I could be a good board member because I’m local, I live here in Patterson, I’ve grown here in Patterson, my kids were raised here in Patterson. So I know a lot of the needs of our city,” she said.

“What qualities do you believe a board member of a public agency such as ours should have?” Director Luis Avila asked.

Gomez said having honesty and integrity and having the people’s best interests at heart.

“What is the most meaningful thing to you about our mission statement?” Director Sylvia Ramirez asked.

Gomez said the mission statement says it all; it is the goal everyone is working for and serving the community.

Director Becky Campo directed her question more toward legal counsel regarding Gomez’s employment and whether there would be any conflicts of interest she would encounter by serving on the board.

Attorney Dave Ritchie said not generally, although there may be recusal situations if there is a financial interest, but they would have to analyze each situation individually.

Following the interview portion, the board unanimously approved Gomez’s appointment to the board as the new Zone 2 director, effective Feb. 1.

## **IN THE NEWS – Patterson Irrigator, January 30, 2025 - Continued**

“I just want to say that I really will commit myself and I can do the job and serve as a good citizen for you,” Gomez said.

### **LAND USE PLANNING SERVICES**

The board also approved a proposal from J.B. Anderson Planning for Land Use Planning Services with a total cost estimated for the services to be \$68,187.

DPHCD is in the process of developing a comprehensive Health Care Campus in Patterson. To support this effort, the district has solicited a proposal from J.B. Anderson Land Use Planning to provide professional services for preparing and processing a Health Care Master Plan, staff notes state.

“The proposal includes tasks such as due diligence, entitlement preparation, CEQA compliance, public hearings, and post-approval coordination,” the notes state. “The services are critical to ensure compliance with local regulations and alignment with the District’s strategic priorities.”

The properties the district would be developing are bounded by Sperry Avenue to the south, Patterson High School to the north, Ward Avenue to the west and S. 9th Street to the east. The project will consist of the development of a mixed-use Health Care Campus including the following facilities and uses:

- Ambulance Operations and Administrative Building
- Behavioral Health Center Building
- Medical Office building
- Critical Access Building, including Acute Care Hospital or Technologically Advanced 24-hour Urgent Care
- Mixed Use Building intended for Retail Use and Apartments
- Independent Senior Living
- Senior Assisted Living and Memory Care; and
- Medical Office/Commercial Buildings

The proposed buildings would be single-story to three-stories in height. Associated improvements including, but are not limited to off-street parking, open space, stormwater basin(s) and landscaping, the proposal states.

### **FINANCING RATE LOCK**

In relation to the new project, the board also unanimously approved a resolution to lock in a financing rate for a short-term loan for the property acquisition of about 37.5 acres near downtown Patterson. The land is intended for future development, including constructing an ambulance/administration center, agenda notes state.

To finance the land acquisition prior to construction, the District solicited proposals from institutional investors to purchase revenue bonds. Requests were sent out to 37 different entities and five qualifying proposals were received said Roy Nelson, municipal advisor with Wulff, Hansen & Co.

## **IN THE NEWS – Patterson Irrigator, January 30, 2025 - Continued**

Tri Counties Bank, the District's current primary bank, submitted the lowest interest rate proposal at 4.39 percent. The highest interest rate submitted was by Western Alliance Bank at 5.24 percent.

"I'm very happy to see a local bank was the one that gave us the best option," Campo said.

Stokman added that it's a "great rate."

The resolution only locks in the financing rate and will get the ball rolling for the actual acquisition of the land. Nelson said over the next six weeks they will be doing some due diligence, preparing financing documents and will come back at another meeting for the board to approve the final documents.

Several weeks after that, the financing will close and the funds will be available to close on the property thereafter, he said.

Tri Counties Bank's proposal states that the bond will be secured by a first lien on the Operating Tax Revenues of the District. The Operating Tax Revenues will flow from the county, directly to the trustee, who will then "lock box" the revenue for payment on the bond.

### **OTHER ITEMS**

The board also heard information on or took action on the following items:

- A presentation by HMA for the Ambulance Variable Rate Range Program.
- Annual election of board officers, appointing Becky Campo as board president; Luis Avila as vice president; Sylvia Ramirez as Treasurer; and Ma Traore as Secretary.
- Committee appointments made by the board president.
- A banking security and access resolution.
- A CAPEX Budget Update for an increase to CAPEX Budget of \$15,792 for a non-ambulance response vehicle with a buildout to include emergency lighting, siren, radios, truck shell, rear command module and related items.

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**IN THE NEWS – Ceres Courier, February 5, 2025**

## **City delivers annual report on economic development**

By Jeff Benziger

Julian Aguirre, the city's Economic & Redevelopment manager, shared his annual report with the Ceres City Council last week, highlighting city efforts to attract new businesses and retain existing ones.

"Staff is actively engaging businesses and property owners to enhance the local economy," said Aguirre. "The focus is on recruiting businesses to fill vacant buildings and lots, ensuring these spaces contribute to the community's growth and development."

City priorities include helping to attract manufacturing firms and family entertainment, and with only two residential building permits in 2024, additional housing.

The city has identified 98 vacant parcels in Ceres with potential for industrial, commercial or housing development and in December reached out to 22 property owners to discuss development opportunities.

"These discussions involve exploring opportunities for revitalizing vacant spaces and/or repurposing existing structures for new uses."

Ceres, Aguirre cited, is "an emerging community" with around 49,302 residents with an average age of 32 and a median household income of \$76,862, a slight increase from 2021. Those figures, he said, are an attractive demographic profile for both residential and commercial investors.

During 2024, Ceres processed 368 new business applications at a time when the city has more than 2,000 active businesses, with 325 employing fewer than five workers.

The Economic Development Department has increased its business engagement and retention efforts in the community, Aguirre noted, with a focus on recruitment efforts for vacant buildings in downtown area and for vacant lots in the area.

Aguirre reached out to 118 businesses in Ceres during 2024, offering support and helping connect business owners with resources, while also receiving feedback regarding homeless affecting businesses.

"We engaged with 96 new businesses that applied for their business licenses, utilizing welcome emails and letters, along with in-person site visits, to foster positive relationships. Moving forward, we will maintain our open-door policy with businesses and continue to strengthen our support and communication efforts."

The city made an effort to attract new business at the March 2024 International Council of Shopping Centers (ICSC) conference in Monterey and followed up with phone calls. In 2024 Aguirre reached out to 77 developers and businesses, ranging from the Yogurt Mill, to large franchises such as Inspire, Sonic, Chick-fil-a, Bloomin' Brands, Crave, Stapleton Group, Lockehouse and Kosmont.

"We will continue our outreach to engage in productive conversations with businesses and developers, as well as connecting with property managers of vacant lots in Ceres," he told the council.

Aguirre shared that Ceres traffic flow information gleaned from newly installed traffic cameras is being used to highlight that Ceres is a viable market for new businesses.

"Despite our population size, Ceres boasts four major intersections that experience nearly four million vehicle trips, showcasing significant local and visiting trips to our city. This comprehensive traffic data underscores the desirability of these locations for businesses that depend on high visibility and easy customer access."

## **IN THE NEWS – Ceres Courier, February 5, 2025 - Continued**

In December, the city saw:

- 1,518,777 vehicle trips through the Hatch and Mitchell intersection;
- 1,377,480 vehicle trips through the Hatch and Herndon intersection;
- 1,254,239 vehicle trips through the Whitmore Avenue and Mitchell Road intersection;
- 1,041,050 vehicle trips through the Service and Mitchell intersection.

He also compared data regarding November visits to the Walmart Supercenter in Ceres and the Target store in Turlock. Walmart in Ceres saw 145,000 visits while Target saw 105,000.

He compared the November visits to the In-N-Out in the Ceres Gateway Center to the In-N-Out in Turlock, showing Ceres had 55,000 versus 66,000 “so we’re not too far behind.”

Aguirre also looked at the visitation data of Raising Cane’s in Ceres and the one on Pelandale Road in Modesto. The Ceres eatery saw 58,000 while Modesto saw 50,000, noting “so we superseded them.”

Among the grand openings and five ribbon cuttings at new businesses attended by Aguirre and the city were for Ceres Family Dental, Flawless Suites, AM/PM at Service and Morgan, Nick the Greek, Tractor Supply, 76 gas station, Doghouse Taproom, El Tarasco Snacks, Cupcake Boutique and the Grub Hub.

Looking to the new year, Aguirre said several community courses are scheduled, including a six-week cohort on business entrepreneurship in partnership with Stanislaus Equity Partners; and a Chase Bank workshop on improving credit and managing debt. There will also be a chance for electricians seeking state certification to attend a two-day seminar sponsored by a local business. Additionally, the city is collaborating with the state Employment Development Department (EDD) to hold an annual job fair this fall.

Aguirre also told the council that the city is facing challenges, such as overcoming aesthetic concerns in the community and socioeconomic factors.

“While our Central Valley location is a strength in some ways, it sometimes is perceived as a limitation.”

He also stated that downtown Ceres “struggles with outdated aesthetics and limited retail and service users.”

IN THE NEWS – Modesto Bee, February 5, 2025

## Stanislaus County approves new road to bypass proposed reservoir. Court decision reversed

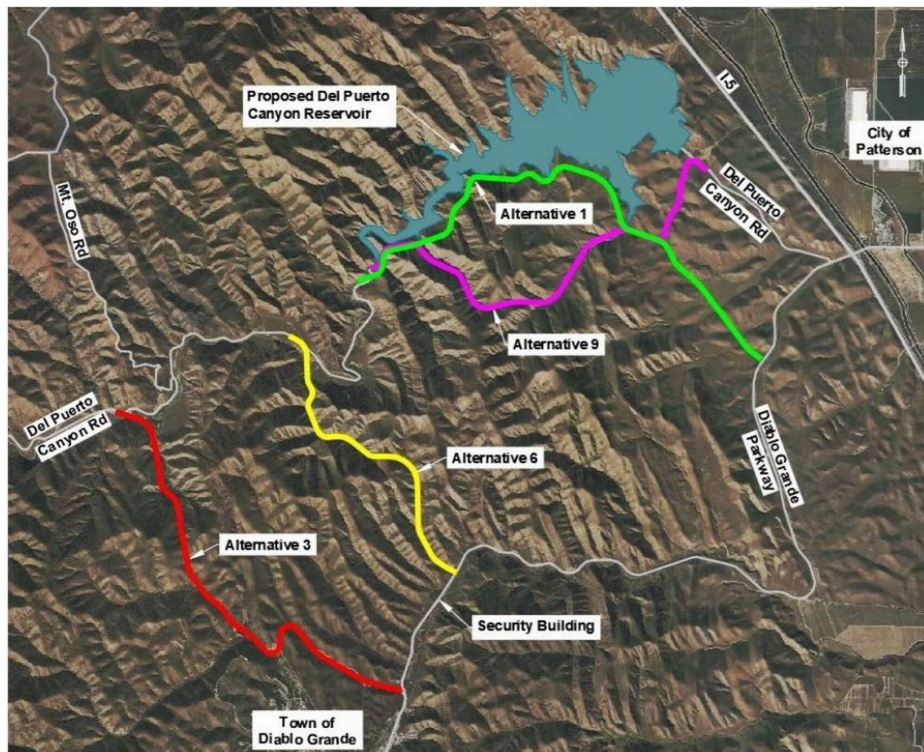
By Ken Carlson

Stanislaus County supervisors approved a new route Tuesday for Del Puerto Canyon Road to make way for a reservoir west of Patterson.

The proposed reservoir, just west of Interstate 5, would inundate a section of the road that winds through Del Puerto Canyon. Supervisors approved a 3.9-mile alternative route starting at Del Puerto Canyon Road, about half a mile from the intersection of Sperry Road and Interstate 5. From there, the new road will cross over foothill terrain to reconnect with Del Puerto Canyon Road near the 5-mile mark in the canyon.

According to a study that analyzed 10 possible routes, the new road will traverse through a valley for 1.25 miles and cross a bridge before reaching the canyon near the mouth of the reservoir. A preliminary estimate for the road's cost is \$110 million, which is the responsibility of the reservoir project.

County Public Works Director David Leamon said there's an opportunity for a scenic overlook on the route. Another official said most residences in the cattle grazing area are west of the 9-mile mark. The new road will give canyon residents a route around the storage reservoir and also provide public access to Frank Raines Park and the adjacent off-road vehicle area.



Alternative 9 is the route Stanislaus County supervisors approved Tuesday for Del Puerto Canyon Road to make way for a reservoir west of Patterson.



## **IN THE NEWS – Modesto Bee, February 5, 2025 - Continued**

The study found that 95% of vehicle trips on Del Puerto Canyon Road use Interstate 5.

Del Puerto Water District and the San Joaquin River Exchange Contractors Water Authority are proponents of the reservoir, which would store up to 82,000 acre-feet of water pumped south of the San Joaquin-Sacramento river delta. Proponents say the reservoir will store water in wet years and release it in dry years to West Side farmers, who may struggle with zero drought-year allocations from the Central Valley Project.

Water would be pumped into the reservoir from the Delta-Mendota Canal.

The Sierra Club and other environmental groups filed a lawsuit in November 2020 challenging the environmental impact study for the \$1.8 billion reservoir project.

Stanislaus Superior Court Judge John Mayne ruled in October 2022 that the environmental study failed to address the relocation of Del Puerto Canyon Road and ordered Del Puerto Water District to decertify the EIR.

The state's 5th Appellate Court disagreed in a ruling last week but said the study was insufficient in ignoring impacts on species on land along Del Puerto Creek, downstream from the proposed the dam. The ruling will require some additional work on the EIR.

Anthea Hansen, general manager of Del Puerto Water District, said experts have concluded two years of geotechnical studies for the dam. "We continue to hear it's an ideal spot for an off-stream storage reservoir," Hansen said. "We continue to move the project forward."

According to the proposal, payments from agricultural water users, as well as state and federal funding, would pay for the new reservoir.

IN THE NEWS – Turlock Journal, February 8, 2025

## Residents protest planned housing project near junior high

By Kristina Hacker

Despite a room full of angry residents and over 40 letters of protest, the Turlock Planning Commission on Thursday recommended approval of a new housing project on the north side of town near Turlock Junior High School.

The project is a proposed housing subdivision that will be built on approximately 13 acres of land at 1601 W. Monte Vista Ave., bordered on the east by Walnut Road, the west by Four Seasons Drive and the north by Snowbird Drive. The land is currently used as a strawberry field with a seasonal fruit stand.

Bright Homes submitted a plan to build 114 single-family homes on two adjoining lots — one designated for medium density residential zoning and the other community commercial. The project came before the Planning Commission as the developer requesting to rezone the community commercial lot to residential and a number of deviations from the city's building standards for medium density residential, including a reduction in lot sizes and minimum setbacks. Bright Homes is also seeking to have the roads inside the development smaller than the city's standards, which would make them private roads and maintenance would be the responsibility of the neighborhood's homeowners' association.

To reduce noise pollution for the residents of the proposed development, Bright Homes will put up concrete block walls along Monte Vista Avenue, Walnut Road and Four Seasons Drive — but not Snowbird Drive.

"We really appreciate the time that we spent working with staff, and what we really feel like was a very collaborative manner to come up with a product that we're really proud of and a project that we think will serve the needs of the city of Turlock and will be actually a great addition to the community," said Laura Erickson, Bright Homes' chief operating officer at the commission meeting.

Multiple community members spoke against the housing project at Thursday's meeting. The residents' main concerns included: the proposed single point of entry/exit to the development that would be located off Snowbird Drive — the narrowest and only residential street bordering the development; the impact of the smaller lot sizes on emergency response vehicles; and the added traffic to the already busy streets that are near the junior high school.

"I'd love for you guys to drive it just to just see what it feels like," said community member Tim Torres to the planning commissioners. "And to think about 228 more cars driving by and how hard or easy it would be to move in and out of that area. And I hear that there was a traffic study. I'd love for a traffic study to be done by a third party, an independent party...I feel like there's a lot of smoke and mirrors."

Turlock Development Services Director Adrienne Werner told the commissioners and public on Thursday that the traffic study done on the property found that the proposed housing development would generate approximately 1,100 daily vehicle trips, which is far fewer than the estimated 4,000 daily vehicle trips that would be generated if the property remained zoned for commercial only and businesses were to come in.

"I am all for Bright building homes. We love our community. I agree with the people that spoke that the streets are very narrow. In the morning, there's increased traffic with the junior high, and when I come home from work turning onto Four Seasons, sometimes I wait quite a while because there's no traffic light. So we definitely need a traffic light, and definitely need another entrance. There's no way that (it would work), like everybody said, those streets are very, very, very narrow. There's a lot of children. I'm concerned about the senior community, because they do

## **IN THE NEWS – Turlock Journal, February 8, 2025 – Continued**

walk a lot...and cars don't stop. They drive very fast. So I'm all for the project, as long as they meet some of the things we definitely need," said community member Sue Unruh.

After more than two hours of public comment and responses to questions by city staff and Bright Homes representatives, the Planning Commission put forward a resolution to approve the project as a planned development, including the rezoning, with three amendments to their original plans. The amendments include: A secondary entrance from Four Seasons Drive; modifying Snowbird Drive to accommodate a parking lane in front of the new homes; and the city adding a 4-way stop sign at the Snowbird and Snowmass intersection. The resolution was passed with a 6-1 vote, with Commission Ray Souza opposing. Souza said he was in support of Bright Homes building a housing development at that site but wanted them to bring back revised plans to the commission following the public input.

The project is set to go before the Turlock City Council for final approval at their 6 p.m. Feb. 11 meeting at City Hall. The meeting is open to the public and can also be viewed on the city's Youtube page.

**IN THE NEWS – Westside Connect, February 11, 2025**

## **Westside Community Healthcare's future faces uncertainty with possible shutdown**

By Navtej Hundal

After concerns were raised about the Westside Community Health District's future in November, their future faces more uncertainty after Monday's board meeting when it was revealed that the district has a cash flow of seven months to continue its operations.

The news comes as the District is dealing with Measure A not passing. The ballot measure - which would have allowed the District to impose a parcel tax of \$69 per parcel to fund ambulance services - did not pass during last year's general election after it didn't receive the required two-thirds approval votes within Stanislaus and Merced counties.

Board President David Varnell said he was not surprised about the District's circumstance, citing increased inflation costs as one of the contributors to the situation. Additionally, he mentioned that the current volume of medical transportation is one of the District's biggest concerns.

Varnell also said that the district can't run the risk of reducing the number of its ambulance personnel.

"There's no way to be able to run the district without cutting the ambulance with the money we're making," Varnell said. "I don't think there's any way possible to get around the fact that in the seven months from now if we do not have a full plan in place financially to turn this thing around, I don't know how that's going to be unless we find something."

Leo Landaverde, the District's finance manager, told the Westside Connect that the District is currently using a cash modeling tool that has a cash flow forecast that is 12 months ahead, predict possible shortfalls in revenue and work through any scenarios the District may deal with.

During Monday's meeting, Landaverde mentioned that if the District doesn't find a way to address its cash flow situation, it may run out of money by the middle of September based on current projections.

The District has spent \$208,607 in payments within the past couple of months. Landaverde mentioned that the District's six bank accounts had an ending balance of \$680,525 in October, \$546,891 in November, and \$471,918 in December last year.

Landaverde told the board that the District's revenue of \$647,000 in December was a by-product of the volume of their medical transportation. In that month, there were 135 medical transportations from the Westside Ambulance.

Landaverde also told the Connect that medical transportation and tax revenue are the District's two biggest sources of revenue.

The District is paying off a five-year working capital loan they received last year with an annual payment of \$110,000.

Kenneth Helms, the board's vice president, said that the District should consider reducing the amount spent on expenses or finding another funding source.

"The way I see it, there's either two ways, either we come up with some ways to cut enough of our expenses or to come up with another funding source," Helms said. "If not, we need to start talking about how we're going to turn the West Side ambulance to the county (Stanislaus)."

**IN THE NEWS – Westside Connect, February 11, 2025 – Continued**

Varnell said he wants to find a way to discuss the District's situation with both Gustine's and Newman's city managers.

There will be a more in-depth discussion about the matter and what steps the District should take in its next board meeting.

IN THE NEWS – Ceres Courier, February 12, 2025

## City looks to buy property for future sewer plant operations

By Jeff Benziger

The Ceres City Council spent considerable time in closed session on Monday to focus on the purchase of adjacent properties to the Ceres wastewater treatment plant.

City Manager Doug Dunford said the city is trying to buy the properties for future needs.

In June the council awarded a \$2.8 million contract with Schneider Electric Buildings America to produce turnkey design and construction to develop an aerobic digester system.

Moses Bchara, Schneider's wastewater program manager, told the council that Ceres' current wastewater treatment plant is under-capacity "even for the current needs" and could limit growth.

Improving the plant would not only accommodate anticipated residential growth, but Ceres would be able to meet increasing state regulations to produce cleaner treated water.

Currently the city deals with sewage and wastewater various ways. Approximately 2.5 million gallons per day go to the Ceres plant. Some of that treated water percolates into the groundwater table while one million gallons of partially treated water per day is piped to the Turlock sewer plant.

Effluent from north Ceres goes to the city of Modesto's plant and is treated to a level of recycled water clean enough to discharge into the Delta-Mendota Canal via the Del Puerto Irrigation District system.

Dunford said the plant needs more pond space that would hold "almost drinkable" treated water so that it could percolate into the ground and recharge the underground aquifer.

"We're looking at some acreage for ponds that's about seven feet deep, similar to our wastewater ponds we have now but it's a lot cleaner water," said Dunford.

The city wants to buy up these properties

- 943 E Grayson Road owned by William and Linda Mineni;
- A piece of the Marchy Dairy at 1367 E Grayson Road;
- Assessor Parcel Number 041-009-013 owned by Phillip and Linda Yori;
- 4849 Blaker Road owned by Woods David Marion;
- 4869 Blaker Road owned by Kelly and Cindi Martin;
- 4925 Blaker Road owned by Fernando Diaz;
- 1573 and 1607 E Grayson Road owned by Cuauhtemoc and Helen Marquez;
- APN 041-009-015 owned by Napa Farms LLC;
- 4737 and 4749 Central Avenue owned by MCB Farm Holdings LLC;
- 4916 Central Avenue owned by Marlin and Cindy Bauman.

Dunford said the land owners have agreed to talk about selling to the city and that eminent domain is not in the cards.

"Even if we purchase this it's going to be five years down the road before we really start using it," said Dunford. Some of the acreage is bare and other is planted in older trees.

**IN THE NEWS – Ceres Courier, February 12, 2025 - Continued**

Also in the closed session, the council considered an offer of Pedro Orozco to buy a residential lot on Arthur Way which the city wants to sell.

“The offer is way below market value,” Dunford added.

IN THE NEWS – Ceres Courier, February 12, 2025

## Homes going at slow pace

By Jeff Benziger

Given that Ceres has seen little new home construction in the past several years, one would think the homes at Olive Villas would have sold like hotcakes.

But according to local real estate agent Daniel Sexton who is in charge of sales, units have not flown off the shelf. As of last week, five of the 10 single-story units have sold.

Another eight two-story homes of 1,630 square feet are still in the process of construction but Sexton is unsure of the status of the unfinished units.

One issue is that four of the units are not entirely completed on the inside, said Sexton, who is the third real estate agent assigned by the developer.

“The kitchen cabinets are done, the countertops are done but it needs bathroom fixtures and flooring,” said Sexton. “It also allows the clients the opportunity to choose a color.”

The three-bedroom, two-bath homes are sized at 1,384 square feet. Sexton said that at 10 feet deep, the backyards are small which “are not for everyone.”

Buyers will also be required to pay a monthly Homeowner Association (HOA) fee of \$182 currently to maintain the interior streets. Restrictions dictate that garages must be used for vehicle parking.

Sexton has been holding open houses on weekends and hasn't heard that interest rates are impeding sales.

“I'm getting lots of feedback and people aren't complaining about the interest rates. Honestly the interest rates have been way worse than what they are now. In fact everybody says, ‘man the price is good for right now.’”

Since the houses were built after the government phased out of natural gas stoves, water heaters and other appliances, the houses only have electrical service.

Solar mandates from state legislation are adding \$10,000 to the price of the homes, Sexton said.

“It can be leased or paid off or some people are doing it for \$459,000 and making it part of their loan,” reported Sexton.

Because the homes are so new, they can't be mapped online. Sexton said the model home may be found on Zillow.com by searching for 2413 Olivewood Lane, Ceres.

The Olive Villas project, which is just off the north side of Hatch Road between Moffet Road and Wallin Way, was approved in 2020. The 1.67-acre site was originally intended to be the second phase of a professional office park but demand was disappointing and only three of seven office buildings materialized. It was then decided to see if the city would allow homes on the remainder of the site.

The project is connected to the Olive Woods office complex parking lot.



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IN THE NEWS – Patterson Irrigator, February 13, 2025

## Developers push back against city's fee hikes

By Jessica Wilkinson



A twice re-scheduled Patterson Planning Commission meeting is just the most recent example of what developer Keystone Ranch, LLC feels like is another delay in the long-embattled Baldwin and Zacharias housing development projects with the City of Patterson.

As the city remains tied up in pending litigation with the developer, it has made things difficult to move forward.

The planning commission meeting, re-scheduled for 7 p.m. Thursday, Jan. 20 in City Council Chambers at City Hall, had one item on the agenda: a public hearing for Keystone Ranch's tentative subdivision map and parcel map.

Bryan Stice, Community Development Director for the city, said due to pending litigation with Keystone, they are waiting on their attorney's review of the matter before staff can make a recommendation on how to proceed with the developer.

"We reached a one-week extension with the applicants for the map," Stice said of the re-scheduled meeting, adding that they will not be providing a recommendation until their legal staff gives them the green light to discuss the particulars due to the ongoing legal negotiations.

If approved by the planning commission next week, it will then be passed on to City Council for approval, Stice said, adding that major items like subdivision maps always go to the council for approval.

"Keystone Ranch has been trying to build housing in Patterson for the better part of a decade and has consistently been rebuffed in its efforts," said Pat Gavaghan, President of Keystone Corporation, in a news release.

Keystone Ranch's website, [exposingpatterson.com](http://exposingpatterson.com), states they "look forward to moving the project forward" at the upcoming meeting to "receive long overdue approval of the Vesting Tentative Subdivision Map."

Keystone Ranch is a proposed housing project on a 95-acre site within the larger Zacharias and Baldwin Ranch Master Planning Area, a news release from Keystone and Building Industry Association of the Greater Valley states. The project includes 719 single- and multi-family housing units, a 7.68-acre park, and a bike and pedestrian pathway.

## **IN THE NEWS – Patterson Irrigator February 13, 2025 - Continued**

Patterson City Council met in a closed session special meeting on Saturday to discuss the pending litigation with Keystone regarding the Zacharias and Baldwin projects, an agenda for the meeting shows. The council has met on several occasions to discuss the pending litigation in closed session since it was filed last year.

City of Patterson Public Information Officer Victoria Castro said the city does not comment on active litigation. Planning Commission Chairman Ron West said the public hearing Thursday will provide a chance for the commission and the public to look at the subdivision map and voice their opinions on it.

“We’re looking forward to it coming to us and letting the public take a look at it,” West said.

### **PENDING LITIGATION**

The City of Patterson is currently facing two lawsuits from Keystone Ranch LLC, one of which alleges the city illegally interfered with their housing development when they disrupted an election that would have moved the project forward. The petition states the city was given warnings that canceling or delaying the annexation approval election would be in violation of state law and outside of the city’s jurisdiction, but the council approved the cancellation anyway.

The council ultimately changed their minds, and the election was held with voters approving the annexation.

The Zacharias Master Plan is a roadmap that the city has already approved and “is essential to meeting the benchmarks of the City’s 6th Cycle Housing Element. The city needs the housing units within Keystone Ranch or will fail to meet the housing mandate and risk losing state funding by remaining out of compliance with the California Department of Housing and Community Development,” the release states.

The most recent litigation, filed in December 2024 with the Building Industry Association of the Greater Valley (BIAGV), alleges multiple violations of state law in the city’s recent adoption of “excessive and unjustified” development impact fees, the release states.

The petition, filed in the Stanislaus County Superior Court, seeks to overturn the new fees and hold the city accountable for failure to comply with transparency laws and proper legal procedures. A hearing has been set for early March, the release states.

“The city’s reckless actions to amend its fees in the middle of a master planning process are part of a pattern of delay and repeated violations of the law that put the city’s housing plan in jeopardy and expose it to enormous legal risk,” Gavaghan said in the release.

Key allegations outlined in the news release included:

- The city failed to provide proper public notice before approving new development impact fees.
- Keystone Ranch and the BIAGV formally objected and sent letters requesting the city to “cure and correct” its violations, but the city did not respond.
- Important documents, including fee studies, were changed, and released at the last minute, preventing proper public review.
- The lawsuit contends that the development fees imposed by the city do not meet constitutional requirements of being “roughly proportional” to development impacts.
- The fee increases could impact development and should have undergone environmental assessment and may act as a financial barrier to housing development, violating state and federal law.

“The BIAGV represents hundreds of homebuilders and associated businesses that are committed to Patterson’s growth and prosperity,” said John Beckman, CEO of BIA, in the news release. “The City’s failure to operate in an open and transparent manner infringes upon our member’s rights to participate in the development process.”

## **IN THE NEWS – Patterson Irrigator February 13, 2025 - Continued**

### **TRANSPARENCY CONCERNS**

Beckman also wrote a letter to Mayor Michael Clauzel and Patterson City Council saying the city attorney denied him and the entire home building industry the ability to speak with the mayor and/or any council member on matters within their jurisdiction.

“Elected officials have a duty to represent their constituents and although each elected official is under no obligation to meet with any person, they likewise cannot be prohibited from doing so,” Beckman wrote. “The advice you and the council have been given by your attorney is patently illegal and should be rescinded immediately. It is unreasonable and illegal to bar all communication with individuals who have business before the city.”

Clauzel said Monday the council is not prohibited from having discussions with BIA representatives and “city staff has not restricted those communications as Mr. Beckman’s letter seems to indicate. However, if it is Mr. Beckman’s desire to discuss his organization’s lawsuit against the City and the City Council specifically, the City’s long-standing position is that those discussions must occur with legal counsel for both sides present or not at all.”

“As an entity that exists and serves within the community, the BIA is welcome to provide any public comments via written communication or public comment at a City Council meeting. They are not restricted in participating in public discussions in any way, shape or form,” Clauzel said.

Beckman said that since city council members are elected officials, they have a duty to talk to their constituents and “are free to talk about litigation, they just can’t divulge what was discussed in closed session. But they can still talk to me about the litigation.”

Beckman further stated that there is no statute, ethical or political thing that would allow the city attorney to not allow the city council to meet with him.

Evette Davis, public affairs representative for Keystone, said the city’s lack of transparency has been puzzling and this is not the first time the city has had issues with the way they set their fees. She added that when fees are set, there needs to be a Nexus study in connection to what they are doing; it needs to be well-publicized in advance; and the city has to justify and demonstrate why that fee should be what it is.

“We don’t see the city making that case,” Davis said, adding that this isn’t the first time the city has done this.

There was also pending litigation with cannabis companies and the City of Patterson because the city attempted to raise fees on them as well, but those were overturned, she said.

“You’re entitled to raise fees out of date and in sync with what is happening in the Valley, but there’s a process you have to follow,” Davis said. “There is perhaps a pattern (the city is exhibiting) that is at least worth examining.”

Davis said the city seems to be going down the path of upping fees but are getting “bad legal advice” while doing it.

### **DEVELOPMENT IMPACT FEES**

The increase in development impact fees, which were approved by the city council in October, was something that hadn’t been changed since 2006 and estimated to bring in millions of dollars for the city. The purpose of the fees, which would be paid by developers when there is new development in the city, is to help offset the cost of maintaining adequate levels of service, city staff notes indicated.

City staff notes stated the fee collections are to be used for projects and improvements identified in the fee studies.

An estimation of the DIF collections was projected to generate the following amounts:

- City Hall facilities: \$16.4 million
- Corporation Yard Facilities: \$21.4 million
- Recreation Facilities: \$45.7 million

## **IN THE NEWS – Patterson Irrigator February 13, 2025 – Continued**

- Parks Impact Fees: \$77.8 million (parkland and improvements)
- Transportation Impact Fees: \$197.9 million

Beckman said the city reached out to BIAGV back in March when they began working on the impact fee study and the association offered insight on issues that needed to be corrected, but when September rolled around, he saw the issues they brought up still had not been fixed. The city pulled the item off the agenda at that time, but then in mid-October decided to move forward with it, again without fixing the issues, he said.

There were two issues at hand at that point, he said. The first being that the city did not fix the issues the association had pointed out, and the second being that they were not in compliance with the 14-day notice the city is required by state law to comply with.

“We had been trying to work with the city staff, but once it went to council and was adopted, at that point we have two options: accept what was done or file litigation,” Beckman said. “We have had a really good relationship with the City of Patterson up until fairly recently, so I’m saddened that it had come to this.”

Beckman said they try to avoid litigation and work hard to come to amenable resolutions. The association covers six counties and in the last 20 years have only filed seven lawsuits—two of which have been with the City of Patterson.

“The simple thing would be for the city to rescind the action that adopted the Nexus study and schedule a meeting with us so we can discuss our concerns regarding the Nexus study,” Beckman said, adding if the city does that, “we can start over and find a good, happy resolution.”

West said he hopes that the two parties can work together for the betterment of Patterson, as housing is a crucial need in the city. He said Keystone Corporation is also one of the parties that has been involved since the very beginning of the city’s master planning began about 20 years ago.

“The company has positively impacted the Patterson community through the development of the Keystone Pacific Business Park and the Patterson Gardens community as well as through philanthropic efforts, contributing hundreds of thousands of dollars toward renovations of the Patterson High School football stadium and Patterson Aquatic Center,” the Keystone news release states.

**IN THE NEWS – Turlock Journal, February 15, 2025**

## **Council approves new housing addition near junior high**

By Joe Cortez

A popular strawberry patch in north Turlock will soon be developed to accommodate more than 100 houses after the city council voted Tuesday to rezone nearly 13 acres of land for residential use.

By a 3-1 vote, the city approved the rezoning of two adjoining parcels of land, on which Bright Homes of Modesto will develop 114 single-family dwellings. One is a nine-plus acre lot that had been zoned as community-commercial, while the other is just over three acres and was zoned for medium-density residential use.

Bright Homes has owned the property for decades, and had leased the land to local strawberry growers.

According to Bright Homes COO Laura Erickson, the growers have relocated their operation to Modesto, on the corner of Sisk Road and Pelandale Avenue.

The subdivision will be bordered by Monte Vista Avenue, Walnut Road to the east, Four Seasons Drive to the west, and Snowbird Drive to the north.

The project was under the review Turlock Planning Commission last week, where it was greeted by angry residents and more than 40 letters of protest. However, the mood at Tuesday's council meeting was less fraught, with only a handful of residents rising to speak on the issue. Most of those comments were focused on concerns about the potential for increased traffic, especially considering a proposed 300-unit apartment complex is planned to go in on the opposite of Walnut Road.

A concession was made during the Feb. 6 planning commission meeting for the addition of a second traffic outlet/inlet, which is seen as a way to relieve traffic congestion.

Councilmember Erika Phillips, whose District 4 is home to the proposed development, was the lone vote in opposition. Mayor Amy Bublak and councilmembers Kevin Bixel (District 1) and Cassandra Abram (District 3) voted to approve. District 2 Councilmember Rebecka Monez was ill and did not attend the meeting.

"I just want to let the residents and neighbors of that area know that I hear you, loud and clear," said Phillips, who feels that added traffic, and traffic flow, remain as obstacles. "I feel it's still going to be congested even though they're adding the second inlet/outlet. We need to take into consideration the neighbors that live there."

Bright Homes plans to construct roads inside the development that are narrower than the city's standards, which would make them private roads. Thus, maintenance would be the responsibility of a neighborhood homeowners' association.

"In hearing the concerns about safety and how to leave the space, and concerns about how the traffic is going to be changed, I feel like the developer has made the concessions and changes that will alleviate some of those," said Abram. "I think this is a good project and good use of this space."

A city traffic study found that the development would generate about 1,100 daily vehicle trips — nearly 75 percent fewer trips than if the property were developed commercially.

"The traffic engineers were engaged in June of last year," said Erickson. "We deliberately held off on having the traffic-study counts conducted until after all school was in session on Aug. 27 to ensure we had the most accurate count of what I think would be a high level of traffic."

Another point of concern was the smaller-than-usual lot sizes, ranging from about 3,200 square feet to around 5,500 square feet, where the current medium-density residential zone calls for lots of 6,000 square feet.

**IN THE NEWS – Turlock Journal, February 15, 2025 – Continued**

“As Director (Adrienne) Warner had pointed out, this is actually a fairly common lot size, not only in developments here in the city of Turlock but also in most cities around us,” said Erickson. “Because of the lack of space and lack of land, we’re forced to get a creative. I know that can sound a little scary, but we’ve actually done this exact same project in different cities. It lives great. It feels great. And there’s always been a great response from the community that they’re in.”



**STANISLAUS LOCAL AGENCY FORMATION COMMISSION  
MINUTES  
January 22, 2025**

**1. CALL TO ORDER**

*Due to the absence of the Chair and Vice-Chair, Commissioner Withrow agreed to serve as Acting Chair.*

Chair Withrow called the meeting to order at 6:01 p.m.

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

Commissioners Present: Terry Withrow, Acting Chair, County Member  
Amy Bublak, City Member  
Sue Zwahlen, City Member  
Bill Berryhill, Alternate Public Member

Commissioners Absent: Vito Chiesa, County Member  
Ken Lane, Public Member  
Mani Grewal, Alternate County Member

Staff Present: Sara Lytle-Pinhey, Executive Officer  
Javier Camarena, Assistant Executive Officer  
Jennifer Vieira, Commission Clerk  
Shaun Wahid, LAFCO Counsel

**2. PRESENTATION**

- A. Presentation of a Plaque for Outgoing Commissioner O'Brien.

Chair Withrow presented Richard O'Brien with a plaque for his years of service on LAFCO.

**3. PUBLIC COMMENT**

Milt Trieweiler spoke regarding sustainable growth and farmland protection. Jami Aggers spoke regarding her concerns about the City of Riverbank's River Walk Specific Plan proposal.

**4. CORRESPONDENCE**

- A. Specific Correspondence.



None.

- B. Informational Correspondence.

None.

- C. In the News

**5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

**6. CONSENT ITEMS**

- A. **MINUTES OF THE OCTOBER 23, 2024 LAFCO MEETING**

(Staff Recommendation: Accept the Minutes.)

- B. **MID-YEAR BUDGET REPORT FOR FISCAL YEAR 2024-2025**

(Staff Recommendation: Accept and file the report.)

*Motion by Commissioner Bublak, seconded by Commissioner Zwahlen, and carried with a 4-0 vote to approve the consent items, by the following vote:*

*Ayes: Commissioners: Berryhill, Bublak, Withrow and Zwahlen*

*Noes: Commissioners: None*

*Ineligible: Commissioners: None*

*Absent: Commissioners: Chiesa, Grewal, and Lane*

*Abstention: Commissioners: None*

**7. PUBLIC HEARING**

None.

**8. OTHER BUSINESS**

- A. **2025 WORK PROGRAM – MUNICIPAL SERVICE REVIEW & SPHERE OF INFLUENCE UPDATES.** (Staff Recommendation: Adopt the 2025 Work Program.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to adopt the 2025 Work Program.

Chair Withrow opened the item for comment at 6:13 p.m.

Milt Trieweiler spoke.

Chair Withrow closed the item for comment at 6:16 p.m.

*Motion by Commissioner Berryhill, seconded by Commissioner Bublak and carried with a 4-0 vote to adopt the 2025 Work Program, by the following vote:*

*Ayes: Commissioners: Berryhill, Bublak, Withrow and Zwahlen*  
*Noes: Commissioners: None*  
*Ineligible: Commissioners: None*  
*Absent: Commissioners: Chiesa, Grewal, and Lane*  
*Abstention: Commissioners: None*

- B. **ANNUAL ELECTION OF OFFICERS.** (Staff Recommendation: Appoint a Chairperson and Vice-Chairperson and adopt Resolution No. 2025-01a and 2025-01b.)

Commissioner Berryhill brought up his concerns of having to skip Public Member as Chair and Vice Chair due to the appointments ending in May.

*Motion by Commissioner Berryhill, seconded by Commissioner Bublak and carried with a 4-0 vote to appoint Commissioner Bublak as Chairperson, by the following vote:*

*Ayes: Commissioners: Berryhill, Bublak, Withrow and Zwahlen*  
*Noes: Commissioners: None*  
*Ineligible: Commissioners: None*  
*Absent: Commissioners: Chiesa, Grewal, and Lane*  
*Abstention: Commissioners: None*

*Motion by Commissioner Bublak, seconded by Commissioner Berryhill and carried with a 4-0 vote to appoint Commissioner Withrow as Vice-Chairperson, by the following vote:*

*Ayes: Commissioners: Berryhill, Bublak, Withrow and Zwahlen*  
*Noes: Commissioners: None*  
*Ineligible: Commissioners: None*  
*Absent: Commissioners: Chiesa, Grewal, and Lane*  
*Abstention: Commissioners: None*

**9. COMMISSIONER COMMENTS**

Commissioner Zwahlen stated that she was happy to be on the LAFCO Commission.

**10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON**

None.

**11. EXECUTIVE OFFICER'S REPORT**

The Executive Officer informed the Commission of the following:

- Staff welcomed Commissioner Zwahlen to the the LAFCO Commission. Commissioner Lopez has recently resigned and there will be a new alternate city member appointed soon.
- For the February meeting staff will bring an application from the City of Hughson for annexation of St. Anthony's Church.

- Staff is awaiting an out-of-boundary service application from the Keyes Community Services District for the March meeting.

**11. ADJOURNMENT**

A. Chair Withrow adjourned the meeting at 6:21 p.m.

**DRAFT**

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Sara Lytle-Pinhey, Executive Officer

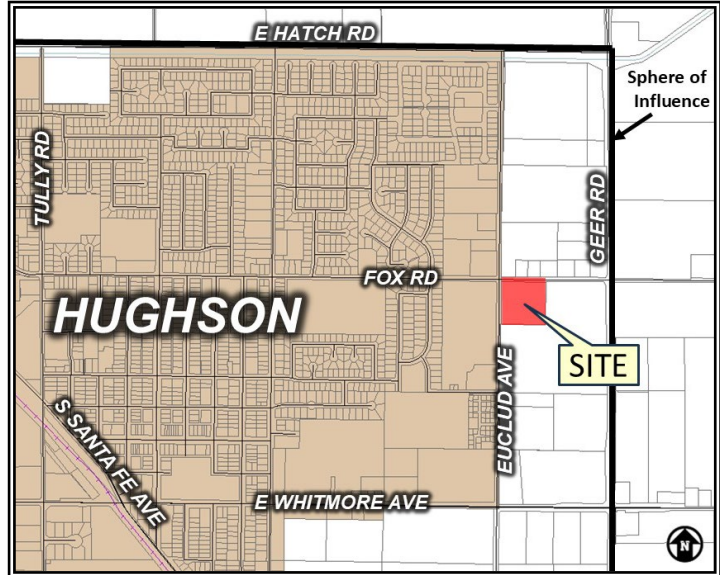
**EXECUTIVE OFFICER’S AGENDA REPORT  
FEBRUARY 26, 2025**

**LAFCO APPLICATION 2024-01  
ST. ANTHONY’S CHANGE OF ORGANIZATION TO  
THE CITY OF HUGHSON**

**PROPOSAL**

The City of Hughson has requested to annex approximately 6.6 acres located at 2020 Euclid Avenue. The property is the existing site of St. Anthony’s Church. The proposed annexation is currently within the City’s Sphere of Influence.

1. Applicant: City of Hughson
2. Location: 2020 Euclid Avenue, at the southeast corner of the Euclid Avenue and Fox Road intersection (See Exhibit A).
3. Parcels Involved and Acreage: One parcel (Assessor’s Parcel Number 018-024-006) and the associated right-of-way along Fox Road a total of approximately 6.6 acres
4. Reason for Request: The property is the existing site of St. Anthony’s Church. The site is already connected to City water and is proposing to connect to sewer services. Annexation will allow the City of Hughson to provide all necessary services to the site.



**BACKGROUND**

In September of 2023, City of Hughson staff contacted LAFCO staff a request to connect the St. Anthony’s Church site to the City’s sewer system. The site is already connected to City water services as a result of a 2001 out-of-boundary service approval. Commission policies generally prefer annexation of a site in order to receive city services. Out-of-boundary service approvals allow a city to provide services outside of its boundaries, as an alternative to annexation, typically for health and safety needs or when annexation is otherwise considered premature. As part of the 2001 request, the City and property owner entered into an agreement that required the property owner to improve the site with curb, gutter, sidewalks and storm drain connection in anticipation of annexation of the site. The property owner is in the process of completing the required items and requested to connect to sewer as part of those improvements. As the property would be receiving all City services and is currently adjacent to the City limits, annexation is now considered the appropriate next step. In October of 2024, the Hughson City Council approved an application to LAFCO for annexation of the site (See Exhibit B).

**FACTORS**

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

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

The property is developed with the St. Anthony's Church site. No new development is proposed at this time. There is only one registered voter on the site and is considered uninhabited. The subject territory is located in Tax Rate Area 67-002. The current total assessed land value of the site is \$52,333.

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

Essential governmental services which are provided to the subject area at the present time, and which will be provided after the change of organization is finalized, are summarized in the following chart:

<b>Type</b>	<b>Current Service Provider</b>	<b>Future Service Provider (Following Reorganization)</b>
Law Enforcement	Stanislaus County Sheriff	Same (Contracted with City)
Fire Protection	Hughson Fire Protection District	Same
Planning & Building Inspection	Stanislaus County	City of Hughson
School District	Hughson Unified	Same
Water (Potable)	City of Hughson	Same
Sewer	Septic	City of Hughson
Roads	Stanislaus County	City of Hughson
Mosquito Abatement	Turlock Mosquito Abatement	Same

Plan for Services

The City submitted a Plan for Services (attached as Exhibit C) demonstrating that the City can provide the necessary services to the subject territory. The City of Hughson is a full provider of municipal services, including sewer, water, and police services (by contract with the Stanislaus County Sheriff's Department). Fire protection services are provided by the Hughson Fire Protection District. The proposal does not have the potential to significantly diminish the level of services within the City's current boundaries. Additional information regarding the proposed services to the area is discussed further in factors "j" and "k."

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

The proposed annexation would allow the site to connect to the City of Hughson's sewer system. As indicated in the previous chart, many of the services currently provided will continue with the same provider upon annexation, while the remaining will transfer to the City of Hughson. There are no known negative impacts to existing County structures, adjacent areas or social and economic interests.

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

LAFCO policies and priorities are intended to guide development away from existing prime agricultural lands and encourage development of existing vacant or nonprime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency. The proposed annexation area is already developed and has been determined to have no impact to agricultural lands and is considered consistent with Commission policies for providing planned, orderly, and efficient patterns of urban development.

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

There are no agricultural uses or Williamson Act contracts within the boundaries of the proposed annexation. The site is already developed with St. Anthony's Church and is adjacent to existing City Limits to the west. The proposal considered exempt from the requirement that the applicant prepare a Plan for Agricultural Preservation, as it would have no impact to agricultural lands, consistent with Commission Policy 22.

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

The property involved, Assessor's Parcel Number (APN) 018-024-006, is adjacent to and directly east of the current City limits. The annexation would not create any islands and would include all road rights-of-way.

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

The Regional Transportation Plan (RTP) is prepared and adopted by the Stanislaus Association of Governments (StanCOG) and is intended to determine the transportation needs of the region as well as the strategies for investing in the region's transportation system. No changes to traffic or circulation are anticipated as the property is already developed. The proposal is consistent with both the City and County general plans.

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

The property is currently zoned A-2-40 (General Agriculture) in the Stanislaus County Zoning Ordinance and designated as Agriculture in the County General Plan. The site is developed with the existing St. Anthony's Church. The City of Hughson has rezoned the territory as Public Facility (PF) with a designation of Urban Reserve as part of its General Plan. Annexation is consistent with the City's plans.

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

The territory is within the City of Hughson's Sphere of Influence. In addition, it is within the Sphere of Influence of the following agencies: Hughson Fire Protection District, Turlock Mosquito Abatement District, and the Turlock Irrigation District. Upon annexation, the area will remain in all of the aforementioned districts.

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

All affected agencies and jurisdictions have been notified pursuant to State law requirements and the Commission adopted policies. Staff has received a "no-comment" letter from the Stanislaus County Planning Department. Staff also received a letter from the Stanislaus County Department of Environmental Resources providing development standards related to sewer and septic systems. The letter has been shared with the City of Hughson. No other agency comments were received as of the drafting of this report.

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

The City of Hughson will provide municipal services to the area, such as: domestic water, sanitary sewer, storm drainage, street construction/maintenance, police protection and street lighting. Services will be financed through applicable utility, services and permit fees, as well as property tax revenues and general fund resources.

Wastewater Collection and Treatment – Sewer service will be provided via an 8-inch sewer line in Euclid Avenue with an existing service stub to the Church property line. The lines have adequate capacity to serve the site.

Storm Drainage – Storm drain service will be provided by the City of Hughson. There is an existing 36" storm drain line in Euclid Avenue designed to accept runoff from street improvements along Euclid Avenue and Fox Road.

Water Delivery – The site is already served by the City of Hughson through an existing 12" main in Euclid Avenue.

Fire Protection Services – The annexation area is currently served by the Hughson Fire Protection District and will continue to be served by the District after annexation.

Police Protection – The area is currently and will continue to be served by the Stanislaus County Sheriff's Department. The Sheriff's Department also provides services for the City

of Hughson by contract.

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

The project site is currently served by the City of Hughson for water service via an out-of-boundary service agreement. No changes are being proposed or anticipated for water service.

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

The site is already fully developed and occupied as St. Anthony's Church. There is no housing proposed as part of this project.

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

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

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

The property is currently zoned A-2-40 (General Agriculture) in the Stanislaus County Zoning Ordinance and designated as Agriculture in the County General Plan. The City of Hughson has rezoned the territory as Public Facility (PF) with a designation of Urban Reserve as part of its General Plan. The site is already developed and is the site of St. Anthony's Church.

***p. The extent to which the proposal will promote environmental justice (fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services).***

As defined by Government Code §56668, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. Staff has determined that as proposed, the reorganization would not likely result in the unfair treatment of any person based on race, culture or income with respect to the provision of services within the proposal area.

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

The project site has not been identified as being within a very high fire hazard severity zone.



Waiver of Protest Proceedings

Should the Commission approve the proposal, included with the resolution is standard language that would waive protest proceedings. Pursuant to Government Code Section 56662, the Commission may waive protest proceedings entirely when the following conditions apply:

1. The territory is uninhabited.
2. The proposal is signed by all of the owners of land within the affected territory.
3. An affected local agency has not submitted a written demand for notice and hearing.

As all of the above conditions have been met, the Commission may waive the protest proceedings in their entirety.

**ENVIRONMENTAL REVIEW**

The City of Hughson, as "Lead Agency" determined the project as exempt for purposes of the California Environmental Quality Act (CEQA) in accordance with Sections 15061 and 15183 of the CEQA Guidelines. As the site is already developed and no new buildings are proposed, there is no possibility that the project will have an impact on the environment. LAFCO, as a Responsible Agency, must certify that it has considered the environmental documentation prepared by the City of Hughson (See Exhibit D).

**ALTERNATIVES FOR COMMISSION ACTION**

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

- Option 1**      APPROVE the proposal (with or without modification).
- Option 2**      DENY the proposal (with or without prejudice).
- Option 3**      CONTINUE this proposal to a future meeting for additional information.

**STAFF RECOMMENDATION**

Based on the discussion in this staff report, including the factors set forth in Government Code Section 56668, and following any testimony or evidence presented at the meeting, Staff recommends that the Commission approve the proposal and adopt Resolution 2025-02 (attached as Exhibit E) which:

1. Finds the proposal to be consistent with State law and the Commission's adopted Policies and Procedures;
2. Certifies, as a Responsible Agency under CEQA, that the Commission has considered the environmental documentation prepared by the City of Hughson as Lead Agency;
3. Waives protest proceedings pursuant to Government Code Section 56662; and,

4. Approves LAFCO Application No. 2024-01 – St. Anthony's Change of Organization to the City of Hughson subject to the standard conditions as outlined in the resolution.

Respectfully submitted,

*Javier Camarena*

Javier Camarena  
Assistant Executive Officer

Attachments - Exhibit A: Maps and Legal Description  
Exhibit B: City Council Ordinance No. 2024-04  
Exhibit C: Plan for Services  
Exhibit D: Notice of Exemption  
Exhibit E: Draft LAFCO Resolution No. 2025-02

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**EXHIBIT A**

**Maps and Legal Description**

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St. Anthony's Change of Organization  
**CITY OF HUGHSON**  
PROJECT MAP

E HATCH RD

SITE

FOX RD

**HUGHSON**

EUCLID AVE

E WHITMORE AVE

S SANTA FE AVE




GEER RD

MOUNTAIN VIEW RD

TULLY RD

E SERVICE RD

**LEGEND**

-  City of Hughson (1,239± acres)
-  Existing SOI (2,029± acres including City)
-  Proposed Annexation (6.6± acres)



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

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

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

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

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

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

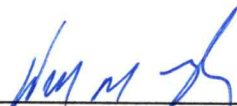
COURSE 4 NORTH 00°35'48" EAST A DISTANCE OF 555.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.565 ACRES MORE OR LESS.

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

END DESCRIPTION

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

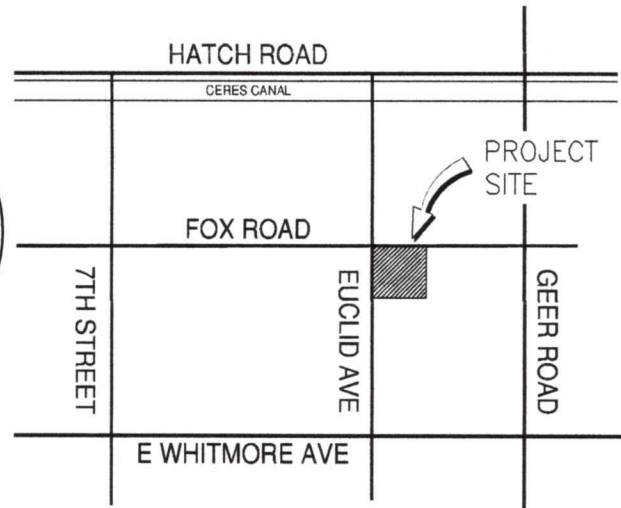
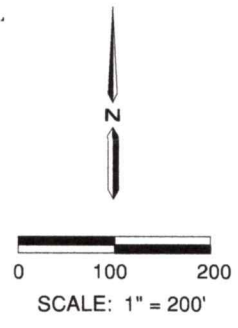
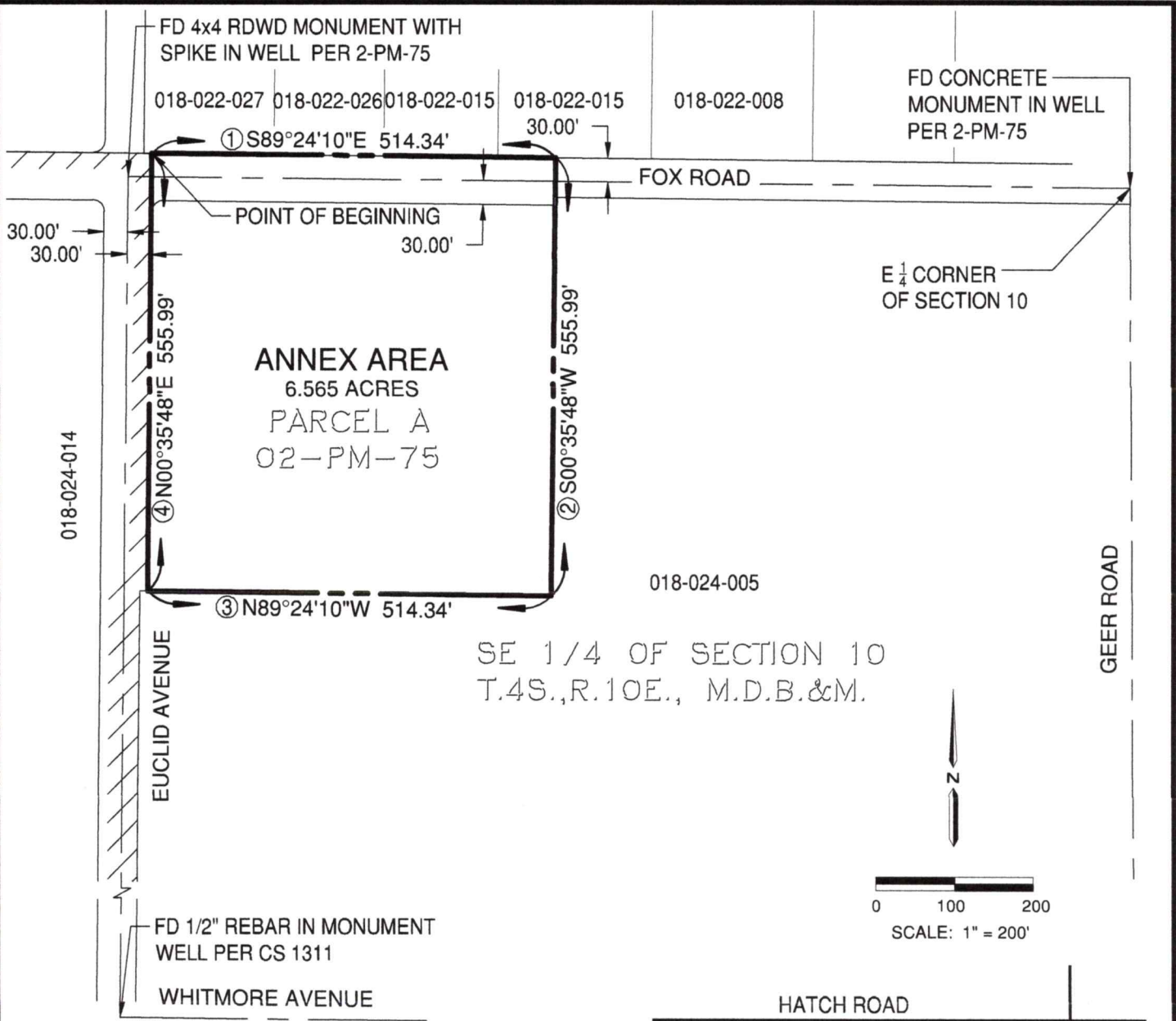
  
\_\_\_\_\_  
WILLIAM M. KOCH  
PROFESSIONAL LAND SURVEYOR  
CALIFORNIA NO. 8092



2/14/2024  
DATE



Y:\Jobs\42220 St. Anthony's Catholic Church - Hughson\Survey\MapDwg\42220-EXH\_LAFCO.dwg WMKoch



VICINITY MAP

N.T.S.

**LEGEND**

- NEW ANNEXATION LINE
- EXISTING CITY LIMIT BOUNDARY



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

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

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of  
1

**EXHIBIT B**

**City of Hughson  
Ordinance No. 2024-04**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**AYES: MAYOR CARR, CROOKER, MCFADON**

**NOES: RUSH**

**ABSTENTIONS: NONE.**

**ABSENT: STRAIN**

**APPROVED:**

A handwritten signature in black ink, appearing to read "George Carr", written over a horizontal line.

**GEORGE CARR, Mayor**

**ATTEST:**

A handwritten signature in black ink, appearing to read "Ashton Gose", written over a horizontal line.

**ASHTON GOSE, City Clerk**

## EXHIBIT A – CONDITIONS OF APPROVAL

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

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

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

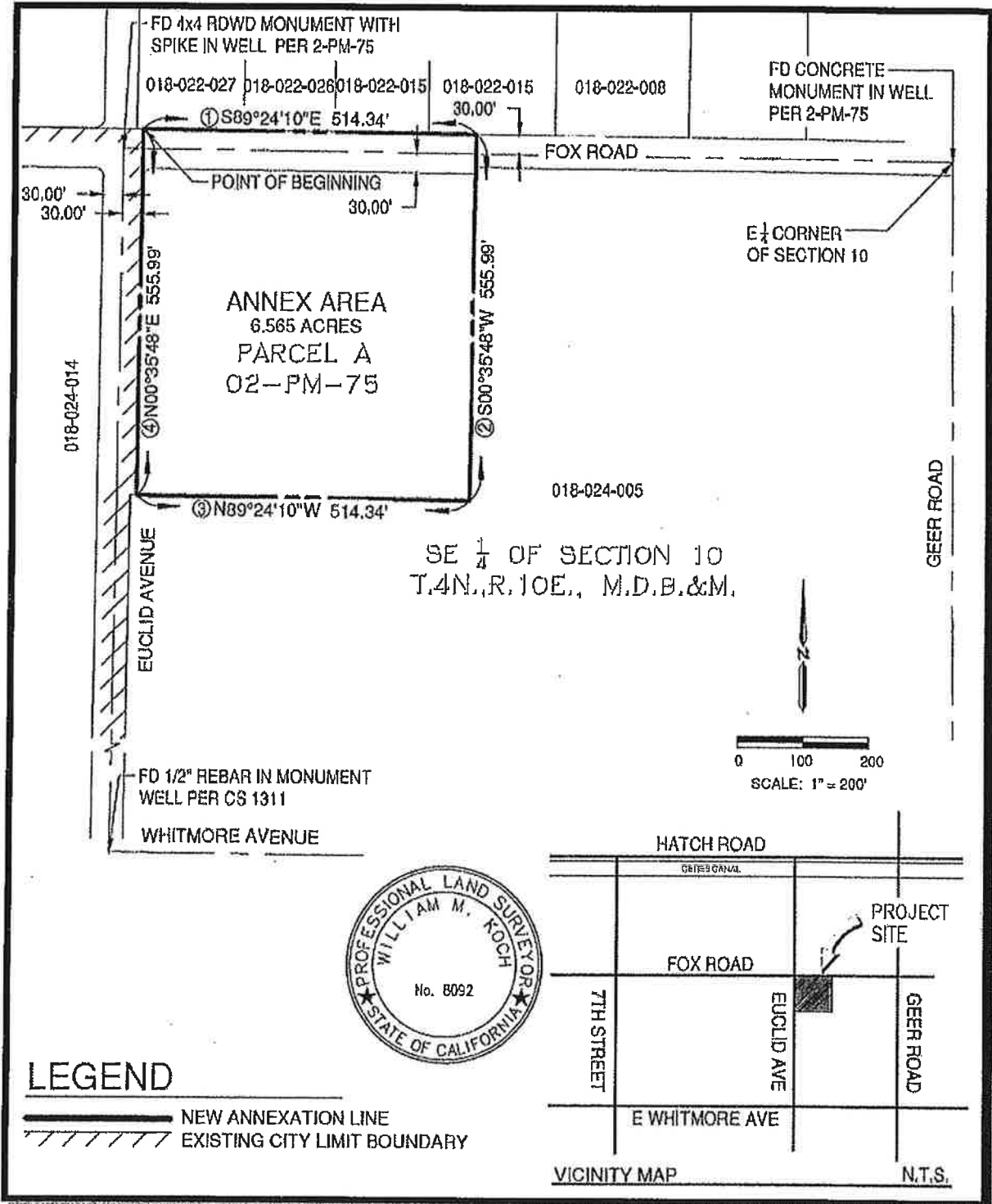
4. **Fees.** Ministerial fees, including without limitation, application, processing and inspection fees, Agreement shall apply to the Project provided that: (1) such fees, standards and specifications apply to all works within the City; (2) their application to the Project Site is prospective only as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

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

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



**EXHIBIT B – ANNEXATION BOUNDARY**



**LEGEND**

- NEW ANNEXATION LINE
- EXISTING CITY LIMIT BOUNDARY

**EXHIBIT C**

**Plan for Services**

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## EXHIBIT C

### PLAN FOR SERVICES

#### ST. ANTHONY'S CATHOLIC CHURCH ANNEXATION TO THE CITY OF HUGHSON

##### **Background:**

The St. Anthony's Catholic Church Annexation proposes to annex the St. Anthony's Catholic Church property located at 2020 Euclid Avenue to the City of Hughson. The annexation area consists of a single 5.86-acre parcel (APN 018-024-006) of land situated at the southeast corner of Euclid Avenue and Fox Road, as shown on the attached exhibit. Including adjacent street right of way, the annexation area is 6.57 acres total.

The purpose of this annexation is to allow this property to connect to the City of Hughson's Sanitary Sewer system, and construct curb, gutter, sidewalk, and drainage improvements to City standards.

Pursuant to Government Code Section 56653, the following Plan for Services to be extended to the affected territory has been prepared for the St Anthony's Annexation to the City of Hughson:

##### **A. Project Area**

###### a. Traffic and Circulation

The annexation area is bounded by the City of Hughson on the west. The annexation will include the roadway dedication of Fox Road on the north to include full street right-of-way.

###### b. Waste Water Collection

Sewer service to the annexation area will be provided by the City of Hughson. There is an existing 8" Sanitary Sewer line in Euclid Avenue with an existing service stub to the Church property line. The City has provided a will serve letter and connection can be made upon annexation and payment of appropriate fees.

###### c. Water Delivery

Water mains exist in Euclid Avenue adjacent to the site with necessary stubs for service to the property. The City has provided a will serve letter and has confirmed that the existing 12" main in Euclid Avenue is of sufficient size and capacity to adequately to serve this property. This site is already served with City water.

###### d. Storm Water Drainage

Storm drain service to the annexation area will be provided by the City of Hughson. There is an existing 36" Storm Drain line in Euclid Avenue designed to accept runoff

from street improvements along both Euclid and Fox Rd. The City has provided a will serve letter.

e. Solid Waste Disposal

The annexation area is currently serviced by Gilton Solid Waste Management. No change to the level of service is anticipated because of this annexation.

f. Fire Protection

The annexation area is currently serviced by Hughson Fire Protection District. No change to the level of service is anticipated because of this annexation.

g. Police Protection

Upon annexation, the area will be served by the Sherriff's Department. The Sherriff's Department has not expressed any concerns with impact to staffing or response times upon annexation.

**B. Level and Range of Services**

The City of Hughson is a full-service provider of municipal services. The City will provide full services to the area upon annexation.

**C. When Can Services Be Provided?**

The services described above will be provided or available upon the effective date of annexation.

**D. Improvements Required as a Condition of Annexation**

Street Improvements and connection to the City of Hughson Sanitary Sewer system will be required as a condition of approval of the annexation.

**E. How Will Services be Financed?**

Services will be financed through applicable utility and service fees and permit fees provided by the property, as well as by property tax revenues and general fund resources.

**EXHIBIT D**

**Notice of Exemption**

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STANISLAUS COUNTY CLERK  
CEQA FILING COVER SHEET

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

50-2024-196

**FILED**

November 8, 2024  
DONNA LINDER  
STANISLAUS COUNTY  
CLERK-RECORDER

By: *Donna Linder*  
Deputy Clerk

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

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

Check Document being Filed:

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

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

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



**Notice of Exemption**

**Appendix E**

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Stanislaus  
1021 I Street, Suite 101  
Modesto, CA 95354

From: (Public Agency): City of Hughson  
7018 Pine Street  
Hughson, CA 95326  
(Address)

Project Title: St. Anthony's Catholic Church Annexation (ANNX24-0130)  
Project Applicant: St. Anthony's Catholic Church, 7820 Fox Rd., Hughson, CA 95326  
(209) 883-4310  
Project Location - Specific:  
The Project is located at the southeaster corner of Fox Road and Euclid Avenue.

Project Location - City: Hughson Project Location - County: Stanislaus

Description of Nature, Purpose and Beneficiaries of Project:  
The Project consists of the annexation and pre-zoning of 6.565-acres. The pre-zoning designation for the Project site is Public Facility (P-F).

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

Exempt Status: (check one):  
 Ministerial (Sec. 21080(b)(1); 15268);  
 Declared Emergency (Sec. 21080(b)(3); 15269(a));  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
 Categorical Exemption. State type and section number: 15061 and 15183  
 Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:  
See attached Memorandum, dated June 29, 2024.

Lead Agency  
Contact Person: Mr. Mark Niskanen Area Code/Telephone/Extension: (209) 599-8377

If filed by applicant:  
1. Attach certified document of exemption finding.  
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No  
Signature: [Signature] Date: 11/5/24 Title: Contract Planner  
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: \_\_\_\_\_  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



Date: June 29, 2024  
To: Mark Niskanen, Contract Planner, City of Hughson  
From: Steve McMurtry, Principal Planner, De Novo Planning Group  
Subject: St Anthony's Catholic Church Annexation (Application File No. ANNX24-0130): CEQA Guidelines Section 15061 and 15183 Compliance Memorandum

#### INTRODUCTION

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

#### PROJECT DESCRIPTION

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

#### REVIEW OF PROJECT FOR EXEMPTION

##### FINDINGS FOR GENERAL RULE EXEMPTION

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

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

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

#### FINDINGS FOR 15183 EXEMPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### CONCLUSION

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

#### Attachments:

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

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**EXHIBIT E**

**Draft LAFCO Resolution No. 2025-02**

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**STANISLAUS COUNTY LOCAL AGENCY  
FORMATION COMMISSION**

**RESOLUTION**

**DATE:** February 26, 2025

**NO.** 2025-02

**SUBJECT: LAFCO APPLICATION NO. 2025-01 – ST. ANTHONY’S CHANGE OF ORGANIZATION TO THE CITY OF HUGHSON**

On the motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and approved by the following:

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

**THE FOLLOWING RESOLUTION WAS ADOPTED:**

**WHEREAS**, the Commission received the subject proposal to annex approximately 6.6 acres located at the southeast corner of the Fox Road and Euclid Avenue intersection to the City of Hughson, otherwise identified as assessor’s parcel number 018-024-006;

**WHEREAS**, the Commission conducted a duly noticed public hearing on February 26, 2025 to consider the proposal at which time the Commission heard and received all oral or written testimony, objections, and evidence that were presented and all interested persons were given an opportunity to hear and be heard with respect to the proposal and the report provided by LAFCO Staff;

**WHEREAS**, the City of Hughson has adopted a Resolution of Application to LAFCO for the subject proposal;

**WHEREAS**, the City of Hughson has pre-zoned the subject territory and it is located within the City’s Sphere of Influence;

**WHEREAS**, the territory is considered uninhabited as there are less than 12 registered voters;

**WHEREAS**, the City of Hughson, as Lead Agency, has determined the project as exempt pursuant to the California Environmental Quality Act (CEQA) in accordance with Sections 15061 and 15183 of the CEQA Guidelines;

**WHEREAS**, the Commission, as a Responsible Agency, has reviewed the environmental documents prepared by the City of Hughson, including the Notice of Exemption;

**WHEREAS**, the Commission is not aware of any legal challenge filed against the City’s



environmental documentation;

**WHEREAS**, at the time and in the form and manner provided by law, the Executive Officer provided notice of the February 26, 2025 public hearing by this Commission; and

**WHEREAS**, the Commission has heard all interested parties desiring to be heard and has considered the proposal and report by the Executive Officer and all other relevant evidence and information presented or filed at the hearing.

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

1. Certifies that, acting as a Responsible Agency pursuant to CEQA, it has considered the environmental documentation prepared by the City of Hughson as Lead Agency, including the Notice of Exemption.
2. Determines that: (a) the subject territory is within the Hughson Sphere of Influence; (b) the approval of the proposal is consistent with all applicable spheres of influence, overall Commission policies and local general plans; (c) the territory is considered uninhabited; (d) the City has provided sufficient evidence to show that the required services are available and will be provided upon development of the area; and (g) approval of the proposal will result in planned, orderly and efficient development of the area.
3. Approves the proposal subject to the following terms and conditions:
  - a. The applicant is responsible for payment of the required State Board of Equalization fees and any remaining fees owed to LAFCO.
  - b. The applicant agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void or annul LAFCO's action on a proposal or any action relating to or arising out of such approval, and provide for the reimbursement or assumption of all legal costs in connection with that approval.
  - c. The effective date shall be the date of recordation of the Certificate of Completion.
  - d. The application shall be processed as a change of organization consisting of the annexation of the subject territory as well as additional unincorporated road right-of-way along Euclid Avenue and Fox Road.
  - e. Upon the effective date of the annexation, all rights, title, and interest of the County, including the underlying fee where owned by the County in any and all public improvements, including, but not limited to the following: sidewalks, trails, landscaped areas, open space, streetlights, signals, bridges, storm drains, and pipes shall vest in the City; except for those properties to be retained by the County.
  - f. The applicant shall submit a revised map and legal description in a form acceptable to the Executive Officer prior to recording.

4. Designates the proposal as the “St. Anthony’s Change of Organization to the City of Hughson”.
5. Waives the protest proceedings and orders the change of organization pursuant to Government Code Section 56662.
6. Authorizes and directs the Executive Officer to prepare and execute a Certificate of Completion in accordance with Government Code Section 57203, subject to the specified terms and conditions of this resolution.

**DRAFT**

**ATTEST:**

\_\_\_\_\_  
Sara Lytle-Pinhey  
Executive Officer

**EXECUTIVE OFFICER'S AGENDA REPORT  
FEBRUARY 26, 2025**

TO: LAFCO Commissioners

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

**SUBJECT: NOTICE OF EXPIRING TERMS FOR PUBLIC MEMBERS AND APPOINTMENT OF A SUBCOMMITTEE**

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**RECOMMENDATION**

Staff recommends that the Commission direct the Executive Officer to initiate the Public Member recruitment process. It is also recommended that the Commission appoint a subcommittee for the initial screening of applications.

**BACKGROUND**

The Cortese-Knox-Hertzberg (CKH) Act sets forth the composition of the Commission. For Stanislaus County, this includes two county members, two city members, and one public member. Each category also has one alternate member.

Appointments for the county and city members are made by the Board of Supervisors and City Selection Committee, respectively. Appointments for the public members are made by the county and city members on LAFCO. Public members must receive an affirmative vote of at least one member from each of the other categories (city and county). The term of office for a public member or alternate public member is limited to four years in each position and until a replacement is appointed by the Commission.

**DISCUSSION**

Each of the Commission's Public Members' terms of office is scheduled to expire this year:

<u>Commissioner</u>	<u>Appointing Authority</u>	<u>Term Expires</u>
Ken Lane, Public Member	Commission	May 5, 2025
Bill Berryhill, Alternate Public Member	Commission	May 5, 2025

If appointments for the affected seats are not made by May 1<sup>st</sup>, the current seat holders may remain on the Commission until replaced as provided under LAFCO law.

**Recruitment Process and Subcommittee**

In accordance with Government Code Section 56325(d) and the Commission's policies, whenever a vacancy occurs in the public member or alternate public member position, a notice of vacancy shall be posted and a copy of the notice shall be sent to the clerk or secretary of the legislative body of each local agency within the county. In addition, Staff also advertises vacancies through its website, social media, and press releases.

Once applications are received, a subcommittee (typically one city member and one county member) reviews the applications and brings its recommendation to the full Commission. The following table outlines the suggested timeline for the recruitment and selection process.

<b>Timeline for Public Member Recruitment &amp; Selection Process</b>	
Announcement/Posting of Upcoming Vacancy	Feb. 27, 2025
Application Period	Feb. 27 - Mar. 28, 2025
Initial Application Screening by Subcommittee	Apr. 4 - 16, 2025
Commission Interviews and Selects Public Members (During the Regular LAFCO Meeting)	Apr. 23, 2025
Effective Date for New Commissioners	May 5, 2025

**CONCLUSION**

At this time, it is recommended that the Commission select a subcommittee of a County member and City member to review applications and direct Staff to proceed with the Public Member recruitment schedule as outlined above.