



**STANISLAUS LAFCO
LOCAL AGENCY FORMATION COMMISSION**

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Chair Amy Bublak, City Member
Vice Chair Terry Withrow, County Member
Sue Zwahlen, City Member
Vito Chiesa, County Member
Bill O'Brien, Public Member
Charlie Goeken, Alternate City Member
Mani Grewal, Alternate County Member
Jami Aggers, Alternate Public Member

**AGENDA
Wednesday, July 23, 2025
6:00 P.M.
Joint Chambers—Basement Level
1010 10th Street, Modesto, California 95354**

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

1. CALL TO ORDER

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

2. PUBLIC COMMENT PERIOD

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

3. CORRESPONDENCE

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

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

1. [CALAFCO U Save the Date Flier.](#)

- C. ["In the News."](#)

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

5. CONSENT ITEM

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 MAY 28, 2025, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)

B. **LAFCO PURCHASING CARD AUDIT (FISCAL YEAR 2021-2022)**
(Staff Recommendation: Accept the Audit Report.)

C. **LEGISLATIVE UPDATE AND POSITION LETTER**
(Staff Recommendation: Accept the update and authorize Executive Officer to submit position letter.)

D. **INFORMATION REGARDING IRRIGATED LANDS WITHIN STANISLAUS COUNTY**
(Staff recommendation: Accept the report.)

6. PUBLIC HEARING

A. **LAFCO APPLICATION NO. 2025-02 – SIERRA POINTE CHANGE OF ORGANIZATION TO THE CITY OF OAKDALE:** The Commission will consider a request to annex approximately 304 acres into the City of Oakdale located adjacent to the City limits, south of Highway 120/108, east of Orsi Road and north of Sierra Road. The proposed annexation is for the Sierra Pointe Specific Plan and is within the Oakdale Sphere of Influence. The City, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The City prepared an addendum to a previously approved Environmental Impact Report for the Sierra Pointe Specific Plan, pursuant to Section §15164 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental determination prepared by the City as part of its action.
(Staff Recommendation: Approve the proposal and adopt Resolution No. 2025-11.)

7. OTHER BUSINESS

None.

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 August 27, 2025.

B. Adjournment

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 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.

SAVE THE DATES

CALAFCO U SUMMER 2025



For Commissioners & Staff | Free Registration

Elevate your expertise and confidence as a LAFCO decision-maker. These three interactive webinars are tailored specifically for LAFCO commissioners & staff members to strengthen core skills, understand key legal frameworks, and adopt essential tech tools for smarter governance.



Webinar 1: Commissioner Best Practices

Thursday, July 17 | 10:00 a.m. - Noon

Overview:

Discover the roles, responsibilities, and best practices of being a successful commissioner. Learn how to lead with integrity, build trust, and make informed decisions that support your LAFCO. Whether you are brand new to LAFCO or a seasoned pro - you'll learn a thing or two in this webinar.



Webinar 2: Brown Act - LAFCO Edition

Thursday, August 7 | 1:00 p.m. - 3:00 p.m.

Overview:

This in-depth session will help you confidently navigate California's open meeting law and its recent changes. Understand what's allowed, what's not, and how to avoid common pitfalls in compliance. *This session is also worth 2.0 CM credits.*



Webinar 3: Mapping 101 - Crash Course

Friday, September 19 | 9:00 a.m. - 11:00 a.m.

Overview:

Get hands-on with ArcGIS, the leading mapping and spatial analysis tool. Learn how to visualize jurisdictional boundaries, analyze land use, and support your LAFCO decisions with data-driven maps. *This session is also worth 2.0 CM credits.*

WHO SHOULD ATTEND?

All Commissioners and staff members are welcomed



Registration Cost:

- ➡ **CALAFCO Members:** Free!!!
- ➡ **Non-CALAFCO Members:** \$125.00

*Individual registration for each session will be required.
Registrations will be online only.*



Questions? Contact: Joe Serrano, Santa Cruz LAFCO EO
Phone: 831-254-0178 Email: joe@santacruzlafco.org

WANT MORE INFO ON EACH SESSION?

INDIVIDUAL SESSION FLYERS & REGISTRATION LINKS
COMING SOON



IN THE NEWS

Newspaper Articles

- Modesto Bee, May 28, 2025, “Salida has sought city status for decades but faces challenges.”
- Modesto Bee, June 3, 2025, “Stanislaus County community faces huge water rate increase to \$600 a month.”
- Modesto Bee, June 4, 2025, “Uranium, nitrate pollute drinking water in homes near Tuolumne River. From what?”
- Modesto Bee, June 4, 2025, “Oakdale takes another step on switch from PG&E to MID. Other options are in play.”
- Westside Connect, June 11, 2025, “Stanislaus County invests ARPA funds to advance Crows Landing Industrial Business Park.”
- Modesto Bee, June 24, 2025, “Patterson approves big distribution center. More jobs, goodbye corn maze.”
- Oakdale Leader, June 25, 2025, “Rivera, Feichter wrap up terms with OFPD Board”
- Patterson Irrigator, June 26, 2025, “City water seeks to meet new state standards.”
- Patterson Irrigator, June 26, 2025, “Proposal calls for 1.158 million square foot distribution center on Zacharias Rd.”
- Patterson Irrigator, June 26, 2025, “Del Puerto Health Care District Board selects new architect for Health Care Campus.”
- Ceres Courier, June 26, 2025, “Commission reviews list of big money city projects.”
- Ceres Courier, June 26, 2025, “Keyes Fire Department planning new station.”
- Modesto Bee, June 30, 2025, “Whopping \$600-a-month water rate approved for this Stanislaus County Community.”
- Riverbank news, July 2, 2025, “River Walk project due for joint review.”
- Westside Connect, July 8, 2025, “Westside Community Healthcare District Boars elects new vice president and board member.”
- Patterson Irrigator, July 10, 2025, “DPHCD health care campus may require use of eminent domain.”
- Patterson Irrigator, July 10, 2025, “Diablo Grande water crisis averted.”

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IN THE NEWS – Modesto Bee, May 28, 2025

Salida has sought city status for decades but faces challenges

By Kathleen Quinn

Becoming a city is something the unincorporated town of Salida has looked into for years – but the incorporation process makes that almost impossible.

Salida's efforts to incorporate have been part of a longstanding pushback from residents who are concerned about being annexed by the city of Modesto – something sought by proponents of the proposed Scannell Warehouse Project.

"We're the largest unincorporated community in Stanislaus County," said Katherine Borges, a previous member of the Salida Municipal Advisory Committee and advocate for Salida becoming a new city. "We don't get to represent ourselves."

The Stanislaus Local Agency Formation Commission, the agency responsible for city and district boundaries, regulates the process.

Sara Lytle-Pinhey, the CEO of LAFCO, said the process to become an incorporated city in Stanislaus County is complicated and long.

She said the topic gets brought up once every 10 years or so. In her 21 years at LAFCO, it's come up twice.

Both times were about Salida, a community of about 14,500 people — almost double the population of the last new city, Hughson — according to the U.S. Census Bureau.

San Joaquin County's Mountain House, incorporated in July 2024 as the newest city in California, had a well-thought-out process and even some legislative help.

"I want to say it was a decade, if not more, of advanced planning to get to that point," Lytle-Pinhey said.

Steps in the incorporation process

The process starts with a group advocating for the shift. For Salida, that was an ad hoc committee as part of the Salida Chamber of Commerce around 2014, and before that another group in 2005. But so far, LAFCO hasn't received a formal application for incorporation.

The steps in the process include:

- Get a petition by a proponent group or existing district to apply
- Create a special district, a small-scale government entity, to handle something a city normally would, such as trash, water, sewer, etc., at the request of residents.
- Get a financial feasibility study done to prove the area can sustain itself as a city
- Hold an election to confirm residents want to become a city.

IN THE NEWS – Modesto Bee, May 28, 2025 - Continued

One thing that strengthens an application is providing services like trash pickup, to show that the community can absorb some of those responsibilities on its own. For example, Salida has a sanitary district.

“I think it’s important because it’s already established that there are people in the area who are demanding a specialized service, and they are willing to pay for that service,” Lytle-Pinhey said. “So there’s already some sort of organized government function.”

On March 7, Chris Ricci, Modesto’s City Council member for district 3, posted on his Facebook page: “Apparently Salida needs Modesto’s water to incorporate. It is odd that a community that doesn’t want to be in Modesto wants Modesto services.”

But the creation of a new agency to fulfill complex public services like water is actually the least preferred option, Lytle-Pinhey said. Usually, a community looks to an incorporated entity nearby to pursue a contract for the service. For Salida, that would be Modesto.

Things like a public works department, building permits and a city council all would have to be established by the new city.

Feasibility studies are required to show that the new city would be able to maintain itself. The cost of this depends on the amount of LAFCO staff time needed to complete the study – and it can be pricey.

East Los Angeles, which is an unincorporated area in Los Angeles County, recently completed a feasibility study that concluded it couldn’t afford to incorporate.

Michael Seaman is chair of California Unincorporated, a group that advocates for the needs of unincorporated towns throughout the state.

“In a nutshell, the state has made it impossible to form a city unless you happen to have a ton of resources locally,” Seaman said. “If you’re a privileged community with a whole lot of money, then you can overcome the expense of becoming a city and you can deal with the cumbersome regulatory environment of becoming a city.”

Lytle-Pinhey said it’s about making something that lasts. “The fear is that you don’t want to form a city and then have that city fail in the next two or three years and have to unwind all of that back into an unincorporated area,” she said.

Cityhood benefits include tax revenue staying local

One benefit of incorporating is that property taxes that were going to the county would remain with the new city.

“The funds that we pay as taxpayers do not come back to us to be spent in our community,” Borges said.

Another is that a city can regulate itself and make its own decisions.

Seaman said there are about 6 million people in California who have no mayors or city council representatives — nobody to look out for local priorities other than their county supervisors.

“We don’t get to represent ourselves,” Borges said. “They’ll go and put stuff here or want to put stuff here and we don’t get a say in the matter – it drives us absolutely bananas.”

IN THE NEWS – Modesto Bee, May 28, 2025 - Continued

Some drawbacks include finding the funding necessary to take on the new responsibilities like maintaining a workforce to provide city services or contacting other services.

“If there are certain unincorporated areas where their board of supervisors is their representation and they love their ... supervisor, maybe they don’t want to change,” Lytle-Pinhey said. “Then there are other instances where there are probably people saying, ‘We want better representation for our district just for our area.’”

If all of the parts of the process for becoming a new city are completed through LAFCO, a final decision would be a vote by residents on how they want to move forward.

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IN THE NEWS – Modesto Bee, June 3, 2025

Stanislaus County community faces huge water rate increase to \$600 a month

By Ken Carlson

Residents of the troubled Diablo Grande resort in western Stanislaus County are facing an extraordinary water rate increase.

Under the Western Hills Water District proposal, the monthly residential flat rate would jump fourfold from \$145 to \$569, effective July 1. The plan, plotting increases over five years, would set the rate at \$610 in 2029 and \$626 in 2030.

Such rates would be eye-popping in any community, but Diablo Grande property owners are being asked to accept it because the new rates will keep a supplier from cutting off water to their homes June 30.

Kern County Water Agency, the water supplier, said in a May 28 letter that it will shut off water deliveries June 30 if the majority of Diablo Grande parcel owners reject the rate increases and the resort can't make monthly payments to Kern.

The Western Hills Water District, serving Diablo Grande, is conducting a Proposition 218 process before implementing the first rate hike and is scheduled to tally the protests at a June 28 hearing. Proposition 218 allows property owners to reject new assessments through a majority protest.

"If the rate increase is successful and WHWD begins to make monthly payments to the agency for administrative and variable costs, the agency will continue supplying water to WHWD through Dec. 31, 2025, to allow WHWD to develop an alternative water supply," Kern's letter said.

The Kern board took action May 27 to end the year 2000 contract because Western Hills owes \$13.5 million for water and hasn't made a payment since 2019. With water use charges on top of the flat rate, Diablo Grande residents could be paying around \$600 a month starting in July.

"It's our understanding if a majority are opposed to it, we will definitely have our water turned off," said Linda Powell, a 76-year-old homeowner whose husband is a disabled Marine Corps veteran. "It's going to be tough for us to make that kind of payment. We don't feel like we have a choice."

An original developer and World International, which acquired the Diablo Grande development out of bankruptcy in 2008, formerly subsidized the water purchases from Kern County while trying to develop the project into a 5,000-home destination resort. But only 600 homes were built. World unloaded the debt-ridden project to another firm in 2020, which hasn't paid debts and taxes.

Buying time to find new water source

Debbie Antigua of the Diablo Grande Community Action Committee said the rate increase will allow Western Hills to make payments to Kern and buy time for finding a different water source for the 600 households.

According to a district water rate study, the extraordinary bills will cover water purchases from Kern, treatment expenses, community water service and securing an alternative supply, but won't cover money owed to the Kern agency.

Western Hills has looked into an agreement with the Patterson Irrigation District to deliver San Joaquin River water to the district, which has treatment facilities. But it could take two or three years to get approval and build a 5,000-foot pipeline to connect with Western Hills, Antigua said.

IN THE NEWS – Modesto Bee, June 3, 2025 - Continued

The community also is trying to get assistance from the state Department of Water Resources to find another district to sell water that could be delivered to Western Hills' facilities via the California Aqueduct. If a new water source is secured at affordable cost, the water rates could be adjusted down to a more acceptable level, Antigua said.

Antigua acknowledged the new rate will be too much for many renters, some of whom live on \$1,800 a month in Social Security or less. But the situation is desperate.

"My feeling is that a majority of people (at Diablo Grande) understand if they protest they will not have water and they are putting their homes in jeopardy," Antigua said. "You have a lot of renters up here that don't want to pay the increase."

According to a rate increase notice, Western Hills provides treated drinking water to about 1,800 people through 600 residential connections.

Jennifer Hamilton, a Diablo Grande homeowner for eight years, said Monday it's upsetting that the Kern County agency won't renegotiate its 25-year-old contract with Western Hills. The residents are billed for 8,000 acre-feet of water annually but Diablo Grande neighborhoods use only 400 acre-feet of that.

"If we were to get the correct amount of water, the residents would be able to pay," Hamilton said, adding that customers deserve a clearer accounting of what's done with the excess water. "I don't want to pay for water we are not using."

A spokesman for Western Hills couldn't be reached Monday. The Western Hills website says one of the district's services is raw water provided to vineyards, construction and the two golf courses, which are closed.

Will the county red-tag homes?

In a May 23 letter to water district customers, Stanislaus County officials discussed potential ramifications of a water shutoff, citing a state law requiring homes to have access to potable water.

Robert Kostlivy, county environmental resources director for the county, wrote that his department has a complaint-driven approach to consider red-tagging homes that are uninhabitable and that it does not inspect without a formal complaint.

The county is "operating under the assumption that individual residents and property owners have taken steps to secure basic sanitation needs including access to water, in light of the potential shutoff," said the letter also signed by Fire Warden Erik Klevmyr. "There is no intention to conduct sweeping or preemptive enforcement actions."

IN THE NEWS – Modesto Bee, June 4, 2025

Uranium, nitrate pollute drinking water in homes near Tuolumne River. From what?

By Kathleen Quinn

Lined up alongside many of the homes inside the Riverview Mobile Home Estates are five-gallon jugs of water, some full, some empty. They started piling up in November 2022 when many of the around 250 residents of the Hughson-area park became eligible to receive free state-funded water.

The mobile home park, previously known as Pinewood Meadows, is considered a severely disadvantaged community located near Fox Grove Park, between a walnut orchard, a honey farm and a defunct landfill.

Alan Yates has been living in the mobile home park since 2009. He said other residents warned him about the water. At the time, he hadn't heard anything from the park management, so he used a filtered water pitcher for years until he realized the type of contamination from his tap was something it couldn't clear out.

"I've been using these things because I didn't know," Yates said. "My stomach started hurting, and the people started saying, 'Do not drink the water.'"

The park is failing the State Water Control Board's "SAFER status," meaning it routinely falls short of meeting drinking water standards. SAFER refers to the Safe and Affordable Funding for Equity and Resilience program.

The tap water at the park comes from two wells; one regularly exceeds safe water standards for both uranium and nitrate.

All residents now receive monthly notices written in English and Spanish warning them about the water's nitrate levels. Yates said his notices are either posted on his door or mailed, and he saves them in a pile on his living room desk.

The notices state residents should not drink the water if they are pregnant or let infants under 6 months consume it. It also adds if residents have health conditions, they should contact their physician.

Nitrate contamination can cause 'blue baby syndrome'

The park violated the state's drinking water limits for nitrate in 2023.

Nitrate is a drinking water contaminant that can cause "blue baby syndrome," a condition that prevents oxygen from circulating in the blood and can kill infants.

Mariana Rivas lives in the park with her husband and newborn daughter. Due to the contamination issues, she uses free, state-funded water bottles for drinking, cooking and washing her baby bottles.

"I'm always using my water bottles," she said.

The water bottle service is implemented through Self Help Enterprises. Residents said they were asked to fill out a form to prove they meet the financial need to qualify for assistance.

Elida Retana has been living in the park since 2017 and has nieces and nephews who come to visit. In the past, the children drank from the tap, but she's stopped that. She's received free water through the service for about a year.

Before, she used a Brita filter over her tap, but removed it because the filter couldn't address the contamination. "Even if you boil it, it says it's still contaminated."

IN THE NEWS – Modesto Bee, June 4, 2025 - Continued

Residents with water contaminated with nitrate should not boil their water because it concentrates it, making it more dangerous.

Alma Vasquez, another resident of the park, said when her grandkids come over, she has a handle on her bathroom tap that prevents them from using it. She's taught them to use a dispenser for the water bottles with sippy cups.

"We monitor them with the water," she said.

Nitrate is one of the most prevalent groundwater issues in Stanislaus County, mostly associated with agricultural runoff from fertilizer, manure and sewage from septic tanks. The park is adjacent to an orchard and also has a "high density" septic system.

Incidents of blue baby syndrome due to nitrate seeping into groundwater are not tracked by the county or state public health system.

Carissa Lucas, a spokesperson for the county, responded that the list of reportable conditions is set by the state.

"Why the state of California omitted methemoglobinemia [known as blue baby syndrome] cannot be answered on the local level," she said.

A spokesperson from the California Department of Public Health did not respond directly to the question about why it does not track cases of blue baby syndrome, but did provide a list of current reportable diseases and conditions and stated that new ones can be added to the California Code of Regulations.

Uranium contamination notices are on bulletin board

Sabrina Cesena said that when she came to the park, the property manager told her the water sometimes tests high for certain contaminants including uranium but that the manager would send out a notice. Cesena said she never got one.

"It has been above, I found out, for a long time," she said. "So they didn't even bother to tell us? You know, let us make our own choice?"

In 2016, a compliance order was issued to the park for exceeding the maximum contamination level for uranium. Since then, the uranium levels have hovered around the maximum level, sometimes under and sometimes above, with one well having an average that exceeds safe drinking water standards.

When Cesena started receiving water, she said she was told it was because she was low income.

The park meets the requirements for public notice of its uranium contamination by posting on a community bulletin board along with many other mandated notices.

The current notice, posted in December 2024, reads in part: "This is not an immediate risk. If it had been, you would have been notified immediately."

The county said in a response that uranium levels do not require an alternative water source be provided. "This is because uranium's health risks are classified as 'chronic' rather than 'acute.'"

Uranium can cause kidney damage over time. It also is a known carcinogen, meaning it can increase the risk of cancer over extended periods.

There are filtration methods approved to reduce nitrate and uranium, such as reverse osmosis and ion exchange. However, there is no treatment of any kind done on the wells at the mobile home park.

IN THE NEWS – Modesto Bee, June 4, 2025 - Continued

Both nitrate and uranium are odorless and tasteless and invisible to the naked eye, so without the notices, residents would be unaware.

The notice on the bulletin board states that the park is working with the county's environmental resources department to find a solution for municipal water.

Proposed solution is not without complications

The state water control board estimated over \$12 million would be necessary to help the mobile home park connect with Hughson, but that plan may also have complications.

The park's Consumer Confidence Report from 2022 states that the consolidation with Hughson started as a way to meet the compliance order triggered by the uranium exceedance in 2016. The process for funding the consolidation started in 2019 but by 2022 still was projected to need many years to complete.

At that point, the county's regulatory agency recommended residents get an alternative drinking water source through the state. But the state's SAFER project dashboard says: "It appears that the City of Hughson is their only option."

"I've also heard that Hughson's water is not too good, so I wouldn't want it," Rivas said.

Hughson is out of compliance with the State Water Control Board as it relates to lead and copper rule violations and average contamination levels of arsenic. It also has wells that tested above the maximum contamination level for 1,2,3 TCP, which is associated with industrial processes, hazardous waste and legacy pesticide use.

The Bee was referred to the director of Hughson's community development department, who did not respond after multiple attempts to reach the person.

Across the Geer Road Bridge near the mobile home park is a surface water treatment facility run by the Turlock Irrigation District, but none of that treated water is currently accessible to the park.

Maintenance issues include crack in well

In 2021, Riverview Mobile Home Estates was cited for caulking that appeared to be wearing off around the wellhead of the South Well — one of two wells serving the community. Three years later, it was cited again for the same issue.

The South Well also had a substantial crack, which could allow other contaminants to enter the system.

Lucas said the caulking issues were resolved in April, but the Department Environmental Resources at the county followed up with the park about the "potentially inadequate correction" of the wellhead pedestal block cracks.

In 2024, the park was not in compliance with a Bacteriological Sample Site Plan required by the county. Lucas said the park is testing monthly for bacteria and now is in compliance.

Cesena and her husband, Robert Roach, filed complaints to the California Department of Housing and Community Development in 2021 and 2022, stating issues with the water that they believed had to do with parasites. Both complaints were closed after the division of codes and standards determined that the county was not responsible for testing for parasites and that the issue was civil.

Cesena had her water checked for bacteria and parasites herself in 2022. The test showed a high amount of aerobic bacteria — a type of bacteria that needs oxygen to survive. Though it did not indicate an immediate health risk, it did indicate there may be issues with maintenance of the water system at some point in the line between the well and her tap.

IN THE NEWS – Modesto Bee, June 4, 2025 - Continued

Roach reached out to the Modesto Junior College and asked for a tapwater sample to be tested in 2024. The results showed algae. The couple's contact at MJC, a professor of biology, referred the issue to the county's environmental research division to look into.

Multiple residents noted a claylike substance would come out of the faucets or pool into the streets after maintenance flushed the lines.

"It's like concrete mud," Yates said. "It's like taking concrete and pouring it in there."

The park has high levels of iron, almost five times the maximum contaminant level according to their 2023 consumer confidence report. It may affect the odor, taste or appearance of the water, but it is not considered a major health risk.

The defunct landfill next to the mobile home park holds about 4.5 million tons of waste and was closed in the 1990s. According to a consumer confidence report in 2022, the landfill was considered a vulnerability to groundwater, but as of 2023, that no longer shows up in the report or the 2024 sanitary survey.

John Murphy, the land disposal program manager at the Central Valley Water Board, said that despite the proximity, it's unlikely that the closed landfill is responsible for the contamination since the park is uphill. The state did check on it since the landfill was leeching back in 2009, but found no related contamination such as aerosols and solvents.

Park changed water charge from flat rate to usage-based

Some of the residents noted a spike in their water bills from management after they started getting the free water bottles from the state.

"It's more expensive, which doesn't make sense because we're using it less now," Retana said.

Yates said his bill skyrocketed after he started receiving the free bottles provided through Self-help Enterprises. In a show of defiance, he stopped watering his small front lawn.

The notice he provided to The Bee showed that in March 2023, Riverview switched from a per-month service charge of \$5.80 for his unit to a \$35.80 charge based on usage. The bill also stated the park was increasing the cost to be in line with other local municipalities in lieu of a rent increase.

"I go, 'Are you kidding me?'" Yates said, recalling a conversation he had with management. "We can't drink this water— we can't even give it to the dogs."

Riverview Mobile Home Estates did not respond to The Bee's request for comment.

IN THE NEWS – Modesto Bee, June 4, 2025

Oakdale takes another step on switch from PG&E to MID. Other options are in play.

By John Holland

Oakdale will spend \$75,000 to examine whether switching from PG&E to the Modesto Irrigation District is worthwhile.

The City Council voted 5-0 on Monday, June 2, to hire a consulting firm with expertise in electricity markets. The move came four weeks after members agreed informally to explore the idea.

PG&E objected both times. It noted that rate relief already is happening and that the system is not for sale anyway.

PG&E serves about 7,000 Oakdale homes. MID already supplies about 1,000 others under a circa-2000 effort to diversify the California grid.

The consultant is Bell Burnett & Associates, based in San Francisco. It will have four months to produce a report on the financial, technical and legal issues.

Councilmembers told of PG&E customers paying several hundred dollars in summer months, including the especially hot 2024. Member Christopher Smith said many also are pressed to afford groceries and other needs.

"This is one of those things where we spend money to make people's lives — the important part of their lives — better," he said.

Why does MID deliver cheaper power?

MID is cheaper in part because it is a public agency, without PG&E's need to earn profits for investors. The district also serves mostly flat terrain. PG&E's service area includes mountains prone to snow and wind in winter and wildfires in summer. The utility paid massive settlements after its wires sparked blazes.

Oakdale's interim city manager, Jerry Ramar, estimated last month that the move could save \$257 a month for the average home. He cautioned then and again Monday that the transition costs could be too high. The city also can expect years of litigation if it tries to acquire the system via eminent domain.

"I think our constituents, in my opinion, would like us to spend the money to see if it's possible," Ramar said. "If it's not, I still think it's money well-spent."

MID would require Oakdale to pay for a separate report on how the new territory would affect current operations. The city also would have to reimburse PG&E for its power lines, substations and other assets.

The switch would need approval from the MID board, the Stanislaus Local Agency Formation Commission and the California Public Utilities Commission.

Are there other ways to trim power bills?

The consultant will look at three main options:

- MID takes on all of PG&E's electricity customers in Oakdale.
- PG&E continues to serve its current Oakdale customers but the City Council requires that future subdivisions hook up to MID.

IN THE NEWS – Modesto Bee, June 4, 2025 - Continued

- The city begins generating or purchasing its own wholesale power, while PG&E continues to maintain the lines and bill customers. Lathrop and Stockton have offered this since April 1, with expected bill savings of about 5%. It is called Community Choice Aggregation and is provided in the region through Ava Community Energy.

Fresno, San Jose and Yuba City are among the other cities that have sought alternatives to PG&E. The company also has faced a takeover challenge since 2008 from the South San Joaquin Irrigation District. The public agency aims to provide lower-cost power in and near Manteca, Escalon and Ripon.

What does PG&E say about switch?

In urging Oakdale to drop the idea, PG&E has cited the \$28 million legal cost to SSJID so far. It acknowledged that bills have been steep but said they will ease in coming years.

The company noted a \$15 billion federal loan that will enhance its infrastructure around Northern California. It also said next year will bring a 5-cent dip in the price per kilowatt-hour to a home. This is the largest component of the bill and is now 63 cents during peak demand and 40 cents at other times. MID ranges from 18 to 21 cents.

The council heard Monday from Erica Cabrera, local government affairs manager for PG&E in the Central Valley. She urged, without success, that the vote be postponed until after meetings with city officials that had been set for Tuesday.

“Exploring a public takeover that isn’t viable and would create additional risk and cost would not be beneficial to residents here in Oakdale,” Cabrera said.

Stanislaus County invests ARPA funds to advance Crows Landing Industrial Business Park

By Staff

Stanislaus County is advancing development of the Crows Landing Industrial Business Park with a \$12 million investment from the American Rescue Plan Act (ARPA), part of broader efforts to create a regional employment center and boost economic growth in western Stanislaus County.

At its May 20 meeting, the Stanislaus County Board of Supervisors accepted an update on the county's ARPA investments, which also include funding for infrastructure improvements in unincorporated communities. Since acquiring the former military airfield in 1999, the county has pursued plans to transform the 1,528-acre site into a major business park, reducing long commutes for local workers and providing sustainable-wage jobs.

Originally commissioned as a Naval Air Station in 1942, the airfield was later identified for closure under the Department of Defense's Base Closure and Realignment Commission (BRAC) in the 1990s. Congress passed Public Law 106-82 in 1999 to transfer ownership to Stanislaus County, setting the stage for redevelopment.

The county prepared and adopted the Crows Landing Industrial Business Park Specific Plan in 2018, outlining a multi-phase development expected to span 30 to 40 years. At full buildout, the site will feature more than 14 million square feet of building space, a 370-acre public-use airport, and infrastructure designed to support business expansion and job creation.

The county has committed \$20 million from general fund reserves to the project, including \$4.2 million for design and engineering of Phase 1A. An additional \$3.5 million in federal funding from the Environmental Protection Agency's State and Tribal Assistance Grants (STAG) program has been earmarked for potable water infrastructure. The latest \$12 million in ARPA funds moves the project closer to completing its backbone infrastructure, which includes water and wastewater facilities, drainage, utilities, and road improvements.

The first phase, expected to cost between \$36 million and \$42 million, will include construction of a dual 12-inch water transmission main, a 1.6-million-gallon water storage tank, a new pump station, and other key infrastructure projects.

County officials envision Crows Landing as a regional economic driver, leveraging its proximity to Interstate 5, Silicon Valley, and major ports to attract private investment. Public forums will invite community participation in shaping the business park's development.

IN THE NEWS – Modesto Bee, June 24, 2025

Patterson approves big distribution center. More jobs, goodbye corn maze

By Ken Carlson

City planners have approved a 74-acre site for a 1.2 million-square-foot distribution center in Patterson, a city in western Stanislaus County increasingly known for warehouse development.

The project is north of Sperry Avenue and west of the city's landmark Amazon Fulfillment Center, where a private airport operated for years. The development plan includes parking for more than 600 autos in addition to 519 parking stalls for truck trailers.

The development, bordered by the Delta-Mendota Canal on the west, will eliminate a corn maze attraction. The proposed Delta Marketplace shopping center is planned on Sperry Avenue to the south.

The city has not identified a user for the logistics center, which is expected to create an estimated 80 to 100 jobs. The Patterson Planning Commission unanimously approved the project plans and revised environmental studies June 12.

The city, known for large distribution centers with access to Interstate 5, will require a Haggerty Drive extension and upgrades to minimize the impacts of truck traffic on commercial centers and residential neighborhoods.

City Planner Joel Andrews told the Planning Commission the industrial building will sit back from Sperry Avenue, with trees and other landscaping to soften the appearance of the development.

A representative for Sacramento-based Buzz Oats Construction, the developer, said a tenant has not been secured but city approval should make it easier to market the facility. Buzz Oats also constructed the Safavieh distribution center to the north.

The developer's project description describes four entry points for trucks, including one from Sperry Avenue and three from the Haggerty Drive extension linked to Keystone Pacific Parkway.

The architectural design includes surface textures, wall relief and use of colors to break up the center's roof-line and get away from the boxy appearance of some distribution centers, city staff said.

Patterson, with 25,000 residents, developed from a small farming town to a bedroom community for commuters. It planned for industrial expansion near Interstate 5 to achieve a jobs-and-housing balance. But people commenting on the Patterson Irrigator newspaper's Facebook page were not thrilled with another million square feet of warehouse space.

"What's beautiful about a city full of warehouses?" said one comment. Another person wrote: "Too many trucks already. What about another truck entrance to I-5?"

One comment lamented that the distribution center will replace a corn maze that's been an annual attraction for families. Another suggested it's not job creation if warehouses are filled with robots and conveyors.

Planning Commission Chairman Ron West noted that the general appearance of industrial buildings and warehouses is improving. He expressed regret for Patterson losing its corn maze but hoped the activity could be held one more time later this year.

"We like open land, but we need jobs," West said.

IN THE NEWS – Oakdale Leader, June 25, 2025

Rivera, Feichter wrap up terms with OFPD Board

By Kristi Mayfield

At the recent meeting of the Oakdale Fire Protection District Board, there were a lot of pressing items on the agenda including the 'changing of the guard' in terms of the current board members.

Board President Paul Rivera and Director Eric Feichter both said their goodbyes as their terms came to an end and thanked the crowd for their participation throughout their terms on the board. Gary Cortes, retired Fire Captain from the City of Oakdale, who joined the board a few months ago, was reappointed to the board. In addition to Cortes, Rod Gambini, former Board President and retired firefighter that served in Valley Home for a number of years along with Matthew Cox, longtime resident and volunteer firefighter, will take over the seats vacated by Rivera and Feichter.

Erick Vandever and Mike Van Dyke will continue to serve as Directors.

In other business, while no final decision to terminate the current Fire Service Agreement with the City of Modesto was made, the Board did vote to draft a letter to terminate services and send it to LAFCO (Local Agency Formation Commission) for further consideration.

Offering some remarks at the meeting was longtime Valley Home resident Winnie Mullins, who shared how much she, along with many of her fellow residents, have appreciated the excellent service and attention that the City of Modesto Fire Department has provided. While President Rivera agreed that the City of Modesto Fire Department has been a source of great help and assistance to the community, he also reiterated that going forward, the OFPD "could not afford them."

Rivera also discussed the possibility of having a Single Resource Vehicle from Oak Valley Hospital District stationed at the Valley Home Fire Station which could rotate to the Knights Ferry Fire Station, with the annual cost being around \$250,000 for a 12-hour shift to cover the hours when most folks are traveling to and from work and school. Concerns regarding the effectiveness of having just one paramedic with an SRV stationed out there as opposed to having a full team of firefighters respond to emergencies were raised as some of the firefighters noted that with one paramedic and an SRV that paramedic would not have a Lucas Device on that SRV as firefighters do on their fire trucks. A Lucas Device (Lund University Cardiopulmonary Assist System) provides mechanical chest compressions to people in cardiac arrest and can help ensure that the compressions are done correctly with proper depth and frequency while also allowing the emergency response providers to focus on additional life saving measures. Rivera noted that if the community wanted to move forward with having an SRV, they would have to factor in the additional cost of a Lucas Device for that SRV.

In addition to these items on the agenda, the Board also moved forward with a resolution to approve the preliminary budget for Fiscal Year 2025-2026 along with a resolution to request Dry Period Funding for the Fiscal Year 2025-2026.

The next meeting of the Oakdale Fire Protection Board will be on Thursday, July 10 at 10 a.m. at the Knights Ferry Community Club, 17601 Main, Knights Ferry.

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City water seeks to meet new state standards

By Timothy Benefield Sr.

The city of Patterson's efforts to comply with state water standards is a situation that has been developing for ten years. There are many factors involved, and the ultimate solution is still being crafted. However, one thing is certain; the water bills of Patterson residents will include a significant increase sometime in the near future.

At the June 3 City Council meeting, Maria Encinas, Water Resources Program Manager for the City of Patterson, gave a presentation that explained the details of the new water standard. Her report focused specifically on the presence of Hexavalent Chromium, commonly known as Chromium-6, in the city's water supply. Her delivery provided background information on Chromium-6, a timeline of the developing issues, and an update on the actions the city is taking to address the non-compliance.

As she began her presentation, Manager Encinas stressed, "Our top priority is protecting the health and safety of the community." She explained a couple of foundational terms that are commonly used when discussing water standards. There are national and state standards set for the maximum allowable quantity of a particular contaminate in drinking water. This is known as "maximum contaminant level" (MCL). This level is expressed in "parts per billion" (ppb).

Encinas explained that Chromium is a natural metal found in rocks, plants, animals, and even humans. Chromium-3 is needed in small amounts. Chromium-6 also occurs naturally but can be harmful when ingested in high amounts over a long period of time. Chromium-6 can occur naturally but can also be produced by industrial processes. Patterson has always had Chromium-6 in the potable water, but it is naturally occurring and not caused by industrial contamination. Patterson has always been in compliance with state and federal water standards when it comes to total Chromium.

In 2014, the state of California issued new standards for Chromium-6 that set the maximum contaminant level (MCL) at 10 parts per billion (ppb). This new standard caused the city of Patterson to develop a Corrective Action Plan for addressing the Chromium-6 in the local water supply. A Feasibility Study was developed which identified the Best Available Treatment options and the associated costs. However, in May 2017, a California Superior Court invalidated the new Chromium-6 standard and the issue was largely set aside for a time.

Five years later, the state Water Board undertook a new rule making process and proposed a new Chromium-6 MCL. This time, the new level was approved. In 2024, the MCL for Chromium-6 was once again established at 10 ppb. This set a standard that was stricter than the federal requirements. Encinas explained, "California has gone a step further and set an individual standard for Chromium-6 alone. As a result, our system will not comply with the new regulation." She went on to say, "Prior to the creation of the new Chromium-6 MCL, the city's ground water quality met all state and federal drinking water standards without any form of supplemental water treatment. This will no longer be the case." Public Works Director Mike Willet stressed, "The water didn't change. The standards did."

Due to the new standard, in 2025 the State Water Resource Control Board issued a compliance directive following a confirmed exceedance of Chromium-6 at Patterson's Well No. 7. Manager Encinas expects a compliance directive for the remaining six potable wells by September 2025. Encinas reassured the public that there is no particular danger to those who live in the area of Well No. 7. She said that all seven wells are on a looping system that supply the whole city.

Ten years earlier, upon the adoption of the first Chromium-6 MCL of 10 ppb, the city began quarterly monitoring of all seven potable wells in Patterson. As previously stated, they developed a Corrective Action Plan and a Feasibility Study in order to evaluate a variety of treatment alternatives. When the standard was introduced again in 2024, the city of Patterson already had an abundance of information collected and a range of treatment alternatives to consider. Mayor Clauzel praised Encinas saying, "You've done an excellent job getting us ready for

IN THE NEWS – Patterson Irrigator, June 26, 2025 - Continued

this moment.” The city even developed a pilot program that was successful in reducing the contamination levels of Chromium-6.

At this point, it is a certainty that Patterson will need to develop a significant water treatment program. The goal is to find the right treatment that is effective and cost effective. The program is an unfunded state mandate. The state is requiring compliance with the new standards, but the city of Patterson will need to come up with their own plan for financing including grants and low-interest loans. When the Water Board first set a Chromium-6 MCL of 10ppb, the city of Patterson estimated construction capital costs to be between \$65 million and \$128 million dollars.

Encinas noted that, because the problem is with existing water supply, the cost of building and operating a treatment facility would fall directly on existing customers. In 2015, it was estimated that the then-current customer base of 6,500 customers would see their water bills increase from an average of \$55 per month to an average of \$129 per month. In 2025, the customer base has increased to 7,600 customers and the impact on current water bills is still being determined.

No major treatment facilities were built by the city of Patterson from the establishment of the first Chromium-6 standards in 2014 until the present because the actual final standard was still in question until 2024. Encinas remarked, “Given the significant financial burden and the unknown final standard, staff felt it was not in the best interests to move forward without any clear regulatory direction.” Now that the standard for Chromium-6 is finalized and the city has received a compliance directive from the state, the city of Patterson is moving forward with plans to confront the problem.

Based on sampling dated between December 10, 2024, and March 4, 2025, Well No. 7 (located in the Hartley area) has exceeded the new Chromium-6 MCL of 10 ppb with a running average of 13 ppb. The Division of Drinking Water has recommended that Patterson develop a compliance plan which proactively addresses the likelihood of future exceedances at additional wells, even if they have not yet officially triggered compliance action.

The compliance directive gives the city of Patterson two requirements. The city is required to send out quarterly notifications to the public. Irrigator readers should have already received the first notification in their June billing statement. Notifications must also be placed either in the newspaper, conspicuous public places, or with community organizations. The city is also required to submit a Compliance Action Plan to the Division of Drinking Water by June 30. A draft Compliance Action Plan was submitted by the city to the DDW on May 22, 2025. There is an estimated compliance time of 52 months.

The next step is the release of the 2024 Consumer Confidence Report which is published in the current edition of the Irrigator. The completion of the Feasibility Study is estimated to be September 2025. The main alternatives being considered include a treatment plan for the actual wellheads and the construction of a central water treatment plant. Blending in surface water is also under consideration, but that brings its own set of complications. The Feasibility Study will also take into consideration the Sustainable Groundwater Management Act (SGMA). Encinas notes, “Any long-term water treatment strategy should align with regional groundwater sustainability goals. We have been talking to local irrigation and water districts to look into ways that could support both water quality and long-term water supply reliability.”

As the city of Patterson investigates financing alternatives, Manager Encinas said that they are not simply accepting the cost burden. She said that they are actively engaging directly with state board members and working with coalitions to advocate for funding support. She continued, “I want to be very clear that we are not opposing the regulation. We understand the importance of protecting public health. But we are asking for help implementing it in a way that’s going to minimize the financial impact on our residents.” It is also likely the city will be re-opening its water rate study two to three years earlier than planned. Whatever plan is put together, the goal is to spread the debt service over the next five years. Encinas insisted, “We’re committed to doing everything we can to reduce the cost that’s going to be passed down to the community.” The financial picture will become clearer once the Feasibility Study is complete. At that time, there will be workshops to brief the city and the public.

Upon completion of the presentation, there was time given for public comments and questions. Patterson resident Kandace Weyhrauch voiced her concerns that the tainted water supply has been the source of cancer for several local residents. She expressed her dismay that a plan of action has taken so long to develop but remained

IN THE NEWS – Patterson Irrigator, June 26, 2025 - Continued

confident that the current council is taking the matter seriously. Weyhrauch emphasized, “I don’t care how much it costs. I don’t drink the water.” She also questioned the timing of the Consumer Confidence Reports. Manager Encinas assured her that all past CCR’s are on the city website and that the newest one for 2024 would be available no later than July 1.

Mayor Mike Clauzel addressed the concerns of Weyhrauch by saying, “You know that one of the reasons that I am sitting in this chair is the water issue. That was one of the three main reasons that I ran for mayor. I’ve taken this problem all the way to Washington, D.C. I’ve taken it to Sacramento. I can guarantee you that Supervisor Condit is just as concerned as I am, as the members of this council are.” Clauzel continued, “We have already taken steps to organize that structure . . . to where Patterson basically becomes the hub for the entire West Side.”

The Mayor said that the city is in a position to respond quickly because they had been gathering information while waiting for the issuance of the final Chromium-6 standard. He noted, “We’re able to produce this information quickly because [Manager Encinas] and other members of the team were on top of it.”

Another Patterson resident, Yolanda Magana, called into the meeting to express her desire to see the treatment plan put in motion. Magana said that she almost didn’t move to Patterson because of her research into water quality. Ultimately, she’s glad she moved to Patterson, but she only did so after locating a company that could filter all the water coming into her house. She explained that she lost her mom to cancer and she just wants the city to keep the public informed about the water situation.

Mayor Clauzel closed out the hearing by saying, “I will get this done. We just have to get it done without having severe financial impact to our citizens. We can figure out a way. I know God will find a path and He will give us the opportunity to be able to provide these services for our citizens in a safe and effective way. Safe drinking water is something we all deserve.”

Irrigator readers can find more details at the city website. (<https://www.pattersonca.gov>) Readers can watch the entire Chromium-6 presentation from the June 3 City Council meeting. To find that meeting, look for the blue box that says “Agendas & Minutes.” There is also much information about the water quality of Patterson at the city website. You can contact the city for help in navigating to the information, or you can do a simple site search for Chromium 6.

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IN THE NEWS – Patterson Irrigator, June 26, 2025

Proposal calls for 1.158 million square foot distribution center on Zacharias Rd.

By George Galloway MacMaster

PATTERSON, CA — The Patterson Planning Commission is preparing to review final approvals for two massive industrial developments that could reshape the city's economic landscape, led by the introduction of what may become the most advanced logistics hub in the Central Valley.

Scheduled for public hearing on Thursday, June 26, 2025, the first and most ambitious proposal — known by the code name Project Zach — would rise at the corner of Zacharias and Rogers Road. The five-story facility is set to soar 107.5 feet high, encompassing a staggering 3.23 million square feet of internal space. If approved, it would become Patterson's tallest and most voluminous building, eclipsing even the city's existing Restoration Hardware distribution centers.

Though the future tenant remains unnamed, city insiders and logistics experts suggest the facility's design is clearly tailored for a global logistics operator utilizing next-generation warehousing technology.

In addition to Project Zach, commissioners will also review Architectural & Site Plan Review #24-04 for West Commerce Park, another significant industrial build proposed west of Rogers Road.

The project calls for a 1.158 million square foot distribution center on a 60.18-acre lot (APN 021-025-037), situated between the California Aqueduct and Delta Mendota Canal. Plans include a new internal roadway connecting to Rogers Road, with future extensions anticipated reaching northward along the canal corridor.

Key design elements include 615 standard vehicle parking stalls, along with trailer parking bays positioned on both the northeast and southwest ends of the building to facilitate heavy truck movement and logistics flow. The project is also part of the city's West Patterson Business Park Expansion Plan and is supported by an environmental review addendum to the 2012 Environmental Impact Report, which determined that the proposed development would result in no significant new environmental impacts.

This item will be continued to the July 10, 2025, Planning Commission meeting to allow for additional analysis and community feedback.

Combined Impact

Together, Project Zach and West Commerce Park represent over 4.3 million square feet of new industrial development — a defining moment for Patterson as it seeks to attract high-tech logistics investment, expand its tax base, and transition toward a future-ready workforce.

Public hearing details:

Date: Thursday, June 26, 2025

Location: Patterson City Hall

Time: As scheduled on the Planning Commission agenda

Residents, business leaders, and stakeholders are encouraged to attend and voice input on these transformative developments poised to redefine the city's economic trajectory.

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Del Puerto Health Care District Board selects new architect for Health Care Campus

By PI Staff

Patterson, Calif. – Del Puerto Health Care District (DPHCD) is proud to announce the selection of HDR as the architect for its transformative new health care campus in Patterson. The DPHCD Board of Directors formally approved the hiring of HDR at its May 19 board meeting, marking a significant milestone in the District's long-term plan to expand access to high-quality, community-based care for Patterson and the West Side.

HDR, a globally recognized architecture and design firm with deep expertise in health care infrastructure, will lead the design of the proposed 27.5-acre campus. The development will include a range of urgently needed facilities such as an ambulance and administration center, a community mental health clinic, relocation of the Del Puerto Health Clinic, and the full spectrum of senior living including independent and assisted living, memory care housing, and, eventually, skilled nursing. Long-term plans include a site for a future hospital.

DPHCD's new healthcare campus will be located in central Patterson, between West Las Palmas Avenue, Ninth Street, Sperry Avenue, and Ward Avenue.

"This is a huge step forward for our community," said Becky Campo, President of the Del Puerto Health Care District Board. "We knew this campus had to reflect both the values and the future of Patterson – in HDR, we found a partner that understands how to design for the unique needs of rural California while planning for growth and prioritizing access to high quality care."

The health care campus is one of the most ambitious infrastructure investments in the District's history, designed to meet the evolving health needs of a growing population. Currently, many Patterson residents must travel long distances for emergency services, behavioral health care, and specialty providers. This project is focused on bringing care closer to home.

"We're thrilled to partner with HDR in the next major step toward realizing our vision for the future of health care on the west side," said Karin Freese, Ph.D., CEO of DPHCD. "HDR's experience designing community-centered health care spaces, combined with a genuine understanding of how rural health systems operate, makes them the ideal team to help us create a campus that delivers the care our residents need."

HDR will begin work on the design phase this summer, with priority facilities like the behavioral health clinic and ambulance and administration center targeted for completion in 2028. The full development timeline stretches through 2040, with phased construction ensuring that the campus grows with the community.

Del Puerto Health Care District is committed to making community input a cornerstone of our health care campus development. That's why we're hosting a Town Hall on July 14 – to share updates on the project, present planning insights from HDR, and hear directly from Patterson residents.

Join Us: Town Hall on July 14

DPHCD invites all community members to a Town Hall meeting on Monday, July 14, to learn more about the new health care campus, ask questions, and share feedback on what matters most to them as the project moves forward.

- Date: Monday, July 14, 2025
- Time: 7:00 PM
- Location: City Council Chambers, Patterson City Hall, 1 Plaza Circle

IN THE NEWS – Patterson Irrigator, June 26, 2025 - Continued

Community input has been critical in shaping the vision for the campus thus far, and the District looks forward to continuing that dialogue as the project enters its next phase.

To learn more about the campus and future updates, visit www.dphealth.org/building-projects.

IN THE NEWS – Ceres Courier, June 26, 2025

Commission reviews list of big money city projects

By Jeff Benziger

A large list of major capital projects being planned by the city of Ceres was reviewed by the Ceres Planning Commission last week and received a stamp of approval.

But a new one was added to the list – finishing Lions Park when funding is obtained.

Each year the commission must review the five-year Capital Improvement Projects list to determine if it aligns with the goals of the General Plan.

City Engineer Michael Beltran explained that the five-year CIP list contains important projects ranging from street and sidewalk improvements and “quality of life projects” like parks, to a multi-million dollar sewer plant renovation. Also included is the replacement of water, sewer and storm drain lines.

The CIP also includes pavement overlays, traffic operation system upgrades, bike paths and interchange improvements for Service and Mitchell road intersection.

The Engineering Division typically prioritizes which projects are accomplished first but city department heads also come up with projects on the list based on citizen and council input. Ultimately the council has the final say on projects, based on monies available and its priorities.

Beltran said Ceres doesn’t have enough money to keep up with all of its infrastructure needs.

“That’s a foregone conclusion and that’s not a Ceres thing,” said Beltran. “It’s not a Central Valley thing. It’s not a state of California thing. It is a nationwide item of concern. And so we plan this out as best as we can with the funds that we have, so that we can prevent infrastructure failures.”

Catching up to that investment, he noted, will be “nearly impossible, but we will do everything that we can with the money that we bring in from various sources, grant funds, Measure L, SB1, gas tax, those types of funding. We will do what we can to bring funds in the door.”

Beltran explained that some water and sewer lines are as old as the city itself which means lines need to be replaced. The city tries to replace those lines before they fail and before roads are resurfaced.

“We do not want to put in a brand new road, have a water line blow and then have to replace more road that we just reconstructed.”

The city is also attempting to plan for adding streets now served by dry wells or French drains to the city’s storm drain system. He said that streets that flood after a quarter inch of rain are where dry wells are no longer effective at handling excess water.

At times a project makes its way to the CIP list with no identifiable funding source but hopes of future grant funds, said Beltran.

The Ceres City Council is responsible for selecting and prioritizing the CIP projects while the commission’s only role is to decide if the list is consistent with the General Plan; as well as suggesting deleting, modifying or adding projects.

Commission Chairman Gary M. Condit recommended that the unfinished Lions Park on River Road be added to the CIP list.

IN THE NEWS – Ceres Courier, June 26, 2025 - Continued

“Citizens who purchase those homes 20, 25 years ago were promised this is going to be a park and here we are in 2025 and it’s empty lot,” said Condit. “So I would like to see it added. I know the public works director recently stated at a council meeting that it would take \$4 million to \$5 million to complete that but if it’s at least on our list and maybe we can actively search for some grants, I think that’s one that I would at least like to recommend tonight.”

The commission voted 4-0 to recommend including the park to the list.

Beltran said often citizens will call for requests, such as to treat their street with slurry seal. While the city would like to slurry seal every street every two to three years to prolong their life, Beltran said “we don’t have the money for that. So we do what we can, where those needs present themselves, we make sure the infrastructure gets fixed where we can and we try to do a mixture of roads as far as maintenance, and reconstructions as we move through move through this.”

An example of a capital project that was ordered months ago is the resurfacing of Central Avenue, North Central and Richland Avenue, all which are currently being designed. He called three spots with bad roads and in some areas lacking sidewalks.

“Those are all in design, and we will have the funding to build all of those roads.”

A number of the planned projects involve water and sewer with the biggest being a wastewater treatment plant upgrade that exceeds \$20 million and likely won’t be completed until after the 2030-31 year.

Another grand project on the wish list is a planned transit center parking structure to serve customers who ride the ACE train once it reaches a planned Ceres platform. Beltran has that cost pegged at \$13 million and well beyond the five-year scope of the CIP list.

Road projects on the list include a rehabilitation of Moffet Road (\$1.54 million), Crows Landing Road (\$359,175) and pavement resurfacing in the Northridge subdivision at a cost of \$1.5 million, expected to take place in the 2029-30 year cycle. The same treatment for Lynley Manor will cost an estimated \$1.2 million in the 2026-27 year.

IN THE NEWS – Ceres Courier, June 26, 2025

Keyes Fire Department planning new station

By Jeff Benziger

Following voter approval of a \$7 million bond last November, the Keyes Fire Protection District is advancing plans to build its new and modern fire station.

Keyes Fire Chief Royjindar Singh said the district has sought Requests for Proposals (RFPs) which are due July 7 with the board reviewing them on July 9.

Once the architect is hired the design phase will begin.

“The goal would be by spring or early summer of 2026 to actually start construction,” said Singh. “It has taken a little bit longer. I thought the RFP stuff would be a lot faster.”

The district has been working with an architect which has pledged, if selected, to get plans completed and approved in six months. “But if we get a different architect they’re saying about six to nine months to get final plans ready,” Singh added.

A preliminary station design shows an estimated cost of between \$5.9 million to \$6.4 million. The new station will be constructed in the large vacant parcel adjacent to the old station.

A two-thirds majority voter approval margin (66.6 percent plus one) was required for passage of the bond but Measure H found 81.94 percent approval with 18.06 percent voting against it. Keyes property owners will see an estimated assessment at a rate of \$29 per \$100,000 of assessed value per year, with the average property owner paying approximately \$120 extra per year to pay off the bond.

Chief Singh said the current Keyes Fire Station was built in the early 1960s and is inadequate to serve the growing and modern public safety needs of the Keyes area. While the station may look nice, Singh said it is antiquated and undersized.

“In one of our engine bays you can see literally the back bumper has to touch the back wall so the front door can close – that’s how tight it is,” said Singh.

The other engine, if not weighted down with 1,000 gallons of water in its tank, cannot be rolled into the station because it’s too high to go through the doors.

The cramped station also has no space for the storage or cleaning of personal protection gear such as fire turnouts, boots and gloves.

The station was built with no sleeping quarters since in those days a traditional volunteer fire department had firefighters respond to the station when a call for service came in. Now Keyes has 20 firefighters in its department who work shifts of 12, 24, or 48 hours and who need sleeping quarters. Currently overnight firefighters sleep in a makeshift dorm created from building a wall in the dayroom, which is shared between males and females.

“While we are a volunteer department, our station is staffed full-time like a paid department.”

The station’s plumbing system is outdated and the electrical system cannot be modified for modern equipment, such as station lighting, power outlets, computers and appliances.

Another drawback is that the station does not meet Americans with Disabilities Act (ADA) standards.

IN THE NEWS – Modesto Bee, June 30, 2025

Whopping \$600-a-month water rate approved for this Stanislaus County Community

By Ken Carlson

The Western Hills Water District board on Saturday approved a huge increase in water service rates in an attempt to maintain a water supply for the 600-home Diablo Grande community in western Stanislaus County.

The Kern County Water Agency, some 200 miles away, had threatened to stop water deliveries June 30 if the financially troubled Western Hills district did not resume payments for an annual 8,000 acre-feet allocation.

Mark Kovich, president of the Western Hills board, said at Saturday's meeting that district representatives would meet with KCWA officials Monday to discuss the next steps. Last week, Kern's board took action to extend the deadline related to the potential water shutoff to Sept. 30.

KCWA has said it would continue deliveries through Dec. 31 if the Western Hills district came up with money to make monthly payments, so that date remains in effect with the water rate increase approved Saturday.

A previous developer of Diablo Grande made the last payment for Kern water deliveries in 2019. The water is conveyed in the California Aqueduct to Diablo Grande through exchange agreements involving state water contractors.

Saturday's board decision raises the monthly base rate for water service to \$568 a month, plus water use charges. Most households will be paying around \$600 a month, almost three times what they're paying now. The increase, effective July 1, likely will appear on bills in late July, the board said.

One resident who spoke at the meeting demanded a monthly accounting of the district's expenditures to show "where you spend every penny."

Kovich said the district received 14 protests and two invalidated protests during the Prop. 218 process, far less than a majority protest that would have killed the rate hike.

The board, which promised transparency, said Western Hills will use the money to make monthly payments to KCWA for water deliveries and for costs of securing another water source beyond Dec. 31.

The district is exploring an agreement with the Patterson Irrigation District to deliver river water to Diablo Grande's treatment facilities through a 5,000-foot pipeline that would need to be constructed.

Western Hills would like to renegotiate the year 2000 contract with KCWA to reduce the annual allocation to an affordable 2,500 acre-feet, which is what's needed to complete the Diablo Grande first-phase development. By completing the first phase, Diablo Grande would have 2,200 homes, which is enough for self-supporting water service, but it's not certain that KCWA is willing to renegotiate.

River Walk project due for joint review

By Marge Jackson

The regular Riverbank City Council meeting of Tuesday, July 8 has been canceled, but the council is scheduled to meet in a joint session with the Riverbank Planning Commission on Wednesday, July 9. Topic of that meeting will be the River Walk Project, and the presentations planned are informational only, with no action to be taken at the meeting.

Riverbank City Clerk Gaby Hernandez said the meeting will be available via Zoom and YouTube but comments or questions from the online viewers will not be taken. In person comments and questions will be allowed, with those wishing to make a comment asked to fill out a comment card on site and return it to the city clerk. For those choosing to submit written comments, they must be received before 5 p.m. on the date of the meeting. The written comments will not be read aloud at the meeting, noted Hernandez, but they will be reported as received for the record.

"It is a special meeting and is only informational, there will be no action but it will allow for public comment," Hernandez said.

It's also just part of a lengthy process that would not only require the city's Planning Commission to approve the project and move it on to the City Council for consideration, but would also require approval through LAFCo, the Local Agency Formation Commission, for annexation of the land in question to the City of Riverbank.

Hernandez said city officials are aware of many questions and comments about the proposed River Walk Project and hope to address those at the joint City Council-Planning Commission public workshop.

Steve McMurtry with De Novo Planning Group will provide a presentation for the attendees on the River Walk Project, followed by a public comment period.

The meeting is scheduled to begin at 6 p.m. and will be hosted at the Riverbank Community Center, 3600 Santa Fe. Hernandez said it was moved there in anticipation of a possible large turnout, due to the extensive interest in the project.

City Council members expected to be in attendance are Mayor Rachel Hernandez, Vice Mayor Cindy Fosi and councilmembers Stacy Call, John Pimentel and Luis Uribe.

The Planning Commission includes Chair Taide Zamora, Vice Chair Michael Halterman, commissioners Natasha Basso, Joan Stewart and John Dinan, along with Alternate Commissioners Armando Rodriguez Jr. and Ben Reuben.

A previous report released by the city and consultant De Novo Planning Group indicated that "The River Walk Specific Plan is in the unincorporated area of Stanislaus County and adjacent to the City of Riverbank, north of Patterson Road/State Route (SR) 108, east of McHenry Avenue, and approximately two miles northwest of downtown Riverbank."

The River Walk Specific Plan is being put forth as a Mixed-Use development project that would include a variety of residential housing densities, retail, commercial and health/medical services in addition to public recreation, a pedestrian/bicycle trail system, and open space and landscaping.

Opponents have raised concerns about the taking of agricultural land and the large number of residential units proposed, both of which they see as detrimental impacts of the project.

IN THE NEWS – Westside Connect, July 08, 2025

Westside Community Healthcare District Board elects new vice president and board member

By Navtej Hundal

After more than two months of an open vacant seat and position on its board, the Westside Community Healthcare District Board of Directors elected a new vice president and board member on June 24.

Debbie Lopes, current board member, takes over the vice president role that was previously held by Kenneth Helms. Helms resigned in March without explanation. Ashley Casteel fills in the vacant seat of having a board member from Zone 3, which includes Stevinson.

As vice president, Lopes wants the district to focus on improving its ambulance operations and getting a potential ballot measure passed in the future.

"We need a new ambulance [vehicle]. It's got some high mileage, and we need some new equipment," she said. "I'd like to see a ballot measure passed again for the communities of Newman and Gustine to pass a measure that would help us financially long term."

Casteel has a history of working with the district before she became a board member. She handled marketing to push for Measure D back in 2022 and was involved with the district's Emergency Medical Services (EMS) week.

Casteel joined the board because she wants to help local communities within the district. As a parent with a 2-year old child, she is concerned about having the ambulance take more than 30 minutes to arrive for an emergency.

"You just can't afford that kind of time. I wanted to join the board [and] see if I can help make some positive financial decisions to help the board stay in the area because we're very, very close to closure," Casteel said.

Within the past year, the district faced significant financial strain. Measure A, which introduced a parcel tax of \$69 per parcel for ambulance services, didn't pass in last year's general election after it didn't receive a two-thirds support of the overall vote. In March, an Ad Hoc Committee's findings reported that the district had \$337,000 underbilled and underpaid in ambulance reimbursements from January 2023 to March 2025.

The committee presented two options for the district: continue its ambulance operations but make significant financial and structural adjustments or shift away from EMS and move towards broader healthcare initiatives.

"We need to explain or help our community understand what it really looks like, now that Measure [A] didn't pass," Casteel said. "What it truly looks like is a very possible, foreseeable closure of Westside Ambulance."

DPHCD health care campus may require use of eminent domain

By Timothy Benefield, Sr.

The Board of Directors for the Del Puerto Health Care District had its monthly meeting on Monday, June 30. The DPHCD is currently moving forward quickly on the development of a health care campus located on the empty lot located in central Patterson between West Las Palmas Avenue, Ninth Street, Sperry Avenue, and Ward Avenue.

One item on the agenda involved the possible use of eminent domain to acquire all the property needed to complete the campus. There is one parcel of land on 9th Street which is surrounded by property that the District has under contract. It is also identified by the District's planning consultants as "appropriate for the necessity expansion of District facilities in order to meet the emergency medical service needs of the District and the greater Patterson area." It was noted that the owners have taken no steps seeking approval for development of the property, and no improvements have been made. The property is also currently vacant. The District CEO, Dr. Karin Freese, told the Board of Directors that the current property owners had been properly notified of the hearing on June 30 and the potential adoption of a Resolution of Necessity for the acquisition of the property.

There are three elements laid out in the Code of Civil Procedure that must be established for an eminent domain proceeding to be authorized. First, it must be established that the public interest and necessity require the project. Next, it must be established that the project is planned or located in a manner that is most compatible with the greatest public good and least private injury. Finally, it must be established that the property sought to be acquired is necessary for the project. Government Code Section 7267.2 imposes the fourth element which requires the DPHCD to make a reasonable offer for the project being sought. Dr. Freese spent a portion of the hearing laying out the evidence that these four requirements had been met and then requested that the board would adopt the resolution.

While it seemed that none of the directors were eager to take the step, they acknowledged the need and the vote was 5-0 to adopt the Resolution of Necessity for the acquisition of the property. Dr. Freese said that this was just the first step in the process of acquiring the property by eminent domain. She emphasized that this was not the route she desired and said, "The door is still open for negotiations with the property owner."

Diablo Grande water crisis averted

By Timothy Benefield, Sr.

While there is not yet a permanent solution for the residents of Diablo Grande in their ongoing water dilemma, it appears that the immediate crisis has been temporarily averted. The Kern County Water Agency had given the Western Hills Water District and the residents of Diablo Grande a deadline of June 30 to pay an outstanding bill of \$13 million. If that bill was not paid, the agency had said that they would cut off the water supply. Shortly before the deadline was reached, the Kern County Water Agency agreed to continue providing water for the development until the end of 2025 if the residents approved a water rate increase. The agency said, "If Western Hills' proposed rate increases are approved without a majority protest at the June 28 rate hearing, then the December 31 deadline will remain in effect."

This gave residents some much needed relief, but at a steep price. After the rate increase was improved by the majority of the residents at the June 28 rate hearing, it is estimated that most of the residents in the 600-home Diablo Grande community will see their monthly water rates increase from approximately \$150 per month to \$600 per month.

The contract for water from the Kern County Water Agency was created on June 5, 2000, based on water provision for an estimated 5,000 homes in Diablo Grande. Only 600 homes were ever built, but the Kern County Water Agency continued to bill based on the original contract. The current homeowners have continued to pay their monthly bills, but no payment has been made to the agency since July 2019. This has caused a \$13 million bill to accrue. The water impasse has developed as the Kern County Water Agency and the Western Hills Water District have battled over the unpaid bill that amassed from 4,000 homes that were not ever built.

This is a story that the Irrigator has been covering for several months. You can find more information about the history of this developing story by going to the Irrigator website (www.ttownmedia.com/patterson_irrigator/). The article titled "Diablo Grande residents concerned after water service termination notice" was published on April 8, 2025. An article titled "Residents urged to contact officials as water termination deadline approaches" was published on April 24, 2025. The most recent article was "Diablo Grande Water Saga Continues" published on May 8, 2025.

A variety of elected officials have been involved in trying to find a permanent solution. Both Assembly Member Juan Alanis and Stanislaus County Supervisor Channce Condit have sought to secure a remedy by working with the governor's office and other agencies. The Western Hills Water District is pursuing other options for a permanent water source. There remains much uncertainty and extraordinarily high water bills. It is clear that there is still much work to be done, but the residents will continue to be supplied with water through the end of the year while the various parties seek a permanent solution.



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES May 28, 2025

1. CALL TO ORDER

Chair Bublak called the meeting to order at 6:00 p.m.

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

Commissioners Present: Amy Bublak, Chair, City Member
Vito Chiesa, County Member
Sue Zwahlen, City Member
Bill O'Brien, Public Member
Charlie Goeken, Alternate City Member
Jami Aggers, Alternate Public Member

Commissioners Absent: Terry Withrow, Vice Chair, County Member
Mani Grewal, Alternate County Member

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

2. PRESENTATION

- A. Welcome to new Commissioners Aggers and O'Brien.

Chair Bublak welcomed both Jami Aggers and Bill O'Brien to the Commission.

- B. Presentation of Plaques for Outgoing Commissioners Berryhill and Lane.

Chair Bublak noted that both former Commissioners were out of town and that staff will get their plaques to them or have them back at the next meeting.

3. PUBLIC COMMENT

Bianca Signorella, Oakdale resident, spoke regarding her concerns with the Sierra Pointe project. Milt Trieweiler spoke regarding sustainable growth and farmland protection.

4. CORRESPONDENCE

A. Specific Correspondence.

None.

B. Informational Correspondence.

1. Memo to Commission regarding Availability of Support Documents for Upcoming Project: Sierra Pointe Change of Organization to the City of Oakdale.
2. Email from Cecilie Smith, Diablo Grande resident/homeowner, dated May 14, 2025.

C. In the News

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEM

A. **MINUTES OF THE APRIL 23, 2025, LAFCO MEETING**

(Staff Recommendation: Accept the Minutes.)

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

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, O'Brien and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Aggers and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Grewal and Withrow</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

7. PUBLIC HEARINGS

A. **LAFCO APPLICATION NO. 2025-01 – MONTE VISTA COLLECTION CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA 24 (HIDEAWAY TERRACE)**

The Commission will consider a request to annex 19-acres to County Service Area (CSA) 24 for the storm drainage and landscaping of a future subdivision located on the north side of East Monte Vista Avenue, between North Waring Road and Lester Road in the Denair area. The annexation to CSA 24 will also include a sphere of influence amendment. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2025-10.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to approve the proposal.

Chair Bublak opened the Public Hearing at 6:11 p.m.

Milt Trieweler commented.

Chair Bublak closed the Public Hearing at 6:15 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, and carried with a 4-0 vote to approve the proposal, by the following vote:

Ayes: Commissioners: Bublak, Chiesa, O'Brien and Zwahlen
Noes: Commissioners: None
Ineligible: Commissioners: Aggers and Goeken
Absent: Commissioners: Grewal and Withrow
Abstention: Commissioners: None

- B. **FINAL LAFCO BUDGET FOR FISCAL YEAR (FY) 2025-2026.** The Commission will consider the adoption of the final LAFCO budget consistent with Government Code Sections 56380 and 56381. (Staff Recommendation: Approve the Final Budget and adopt Resolution No. 2025-09.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of approval.

Chair Bublak opened the item up for Public Comment at 6:18 p.m.

No one spoke.

Chair Bublak closed the Public Hearing at 6:18 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner O'Brien and carried with a 4-0 vote to adopt Resolution No. 2025-09, by the following vote:

Ayes: Commissioners: Bublak, Chiesa, O'Brien and Zwahlen
Noes: Commissioners: None
Ineligible: Commissioners: Aggers and Goeken
Absent: Commissioners: Grewal and Withrow
Abstention: Commissioners: None

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

Commissioner O'Brien asked Staff for information on the amount of irrigated lands in Stanislaus County.

Commissioner Aggers let the Commission know that she is also on the San Joaquin Valley Air Pollution District Committee and would like to give the Clerk the 2024 Annual Report to the Community to share with the Clerk of the Board.

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 is monitoring the Western Hills Water District's challenges, as previously identified in a Municipal Service Review adopted in 2022. Staff will update the Commission as needed.
- There are no Public Hearings scheduled for June. Staff suggest canceling the June Meeting. The next meeting will be July 23, 2025.

12. CLOSED SESSION – PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957, a closed session will be held to consider the following item: Public Employee Performance Evaluation – Title: LAFCO Executive Officer

LAFCO Counsel announced the closed session, and it was opened for Public Comment. There were no comments, and the Commission recessed to Closed Session at 6:22 p.m.

The Commission reconvened at 6:33 p.m. Chair Bublak stated there was no reportable action.

13. ADJOURNMENT

A. Chair Bublak adjourned the meeting at 6:34 p.m.

DRAFT

Sara Lytle-Pinhey, Executive Officer

MEMORANDUM

DATE: July 23, 2025
TO: LAFCO Commissioners
FROM: Sara Lytle-Pinhey, Executive Officer
SUBJECT: LAFCO Purchasing Card Audit (Fiscal Year 2021-2022)

RECOMMENDATION

Staff recommends that the Commission accept the attached County-Performed LAFCO Purchasing Card Audit for the period covering Fiscal Year 2021-2022.

DISCUSSION

Stanislaus LAFCO currently contracts with the County Auditor-Controller's Office for Payroll and Purchasing Card Services. As part of these services, the County's Audit Division conducts periodic payroll reimbursement and purchasing card performance audits for LAFCO.

LAFCO Staff's purchasing cards are the preferred method of paying for travel costs, office supplies, and newspaper notices. The County's Auditor-Controller's Office recently contracted with Brown Armstrong Accountancy Corporation to complete the attached LAFCO Purchasing Card Audit for the period covering Fiscal Year 2021-2022. The purpose of the audit is to determine whether LAFCO's use of County-issued Bank of America Purchasing Cards complies with the County Purchasing and Travel Policies. LAFCO has based its own policies on the County's policies for consistency between the agencies.

For Fiscal Year 2021-2022, five of LAFCO's purchasing cards transactions were reviewed. The Auditor had no findings or exceptions for LAFCO.

Attachments: Memo from County Auditor-Controller dated June 27, 2025
Purchasing Card Audit Report (FY 2021-2022)

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**AUDITOR-CONTROLLER**

Mandip Dhillon, CPA
AUDITOR-CONTROLLER

Christopher Barnes, CPA
ASSISTANT AUDITOR-CONTROLLER

June 27, 2025

TO: Department Heads and Business Managers

FROM: Mandip Dhillon, Auditor-Controller

A handwritten signature in blue ink that reads 'Mandip Dhillon'.

SUBJECT: FISCAL YEAR 2021, 2022, AND 2023 PURCHASING CARD REVIEWS

Board Resolution No. 2001-593 and section 1.4.D.5 of the Stanislaus County Purchasing Card Policy requires the Auditor-Controller to provide an annual report of the County Purchasing Card Program. The Auditor-Controller's Office contracted with Brown Armstrong Accountancy Corporation (Brown Armstrong) to perform agreed upon procedures on the County's Purchasing Card Program for the Fiscal Years 2021, 2022, and 2023. Procedures included testing a selection of purchasing card transactions for compliance with the County's Purchasing Card Policy and department record keeping, reconciliation, and review of purchasing cards in compliance with the County's Purchasing Card Policy. Departments were selected by the Auditor-Controller's Office based on the time since the last review for the department was done, the number of purchasing card transactions of the department, the dollar value of purchases made by the department, and findings in previous Purchasing Card Program reviews.

Brown Armstrong has completed the agreed upon procedures of the County's Purchasing Card Program for Fiscal Years 2021, 2022, and 2023. Attached are the reports listing the procedures completed and any findings. The Auditor-Controller's Office is tentatively scheduled to present the reports to the Board of Supervisors, as required by the County's Purchasing Card Policy, in the near future.

Below is a reference chart identifying which departments were audited during each fiscal year:

Departments Audited FY 2020-2021	Departments Audited FY 2021-2022	Departments Audited FY 2022-2023
Animal Services	Animal Services	Agricultural Commissioner
County Counsel	Auditor-Controller	Aging and Veterans Services
District Attorney	Behavioral Health & Recovery Services	Assessor
Grand Jury	Clerk-Recorder	Board of Supervisors/Clerk of the Board
County Library	First 5 Stanislaus	Chief Executive Office
Department of Planning and Community Development	General Services Agency	Department of Child Support Services
Sheriff's Department	Health Services Agency	Department of Environmental Resources
SUC Cooperative Extension	LAFCO	Information Technology Central
Workforce Development	Probation	Parks & Recreation
	Public Defender	Sheriff's Department
	Public Works	
	StanCERA	
	SR-911	
	Treasurer-Tax Collector	

Should you have any questions regarding the findings or the audit process, please feel free to contact Chris Barnes at (209) 525-5787 or by email at barnesc@stancounty.com.

COUNTY OF STANISLAUS, CALIFORNIA
REPORT ON AGREED-UPON PROCEDURES
APPLIED TO PURCHASING CARDS
FISCAL YEAR ENDED JUNE 30, 2022

**INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES**

To the Honorable Board of Supervisors
County of Stanislaus, California

We have performed the procedures enumerated in Attachment A to this report to assist the management of the County of Stanislaus (the County) in determining whether certain County Departments were in compliance with the County's policy and procedures over the purchasing cards transactions for the fiscal year ended June 30, 2022. The County's management is responsible for being in compliance with the County's policy and procedures regarding the purchasing cards transactions.

The County has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of determining whether particular County Departments were in compliance with the County's policy and procedures regarding the purchasing card transactions for the fiscal year ended June 30, 2022. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures and results are listed in Attachment A.

We were engaged by the County to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to, and did not, conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on certain County Departments' compliance with the County's policy and procedures over the purchasing card transactions. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the County and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of management and the Board of Supervisors of the County and is not intended to be, and should not be, used by anyone other than those specified parties.

BROWN ARMSTRONG
ACCOUNTANCY CORPORATION

Brown Armstrong
Accountancy Corporation

Bakersfield, California
June 2, 2025

COUNTY OF STANISLAUS
AGREED-UPON PROCEDURES AND RESULTS – PURCHASING CARDS TESTING
FOR THE FISCAL YEAR ENDED JUNE 30, 2022
ATTACHMENT A

1. Review the purchasing card transactions against County purchasing card policy:

a. Test a minimum of 2,500 transactions across fourteen departments.

Results: We tested over 2,500 transactions across fourteen County departments identified by the County Auditor-Controller's Office. The results of our testing are as follows:

1. Stanislaus Animal Services Agency: We selected and tested 186 purchasing card transactions. We noted the following exceptions: The department could not locate invoices and other supporting documents for two transactions.
2. Stanislaus Auditor-Controller's Office: We selected and tested 52 purchasing card transactions. No exceptions were noted.
3. Behavioral Health and Recovery Services: We selected and tested 759 purchasing card transactions. No exceptions were noted.
4. The County Clerk-Recorder: We selected and tested 186 purchasing card transactions. No exceptions were noted.
5. First 5 Stanislaus: We selected and tested 45 purchasing card transactions. No exceptions were noted.
6. Stanislaus County General Services Agency: We selected and tested 320 purchasing card transactions. No exceptions were noted.
7. Stanislaus County Health Services Agency: We selected and tested 350 purchasing card transactions. No exceptions were noted.
8. LAFCO: We selected and tested 5 purchasing card transactions. No exceptions were noted.
9. Stanislaus Probation Department: We selected and tested 445 purchasing card transactions. No exceptions were noted.
10. Stanislaus County Public Defender: We selected and tested 54 purchasing card transactions. We noted the following exceptions: The department could not locate invoices and other supporting documents for two transactions. In addition, the department was unable to locate travel authorization for one transaction item.
11. The County Public Works Department: We selected and tested 162 purchasing card transactions. No exceptions were noted.
12. StanCERA: We selected and tested 37 purchasing card transactions. No exceptions were noted.
13. Stanislaus Regional 911: We selected and tested 102 purchasing card transactions. No exceptions were noted.
14. The County Treasurer-Tax Collector: We selected and tested 54 purchasing card transactions. No exceptions were noted.

- b. Review the departments that had findings in the previous purchasing cards testing.

Results: We reviewed an identified department with findings in the previous purchasing cards testing.

- c. Verify that the departments identified in "b" above implemented corrective action plans.

- 1. Results: We verified that the department identified in "b" above implemented corrective actions plan even though we still noted exceptions for two out of 186 purchase card transactions as described in "1a-1" above.

- 2. Survey department personnel regarding purchasing card controls as necessary.

Results: We surveyed personnel in the fourteen selected departments regarding purchasing card controls relating to our testing as necessary.

- 3. Review additional department policies and procedures as needed by the County.

Results: We reviewed and gained an understanding of additional department policies and procedures relating to our testing as needed by the County.

- 4. Obtain the annual purchasing card transaction list from the Bank of America WORKS program.

Results: We obtained the annual purchasing card transaction list from the Bank of America WORKS program from each department selected for testing.

- 5. Obtain the purchasing cardholder list from the Bank of America WORKS program.

Results: We obtained the purchasing cardholder list from the Bank of America WORKS program for each department selected for testing.

- 6. Review the purchasing card applications and maintenance forms from the Accounts Payable Division.

Results: During our purchasing cards testing process, we obtained and reviewed the purchasing card applications and maintenance forms from the Accounts Payable Division. No exceptions were noted.

- 7. Review the purchasing card records of the departments listed in "1a" above to determine that monthly reconciliations of the purchasing card transactions are performed. The monthly reconciliations need to be performed in a timely manner and approved by the appropriate department staff.

Results: We reviewed the purchasing card records of the departments listed in "1a" above to determine that monthly reconciliations of purchasing card transactions are performed. The monthly reconciliations need to be performed in a timely manner and approved by the appropriate department staff. No exceptions were noted, except the findings stated in "1a-1" above.

- 8. Perform other procedures considered necessary.

Results: We performed other necessary procedures over the purchasing cards as necessary. No exceptions were noted.

MEMORANDUM

DATE: July 23, 2025

TO: LAFCO Commissioners

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

SUBJECT: Legislative Update and Position Letter

RECOMMENDATION

Staff recommends that the Commission receive this legislative update and authorize the Executive Officer to submit a letter of support on behalf of Stanislaus LAFCO for Senate Bill 858.

DISCUSSION

The California Association of Local Agency Formation Commissions (CALAFCO) has been tracking 18 bills of interest and providing regular updates to member LAFCOs. CALAFCO has a “watch” position on most of these and some have already failed deadlines. Currently, a letter of support has been requested by CALAFCO for one bill of interest: Senate Bill 858 – Local Government Omnibus. A draft letter of support is attached. The following highlights bills of interest, including SB-858:

LAFCO Policies & Procedures: Permit Streamlining Act SB-489 (Arreguín)

QUICK SUMMARY:

SB-489 would require all LAFCOs to post specified documents online, including policies and procedures, hearing notices, boundary change application materials, and other commission information on its website.

This bill seeks to improve public access to materials and forms related to LAFCO applications, similar to the provisions of the Permit Streamlining Act. The initial version of the bill included confusing language mixing the definitions of “housing projects” with LAFCO changes of organization. The bill has since been amended. SB-489 is sponsored by the California Building Industry Association. CALAFCO currently has a “watch” position on the bill.

IMPLICATIONS FOR STANISLAUS LAFCO:

Stanislaus LAFCO is already compliant with the proposed requirements and includes policies, notices, and application documents on its website.

Abandoned Cemeteries

SB-777 (Richardson D)

QUICK SUMMARY:

AB-777 attempts to address an issue with abandoned endowment care cemeteries. As most recently amended, the bill would require a working group including representatives from CALAFCO, the League of California Cities (LCC), the California State Association of Counties (CSAC) and other stakeholders to discuss options for continued maintenance and responsibility of abandoned private cemeteries.

Initial versions of the bill would have required LAFCO to assign a city or county to be responsible for abandoned, privately-owned endowment care cemeteries. The bill was later amended to instead require an affected city or county to apply to LAFCO to either form a Public Cemetery District or annex the abandoned cemetery to an existing Public Cemetery District. The bill and its subsequent amendments had several associations in opposition to the bill. Although the author made numerous changes that attempt to match with existing LAFCO application processes, the CALAFCO Legislative Committee still had concerns regarding broader policy implications where state regulatory failures are pushed down to local levels to resolve. In early July, the bill was dramatically amended to simply require a working group to meet and submit a report with recommendations.

IMPLICATIONS FOR STANISLAUS LAFCO:

The bill currently prioritizes six private cemeteries that are considered abandoned. None of these are located in Stanislaus County; however, the author has stated that there is the potential for 100 private cemeteries to be considered abandoned or failing in the future.

Local Government Omnibus Bill

SB-858 (Committee on Local Government)

QUICK SUMMARY:

The bill makes numerous non-controversial corrections to various state laws and includes two minor corrections related to LAFCO law.

SB-858 is an annual omnibus bill that makes minor changes to state laws governing local governments' powers and duties. The CALAFCO Legislative Committee submitted two items that were included in a recent amendment to the omnibus bill:

- A correction to Government Code section 37396(b) referencing LAFCO law related to city annexations of non-contiguous territory.
- A correction to noticing requirements for protest hearings in Government Code section 57002(a).

IMPLICATIONS FOR STANISLAUS LAFCO:

Clarifications and improvements to the CKH Act are necessary to ensure the law is as unambiguous as possible to the Commission and Staff.

Attachments: Draft Support Letter for SB-858

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July 23, 2025

Honorable Juan Carrillo, Chair
Assembly Local Government Committee
1020 O Street, Suite 5610
Sacramento, CA 95814

**RE: SB 858 (Committee on Local Government): Local Government Omnibus Act of 2025
As amended – SUPPORT**

Dear Chair Carrillo and Committee Members:

On behalf of the Stanislaus Local Agency Formation Commission (LAFCO), I write to support Senate Bill 858, the annual Local Government Omnibus Act of 2025. Specifically, Stanislaus LAFCO supports the provisions that correct cross references in the Cortese-Knox-Hertzberg Act, as a requested component of the bill.

Current law establishes a LAFCO in each county to control the boundaries of cities and special districts, and sets procedures for doing so, including requiring a hearing to count protests to a proposed change of organization. These statutes, also referred to as the Cortese-Knox-Hertzberg Act, currently contain two provisions with incorrect cross references; SB 858 corrects those cross references.

We appreciate the inclusion of these corrections in SB 858 and respectfully urge your “aye” vote when it comes before your committee.

Sincerely,

Sara Lytle-Pinhey
Executive Officer

cc: Members and Consultants, Assembly Local Government Committee
The Honorable Maria Elena Durazo, Chair, Senate Local Government Committee
Anton Favorini-Csorba, Chief Consultant, Senate Local Government Committee
California Association of LAFCOs

MEMORANDUM

DATE: July 23, 2025

TO: LAFCO Commissioners

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

SUBJECT: Information Regarding Irrigated Lands within Stanislaus County

RECOMMENDATION

This information is being provided in response to a request at the Commission's May 28, 2025 meeting. It is recommended that the Commission accept the report.

DISCUSSION

There are three sources of information that are helpful for statistics related to irrigated lands and agricultural uses in Stanislaus County. These include the United States Department of Agriculture, the Stanislaus County Agricultural Commissioner, and the State Department of Conservation (Farmland Mapping and Monitoring Program).

Number of Irrigated Acres

The United States Department of Agriculture conducts surveys once every five years that identify land uses, irrigated acreage, production practices, income and expenditures. This data is referred to as the Census of Agriculture and is broken down by state and county. Below summarizes the number of reported irrigated acres in Stanislaus County from 1992 – 2022. (2024 data has not yet been released.) While the number of irrigated acres has fluctuated from year to year, the data shows an overall increase of 78,967 acres were irrigated in 2022 as compared to those irrigated in 1992 in Stanislaus County.

**U.S. Department of Agriculture – Census of Agriculture
Irrigated Acres in Stanislaus County (1992-2022)**

Year	Acres
1992	333,744
1997	376,439
2002	401,439
2007	374,997
2012	320,784
2017	380,490
2022	412,711
<i>Average</i>	<i>371,515</i>
Total Change 1992-2022	+78,967

Data source: <https://data.nass.usda.gov/index.php>

Agricultural Production in Stanislaus County

The Stanislaus County Agricultural Commissioner prepares Annual Agricultural Reports that identify the amount of acreage in the County devoted to various agricultural products as well as the gross value of agricultural production. The reports also include observations about shifting demands, challenges to various agricultural industries (e.g. drought, pests), and comparisons to prior years that are helpful when describing the current state of agricultural activity in the County.

Below is selected data from the County's annual reports that uses the same overall timeframe as Census of Agriculture chart (1992-2022). During this timeframe in particular, the Annual Agricultural Reports noted a dramatic increase in acreage devoted to almonds. For comparison, the acreage devoted to all vegetable crops declined during this same timeframe.

Stanislaus County Department of Agriculture
Annual Agricultural Reports
Selected Data from 1992 and 2022

	Harvested Acres				Total Change (1992-2022)
	1992	2002	2012	2022	
Almonds	71,500	90,100	155,114	211,511	+140,011
All Vegetable Crops (melons, tomatoes, sweet potatoes, etc)	48,300	49,400	47,372	21,602	-26,698

Source: Stanislaus County Agricultural Reports 1992-2022

During the largest expansion of almond acreage occurring between 2002-2012, the County Assessor noted that about half the newly planted almond orchards were on previously non-irrigated grazing land, located on the east side of the County. (The Commission also approved large-scale annexation requests to the Oakdale Irrigation District in 2013 and 2016.) Annual Agricultural Reports dating back to 1940 and additional information can be found online at: <https://www.stanag.org/agricultural-statistics.shtm>

Farmland Mapping and Monitoring Program

Another resource related to data on irrigated lands is the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). The FMMP categorizes lands within each county of the State based on a number of factors including, irrigation, agricultural production, as well as soil type/quality. These categories are commonly used by local agencies when reviewing projects and impacts to agricultural lands in compliance with the California Environmental Quality Act (CEQA). Similarly, Stanislaus LAFCO uses the State's definitions of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland in its Agricultural Preservation Policy to satisfy requirements in the Cortese-Knox-Hertzberg Act (LAFCO law) when reviewing proposals.

The following chart is a summary of the Farmland Mapping and Monitoring Program's land use inventory for Stanislaus County between 2004-2020. The data shows a decrease in land categorized as Prime Farmland, while increases occurred in land categorized as Farmland of Statewide Importance and Unique Farmland. Prime Farmland is considered the best quality for

agricultural production while Farmland of Statewide Importance and Unique Farmland are considered lesser quality soils. (Full definitions for each of these categories follows the chart.)

California Department of Conservation
Farmland Mapping and Monitoring Program
2004-2020 Land Use Summary – Stanislaus County

Land Use	Acres 2004¹	Acres 2020	2004-2020 Net Change (Acres)
Prime Farmland	262,045	249,994	-12,051
Farmland of Statewide Importance	29,747	33,161	3,414
Unique Farmland	70,137	124,208	54,071
Farmland of Local Importance	35,050	22,501	-12,549
Grazing Land	446,624	399,057	-47,567
<i>Agricultural Land Subtotal</i>	<i>843,603</i>	<i>828,921</i>	<i>-14,682</i>
Urban and Built-Up Land	61,675	67,009	5,334
Other Land	57,423	66,803	9,380
Water Area	7,467	7,437	-30
<i>Total Area Inventoried</i>	<i>970,168</i>	<i>970,170</i>	<i>2²</i>

¹ Total area inventoried increased in 2004 (as compared to prior years) due to completion of digital soil survey data in northeastern Stanislaus County

² Conversion of geospatial data to NAD 83 projection led to minor change to total FMMP acreage (2 acres)

Data Source: <https://www.conservation.ca.gov/dlrp/fmmp>

Farmland Mapping and Monitoring Program Definitions:

Prime Farmland: Farmland with the best combination of physical and chemical features to sustain long-term agricultural production. Prime Farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the last four years prior to the mapping date.

Farmland of Statewide Importance: Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some point during the last four years prior to the mapping date.

Unique Farmland: Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards in certain climatic zones of California. Land must have been cropped at some time during the four years prior to the mapping date.

Farmland of Local Importance: Farmland of Local Importance is land that does not meet the criteria for Prime, Statewide or Unique but is considered important to the local economy, as defined by each county's local advisory committee and adopted by its Board of Supervisors. For

Stanislaus County, this includes farmland growing dryland pasture, dryland small grains, as well as irrigated pasture.

Grazing Land: Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.

Urban and Built-up Land: Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

Other Land: Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Additional Resources

More information, including maps of farmland within Stanislaus County can be found at the links below:

- Interactive farmland maps of the Department of Conservation's FMMP can be viewed at: <https://maps.conservation.ca.gov/DLRP/CIFF/>
- LAFCO Staff prepared a report that includes inventory of farmland within and outside each city's sphere of influence can be viewed here: <https://www.stanislauslafco.org/pdf/SOI/2020CitySOIReport.pdf>

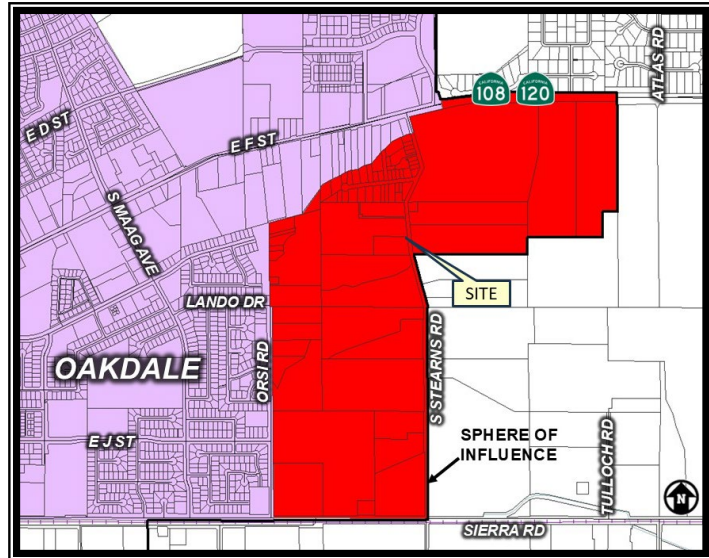
**EXECUTIVE OFFICER'S AGENDA REPORT
JULY 23, 2025**

**LAFCO APPLICATION NO. 2025-02
SIERRA POINTE CHANGE OF ORGANIZATION TO
THE CITY OF OAKDALE**

PROPOSAL

The City of Oakdale has requested to annex approximately 304 acres. The proposed annexation is within the Sierra Pointe Specific Plan area and within the Oakdale Sphere of Influence.

1. Applicant: City of Oakdale
2. Location: The project site is located adjacent to the City limits and within the Oakdale Sphere of Influence, south of Highway 108/120, east of Orsi Road and north of Sierra Road. (See Exhibit A).
3. Parcels Involved and Acreage:
The project site contains 79 parcels and associated right-of-way along Highway 108/120, South Stearns Road, Sierra Road, and Orsi Road for a total of approximately 304 acres.
4. Reason for Request: The City of Oakdale recently approved a resolution of application to annex the proposed 304 acres for development of the Sierra Pointe Specific Plan.



BACKGROUND

In March of 2014, the Oakdale City Council approved the Sierra Pointe Specific Plan, associated Environmental Impact Report (EIR), and rezoning of the project site. Earlier this year, on March 3, 2025, the Oakdale City Council approved minor amendments to the Specific Plan, which included a General Plan Amendment, rezoning, and an addendum to the Specific Plan's EIR. The City Council also approved a resolution of application for annexation of the Specific Plan area.

The minor amendments included modifications to the Specific Plan related to land use, mobility and realignment of roadways within the plan area, directing stormwater to dual use parks and storm drain basins, and the inclusion of a conceptual phasing plan. The amended Land Use Plan can be found in the amended Specific Plan and is attached in Exhibit A.

The Sierra Pointe Specific Plan will accommodate a new development on the southeast edge of the City of Oakdale. The Specific Plan includes land uses designated for 890 dwelling units, 1.16 million square feet of mixed commercial uses, and 19 acres of parks and open space uses.

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 project area is considered inhabited territory as the site includes more than 12 registered voters. The site consists of agricultural uses, ranchettes, an existing residential subdivision, and rural residential uses.

According to the Sierra Pointe Specific Plan, approximately 57 acres are designated for very-low-density, 71 acres for low-density, 18 acres for medium-density, and 9 acres for high-density residential uses. Once fully developed, the area could provide opportunities for up to 890 dwelling units and potentially over 2,400 residents.

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

Type	Current Service Provider	Future Service Provider (Following Reorganization)
Law Enforcement	Stanislaus County Sheriff	City of Oakdale
Fire Protection	Oakdale Fire Protection District	Same
Planning & Building Inspection	Stanislaus County	City of Oakdale
School District	Oakdale Joint Unified	Same
Water (Potable)	Private Wells & OID Improvement District	City of Oakdale & OID Improvement District
Sewer	Private Septic Systems	City of Oakdale
Roads	Stanislaus County	City of Oakdale
Mosquito Abatement	Eastside Mosquito Abatement	Same

Plan for Services

The City submitted a Plan for Services (attached as Exhibit B) demonstrating that the City can provide the necessary services to the subject territory. The City of Oakdale is a full provider of municipal services, including sewer, water, and police services. Fire protection services are proposed to continue being provided by the Oakdale 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 project site is currently within the jurisdiction of Stanislaus County. However, the Specific Plan area has been contemplated for development since it was first approved in 2014. Once annexed, the City of Oakdale will provide the services listed in the table provided in the previous section. There are no social or economic communities of interest in the area, as defined by the Commission's policies.

Upon annexation, the property taxes will be shared in accordance with the City/County Master Property Tax Agreement. California Revenue and Taxation Code section 99, authorizes counties, cities and special district to enter into standing master property tax sharing agreements. Master tax sharing agreements provide consistency and efficiency in the annexation process.

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. Further, annexation is appropriate only when it can be shown that the City can provide all the necessary services for development, and it is consistent with the Commission's adopted policies to provide planned, well ordered and efficient development patterns.

In order to encourage orderly growth of urban areas and promote infill development, the Commission requires a vacant land inventory and absorption study of areas within the City's existing limits and/or sphere of influence. The City's growth is currently limited by the small amount of available commercial and residential land within its boundaries. The City's Agricultural Preservation Plan states that there are no alternative lands within the City's adopted Sphere of Influence which can meet a number of desired objectives. The objectives include a strengthened commercial base, diverse residential neighborhoods, development that promotes smart growth principles, conversion and reutilization of developed properties, and creating a distinct City gateway (See Exhibit B).

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

One of LAFCO's main charges, as put forth by the legislature, is to protect and promote agriculture. According to the City's Agricultural Preservation Plan, development of the project will convert approximately 64 acres of Prime Farmland, 12 acres of Unique Farmland, and 4 acres of Farmland of Statewide Importance. The remaining 224 acres of the annexation area are identified as grazing land, rural residential, or existing urban lands. Development of the area has been anticipated by the City since it was first approved in 2014. Therefore, the City does not view the project area as a preferred location for permanent agricultural uses.

To mitigate the impact to agricultural resources, the City adopted a mitigation measure requiring farmland mitigation to occur at a ratio of no less than 1:1 for each acre of Prime Farmland, Farmland of Statewide Importance, and Unique Farmlands converted to non-agricultural use consistent with LAFCO policy. The mitigation measure provides options to either directly preserve farmland through conservation easements or pay in-lieu fees to an established, qualified, mitigation program to fund the acquisition and maintenance of such agricultural land.

Approximately 20 acres within the proposed annexation area are currently enrolled in Williamson Act contracts (Nos. 78-3114 & 85-3989). The Williamson Act is a program regulated by State law that allows landowners to enter into contracts with local government (in this case, Stanislaus County) to restrict the use of their properties to agriculture in exchange for lower tax assessments. A notice of non-renewal was filed for both properties in 2021.

During the original establishment of these two contracts, the City of Oakdale filed protests with LAFCO, both of which were not upheld. Therefore, the City of Oakdale must succeed the rights, duties and powers of the County under the Williamson Act contracts pursuant to Government Code §51243. The contracts will each continue until their expiration via the non-renewals unless otherwise proposed and approved for cancellation.

- 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 annexation includes 79 Assessor's Parcel Numbers shown on the legal description and map (Exhibit A). The full adjacent road right-of-way along Highway 108/120, South Stearns Road, and along Sierra Road are included. The annexation is contiguous to the existing city limits.

- 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. 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 project site is currently zoned A-2-10 and A-2-40 (General Agriculture) in the Stanislaus

County Zoning Ordinance and designated as Urban Transition and Agriculture in the County General Plan. The Sierra Pointe Specific Plan identifies the site for residential, mixed commercial uses and parks and open space. Once annexed, the project site will be under the jurisdiction of the City of Oakdale. Annexation is consistent with the City's General Plan and Specific Plan.

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 Oakdale's Sphere of Influence. In addition, it is within the Sphere of Influence of the following agencies: Oakdale Fire Protection District, Oak Valley Hospital District, Eastside Mosquito Abatement District, and the Oakdale 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 received comments from Paul Rivera, at the time an Oakdale Fire Protection District (OFPD) board member, now a former member. The comments state that the project area is within the OFPD boundary and the district opposes detachment of this area. Detachment would result in the loss of special tax revenue and potential developer fees that OFPD relies on. According to LAFCO staff calculations, the total amount of tax revenue that the District currently receives from the project area is approximately \$23,000.

The City of Oakdale provided a letter clarifying and responding to the Board Member's letter attached as Exhibit C. The City's letter states that is not proposing detachment of the project site from OFPD. The City included a copy of a revenue sharing agreement between the OFPD and City of Oakdale that was approved in 2015. The agreement states that the City will not make any request for detachment of any annexation area from the District without the District's written consent. Both parties agree to support the annexation without detachment.

Staff also received a "no-comment" email from the Stanislaus County Planning Department. 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 Oakdale will provide municipal services to the area, such as: domestic water, sanitary sewer, storm drainage, street construction/maintenance, police protection and street lighting. Fire protection is proposed to continue being provided by the Oakdale Fire Protection District. Services will be financed through applicable utility, services and permit fees, as well as property tax revenues and general fund resources.

Water Delivery – According to the project's Plan for Services, based on the planned mix of land uses, the Sierra Pointe Specific Plan (SPSP) area is estimated to generate an average water demand of 523,408 gallons per day (gpd) with a maximum demand of 889,793 gpd.

Water distribution will be provided through a looped system of 12-inch diameter pipe which will connect with the existing water system at the intersections of South Stearns Road and State Route 108/120, East G Street and Orsi Road, and Orsi Road and Sierra Road. Other improvements include extensions across SR 108/120 to connect with D street at Stearns Road to the north, extension into the water network to be created as part of the East F Street Corridor Specific Plan, and extensions from the intersection of Sierra Road and Orsi Road to an existing 12-inch line.

A portion of the Specific Plan area is an existing rural residential neighborhood which includes 43 homes along Twildo Avenue, Seaman Drive and South Stearns Road. These homes are currently served by Oakdale Irrigation District. The City may request that the residences abandon the OID system in favor of new water mains and services and connect to the City water system. Timing of abandonment is yet to be determined.

The Plan for Services states that the total volume of water supply projected and accounted for within the City's 2020 Urban Water Management Plan (UWMP) will be sufficient to meet the demands of the SPSP area, within the framework and context of the 2030 City of Oakdale General Plan.

Wastewater Collection and Treatment – According to the proposed Plan for Services, areas of SPSP will be directed to proposed lift stations and directed through 8-inch and 12-inch sewer mains all connecting to the D Street System.

At full buildout the Sierra Pointe Specific Plan (SPSP) area daily sanitary sewer flow is estimated to generate approximately 520,641 gallons per day (.5 mgd) with peak day flow estimated at 1,026,060 gallons per day (1 mgd)

The City's Wastewater Treatment Plant (WWTP) is currently permitted by Regional Water Quality Control Board to treat up to 2.45 mgd and, according to the Specific Plan, is designed to treat up to 5 mgd. The City of Oakdale owns 26 acres adjacent to the east and another 20 acres adjacent north of the sewer treatment plant and can make preparations to design and permit an expansion to new percolation fields.

Current measured domestic sewer demand is 1.6 mgd for the City of Oakdale. This along with the SPSP estimated .5 mgd (2.1 mgd total) will be under the 2.45 mgd currently permitted for the WWTP. The City's adopted Wastewater Master Plan (WMP) projects average daily wastewater flows for the General Plan build-out at 2.6 mgd. The proposed annexation area is defined in the build-out scenario of the WMP and the City of Oakdale has planned capacity and expansion to serve the subject properties.

The City of Oakdale 2030 General Plan Public Facilities Element requires the City to regularly review and update the City's Sewer Master Plan and Capital improvement tools to ensure adequate wastewater treatment. All future development is required to fund and install the necessary infrastructure and contribute to the City's Capital Facilities Fee Program to ensure future projects will contribute a fair share fee for any required future utility infrastructure improvements. This will ensure that future developments are adequately served to accommodate the wastewater generated.

Storm Drainage – Storm drain service will be provided by the City of Oakdale. Storm drain systems will utilize on-site stormwater retention basins, French drainage systems,

percolation, mainlines, and outfalls.

The backbone storm drainage system will include improvements funded through a SPSP area-wide financing mechanism or the City's Capital Facilities Fee. Parcel specific improvements will be required at a project level.

Fire Protection Services – The annexation area is currently under the jurisdiction of Oakdale Fire Protection District (OFPD). The City of Oakdale is proposing to not detach from the District. The OFPD collects special tax assessments from the affected parcels and will continue to do so after annexation. The City and OFPD have a revenue sharing agreement that was approved in 2015 (See Exhibit C). The agreement states that the City will not make any request for detachment of any annexation area from the District without the District's written consent. Both parties agree to support the annexation without detachment.

Both the City of Oakdale and OFPD entered into a three-year contract for fire protection services with the City of Modesto in July of 2019. The contract is for the City of Modesto to provide fire protection services for the City of Oakdale and OFPD. The contract was extended in December of 2021 to June 30th of 2027. No operational changes are currently proposed as a result of annexation. Additional discussion on fire protection services is provided later in this report.

Police Protection – The area will be served by the Oakdale Police Department. The required capital infrastructure and increases in law enforcements will be maintained through payment of the City's Capital Facilities Fee paid by future project applicants.

Law enforcement will also be funded through the City's Community Facilities District (CFD). The Sierra Pointe Specific Plan requires new development annex into the City's existing Public Safety CFD.

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

The City of Oakdale has indicated that it has adequate water available to serve the Sierra Pointe Specific Plan (SPSP) area. The SPSP is expected to generate an average water demand of 523,408 gallons per day (gpd) and a maximum demand of 889,793 gpd. The total water supply identified in the City's 2020 Urban Water Management Plan will meet the demands of the SPSP area.

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.

According to the City's 6th Cycle Housing Element 2023-2031, the City's Regional Housing Needs Allocation (RHNA) requires that the city allocate area for 1,665 housing units. The proposed annexation will provide approximately 890 dwelling units. Proposed residential units are identified as 162 very-low-density, 410 low-density, 171 medium-density, and 147 high-density units. The Specific Plan states that the SPSP area will participate in affordable housing programs specified by the Housing Element adopted by the City of Oakdale. The proposed annexation will contribute to meeting its regional housing needs.

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

The LAFCO Commission received a comment at its May 28, 2025 meeting from an audience member regarding the Sierra Pointe Specific Plan (SPSP). The item was not on the agenda and the audience member spoke during the “public comment” portion of the meeting. The audience member commented that the SPSP was in the flight path of the Oakdale Airport and a friend of hers, whom is a pilot, was not notified.

Following the meeting, City of Oakdale staff reached out to LAFCO staff and provided a comment letter from the Stanislaus County Airport Land Use Commission had provided in 2022 during the City of Oakdale’s SPSP review period. The letter stated the proposed project is consistent with the Stanislaus County Airport Land Use Compatibility Plan (See Exhibit C).

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

o. Any information relating to existing land use designations.

As mentioned previously, the project site is currently zoned A-2-10 and A-2-40 (General Agriculture) in the Stanislaus County Zoning Ordinance and designated as Urban Transition and Agriculture in the County General Plan. The Sierra Pointe Specific Plan’s proposed land uses are for residential, mixed commercial uses, office uses, and parks and open space. Once annexed, the project site will be under the jurisdiction of the City of Oakdale. Annexation is consistent with the City’s plans.

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.

DISCUSSION

LAFCO Staff has completed the following analysis to further evaluate issues and address factors unique to LAFCO’s role pursuant to State Law and the Commission’s adopted Policies and Procedures. The following is a discussion on each of these additional considerations.

Plan for Agricultural Preservation

The Commission adopted an Agricultural Preservation Policy that provides evaluation standards for the review of proposals that could induce or lead to the conversion of agricultural lands. The Policy requires that applicants prepare a Plan for Agricultural Preservation that details the impacts to agricultural lands, identifies a method to minimize impacts, and provides additional information to assist the Commission in making its findings for approval of a project. The Policy states that the Commission may consider approval of a proposal that contains agricultural land when it determines there is sufficient evidence demonstrating the following:

- a. *Insufficient alternative land is available within the existing sphere of influence or boundaries of the agency and, where possible, growth has been directed away from prime agricultural lands towards soils of lesser quality.*
- b. *For annexation proposals, that the development is imminent for all or a substantial portion of the proposal area.*
- c. *The loss of agricultural lands has been minimized based on the selected agricultural preservation strategy. For the purposes of making the determination in this section, the term "minimize" shall mean to allocate no more agricultural land to non-agricultural uses than what is reasonably needed to accommodate the amount and types of development anticipated to occur.*
- d. *The proposal will result in planned, orderly, and efficient use of land and services. This can be demonstrated through mechanisms such as:*
 - i. *Use of compact urban growth patterns and the efficient use of land that result in a reduced impact to agricultural lands measured by an increase over the current average density within the agency's boundaries (e.g. persons per acre) by the proposed average density of the proposal area.*
 - ii. *Use of adopted general plan policies, specific or master plans and project phasing that promote planned, orderly, and efficient development.*

The City's Plan for Agricultural Preservation states that there are no alternative lands available within the City's boundaries that meet the objectives of the proposed annexation. The City's objectives include a strengthened commercial base, diverse residential neighborhoods, development that helps further the San Joaquin Valley Blueprint Smart Growth Principles, conversion of developed properties, and a distinct city gateway.

The findings above also require the City to demonstrate that it has minimized the loss of agricultural land and that the development will result in planned, orderly, and efficient use of land and services. A total of 80 acres of the 304 acres proposed for annexation were identified as Important Farmlands. As mentioned previously in this report, the Sierra Pointe Specific Plan (SPSP) includes a provision for 1:1 agricultural mitigation, which is consistent with the menu of strategies in LAFCO's Policy.

The City's 2030 General Plan anticipated development of the SPSP area as part of the overall evaluation of the build out of the city. The proposed project has been identified as a key location

for accommodating the projected economic growth, and subsequent employment and housing needs for the City according to the Agricultural Preservation Plan.

The site is located adjacent to the City limits and will access nearby sewer and water connections. The Agricultural Preservation Plan includes an infrastructure phasing plan for the life of the project. The project includes provisions for bonding to finance infrastructure as needed.

Oakdale Fire Protection District

Commission policies generally prefer detachment from districts upon an annexation to a City that currently provides an urban level of service. This also eliminates the potential for duplication of services in an area with overlapping jurisdictions. Exceptions have been made, however, when it has been shown that there is an existing agreement between a city and district that provides for shared revenues and continued service.

In 2015, the Commission approved the Crane Crossing Change of Organization to the City of Oakdale. The project approved annexation to the City of Oakdale without detachment from the Oakdale Fire Protection District.

As mentioned previously, The City of Oakdale is not proposing to detach from the Oakdale Fire Protection District. The City and OFPD have a revenue sharing agreement that states that the City will not make any request for detachment of any annexation area from the District without the District's written consent. Both parties agree to support the annexation without detachment.

It should be noted that according to the Oakdale Fire Protection District's June 19th, 2025 Board Minutes, the Board's "Discussion/ Action Items" reported that there is consideration in annexing the District into the Stanislaus Consolidated Fire Protection District. A recommendation was made to have the Board hire a third-party vendor to do a report analyzing annexation and assist in the LAFCO process. According to the minutes of the meeting, the District is also currently in the process of terminating its fire service agreement with the City of Modesto and plans on submitting a letter to LAFCO regarding a change in fire services. At this time, staff has not received any further correspondence from the district.

Protest Hearing

Should the Commission approve the proposal; the annexation will be subject to a Protest Hearing which will allow registered voters and property owners within the annexation area to protest the Commission's decision. Pursuant to Government Code Section 57075, if a majority protest occurs (at least 50% of the registered voters residing in the territory), the proceedings will be terminated. If there is less than a majority protest, but one of the following thresholds is met, an election will be called:

1. Protests are filed from at least 25 percent, but less than 50 percent, of the registered voters residing in the affected territory.
2. Protests are filed from at least 25 percent of the property owners who also own at least 25 percent of the assessed value of land within the affected territory.

If there is less than a majority protest and an election is not triggered from the above thresholds,

the Commission's approval will be ordered, and the annexation recorded.

ENVIRONMENTAL REVIEW

The City of Oakdale, as Lead Agency pursuant to the California Environmental Quality Act (CEQA), certified and adopted an Environmental Impact Report (EIR) for the Sierra Pointe Specific Plan, which was part of the "Oakdale 2030 General Plan, Climate Action Plan, Crane Crossing Specific Plan, and Sierra Pointe Specific Plan, SCH No. 2011082051). The City approved an EIR addendum in February of 2025 in order to evaluate project modifications to the Specific Plan (See Exhibit D). A copy of the Draft EIR and Final EIR are available on the LAFCO website. A copy of the Findings of Fact and a Statement of Overriding Considerations, and Mitigation Monitoring Plan are attached as Exhibit D.

Statement of Overriding Considerations

The Oakdale City Council identified significant impacts in the EIR, which could not be eliminated or mitigated to a level of insignificance. In certifying the EIR for the proposal, the City Council adopted certain Findings of Fact and a Statement of Overriding Considerations, concluding the significant effects of the project are outweighed by the benefits of the development plan. Copies of the City's environmental documents can be found on the LAFCO website. Documents outlining the significant unavoidable impacts and overriding considerations of the Sierra Pointe Specific Plan are attached as part of this report (Exhibit D).

Significant and unavoidable impacts of the proposed specific plan include: (1) effects on historic resources; (2) conversion of farmland; (3) noise impacts due to increases in traffic; (4) cumulative impact on utilities; (5) impact on groundwater supply and recharge; (6) development within a dam failure inundation zone; (7) and change in visual character of the area. The City's environmental determinations state that the benefits of the project outweigh the adverse environmental impacts and therefore justify project approval.

LAFCO as a Responsible Agency

Pursuant to CEQA, the Commission, as a Responsible Agency, must consider the Environmental Impact Report (EIR) prepared by the City, including the environmental effects of the project, prior to reaching a decision on the project. If the Commission decides to approve the proposal, the Commission's resolution should include one or more findings required by CEQA Guidelines Section 15091(a) for each significant effect of the project and make findings in Section 15093, as necessary, to adopt statements of overriding considerations, and file a Notice of Determination in compliance with CEQA Guidelines Section 15096(i).

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 2025-11 (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 Oakdale as Lead Agency;
3. Approves the change of organization, subject to the terms and conditions and directs the Executive Officer to initiate protest proceedings.

Respectfully submitted,

_____

Javier Camarena
Assistant Executive Officer

Attachments - Exhibit A: Maps and Legal Description (**pg. 13**)
Exhibit B: Plan for Services and Plan for Agricultural Preservation (**pg. 23**)
Exhibit C: Response Letter & Revenue Sharing Agreement from Jeff Gravel (City of Oakdale) dated July 7, 2025 w/ attached Letter from Paul Rivera (ORFD) dated June 13, 2025 (**pg. 53**)
Letter dated April 15, 2022 from the Stanislaus County Airport Land Use Commission (**pg. 72**)
Exhibit D: City of Oakdale Resolutions, Ordinances & Documents (**pg. 77**)
Resolution No. 2025-14: Adopting Addendum to EIR for Sierra Pointe Specific Plan (SPSP), Amendment to SPSP, and a General Plan Amendment (**pg. 79**)
Resolution No. 2025-15: Resolution of Application (**pg. 144**)
Resolution No. 2014-27: Adopting the SPSP Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (**pg. 150**)
Ordinance No. 1288: Rezoning of SPSP (**pg. 252**)
Exhibit E: Draft LAFCO Resolution No. 2025-11 (**pg.257**)

Available on LAFCO Website: https://www.stanislauslafco.org/current_projects.shtm

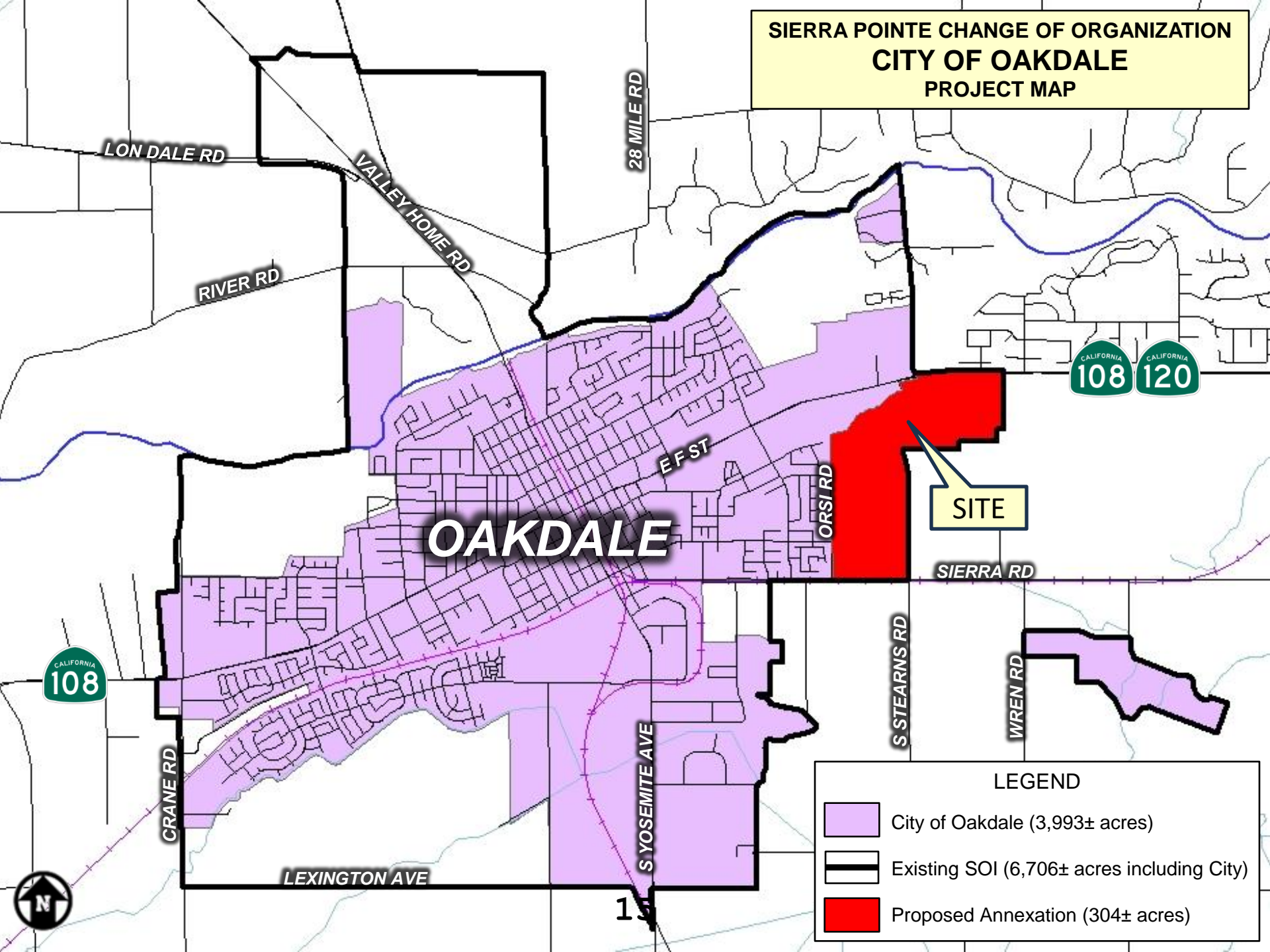
Draft Environmental Impact Report
Final Environmental Impact Report
Addendum to the EIR: Conceptual Infrastructure Phasing Plan & General Plan Amendment

EXHIBIT A

Maps and Legal Description

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SIERRA POINTE CHANGE OF ORGANIZATION
CITY OF OAKDALE
PROJECT MAP



OAKDALE

SITE

LEGEND




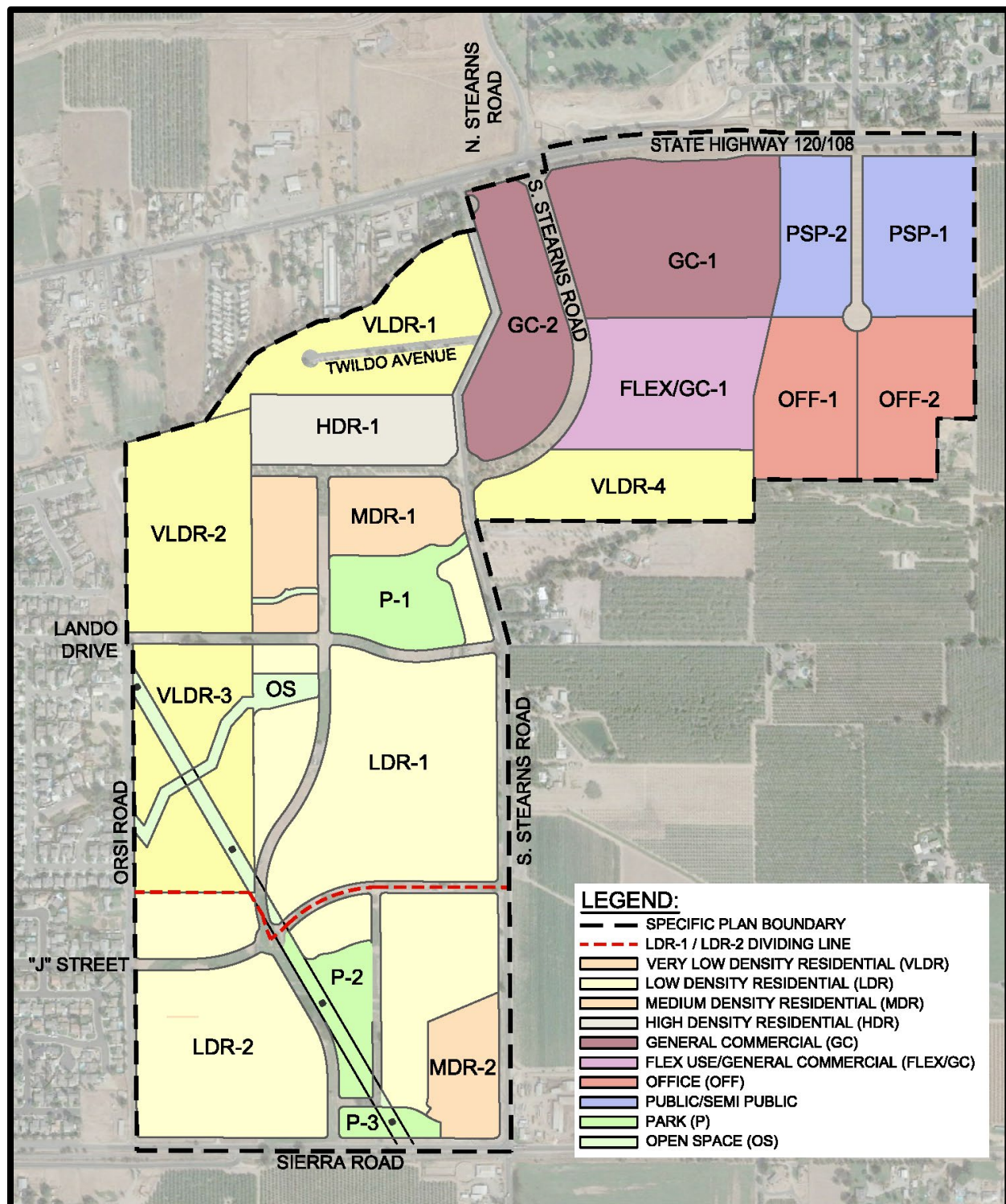
-  City of Oakdale (3,993± acres)
-  Existing SOI (6,706± acres including City)
-  Proposed Annexation (304± acres)

Figure 3-1: LAND USE PLAN



**SIERRA POINTE SPECIFIC PLAN
CHANGE OF ORGANIZATION TO THE CITY OF OAKDALE**

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

BEGINNING at the northeast corner of the Lamatis-Maag Annexation to the City of Oakdale, said point also being the northeast corner of "Oak Creek Unit No. 2" as shown on the map thereof, filed for record in Book 33 of Maps at Page 99, Stanislaus County Records, said point also being on the city limit line as shown on the East "F" Street Corridor Specific Plan Reorganization to the City of Oakdale; thence along said city limit line the following (18) courses:

- 1 **North 74°31'48" East 460.48 feet** to a point on the southerly line of the Oakdale Irrigation District West Pump Pipeline;
- 2 **North 36°25'48" East 365.69 feet** along said southerly line to a point on the west line of Lot 4 of the "Lane Colony" as shown on the map thereof, filed for record in Book 5 of Maps at Page 14, Stanislaus County Records;
- 3 **North 00°18'25" East 25.11 feet**, leaving said southerly line, along said west line, to the centerline of the Oakdale Irrigation District West Pump Pipeline;
- 4 **North 39°32'52" East 30.91 feet** along said centerline to a point;
- 5 **North 58°37'52" East 81.18 feet** along said centerline to a point;
- 6 **North 63°32'52" East 291.95 feet** along said centerline to a point;
- 7 **North 82°09'22" East 114.76 feet** along said centerline to a point;
- 8 **North 58°57'22" East 73.88 feet** along said centerline to a point;
- 9 **North 72°33'22" East 72.65 feet** along said centerline to a point;
- 10 **North 63°32'52" East 63.46 feet** along said centerline to a point;
- 11 **North 37°28'22" East 173.80 feet** along said centerline to a point;
- 12 **North 47°34'22" East 197.12 feet** along said centerline to a point;
- 13 **North 63°38'52" East 203.50 feet** along said centerline to a point;
- 14 **North 79°03'52" East 103.30 feet** along said centerline, and the easterly prolongation thereof, to point on the easterly right-of-way line of Stearns Road as shown on that Record of Survey filed for record in Book 25 of Surveys, at Page 74, Stanislaus County Records;
- 15 **North 16°37'08" West 206.51 feet** along said easterly right-of-way line to a point on the southerly right-of way line of State Highway 108/120 as shown on said Record of Survey;

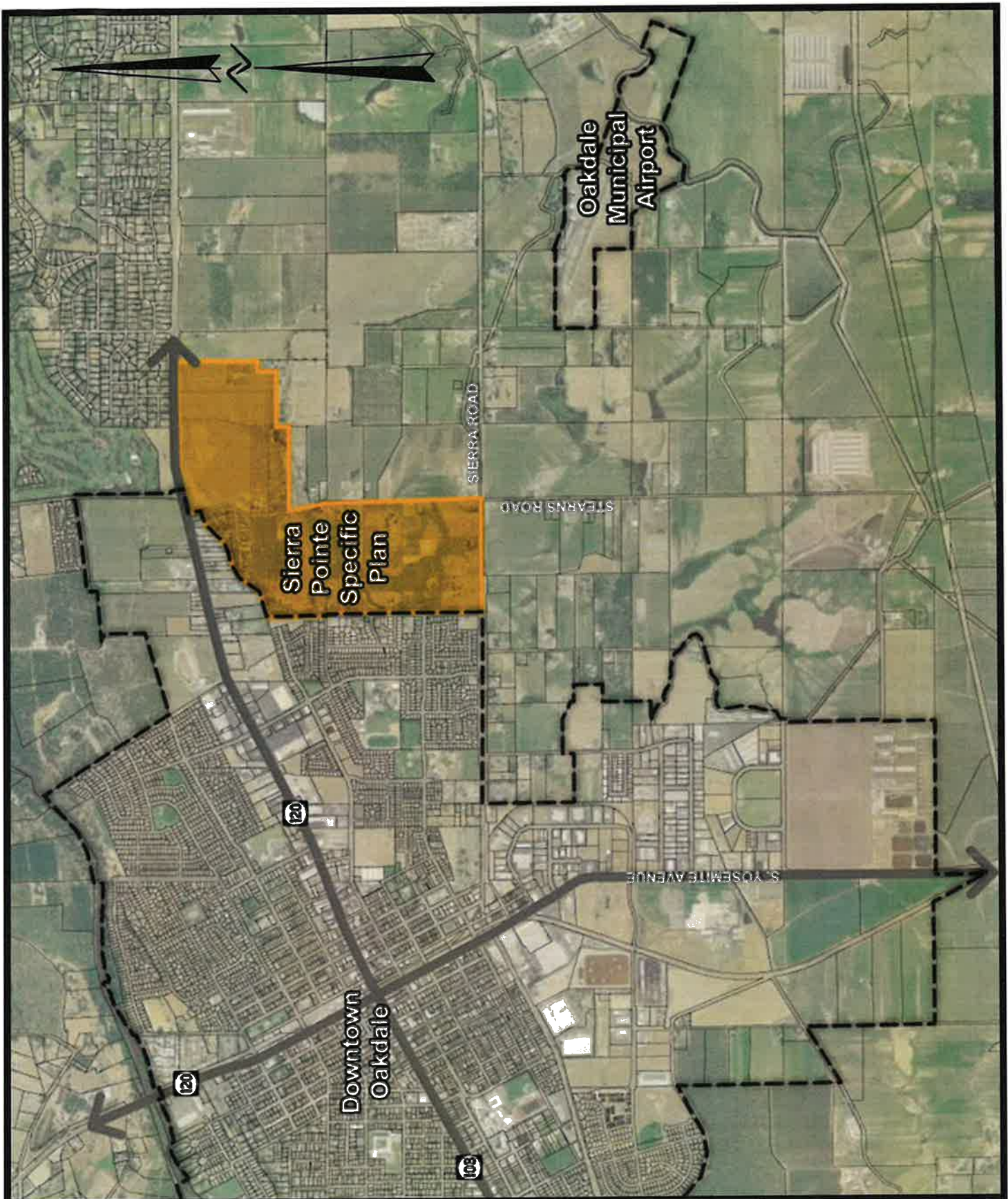
- 16 **North 75°17'11" East 306.11 feet** along said southerly right-of-way line to the beginning of a tangent curve, concave to the south, having a radius of **3440.00 feet**;
- 17 Easterly **134.19 feet** along said southerly right-of-way line and along the arc of said curve through a central angle of **02°14'06"**;
- 18 **North 11°28'05" West 122.90 feet**, more or less, leaving said southerly right-of-way line, to a point on the northerly right-of-way line of said State Highway 108/120 as shown on those maps of "Fairway 7 Estates" filed for record in Book 45 of Maps at Page 3, Stanislaus County Records, said point being the beginning of a non-tangent curve concave to the south, having a radius of **3560.00 feet**, a radial line through the beginning of said curve bears South 12°26'00" East;
- 19 Easterly **780.57 feet**, leaving said city limit line, along said northerly right-of-way line, along the arc of said curve through a central angle of **12°33'46"**;
- 20 **North 86°49'37" East 260.55 feet** along said northerly right-of-way line to a point;
- 21 **South 86°14'16" East 235.00 feet** along said northerly right-of-way line to a point;
- 22 **South 89°53'16" East 1007.25 feet** along said northerly right-of-way line to the northerly prolongation of the east line of the easterly most parcel of land as shown on that map filed for record in Book 25 of Surveys, at Page 74, Stanislaus County Records;
- 23 **South 00°07'05" East 1503.73 feet**, leaving said northerly right-of-way line of State Highway 120/108, along said northerly prolongation and along said east line to an angle point in said east line;
- 24 **North 89°44'01" West 197.17 feet** along said east line to an angle point in said east line;
- 25 **South 00°06'07" East 325.22 feet** along said east line to the south line of said parcel;
- 26 **North 89°44'13" West 966.21 feet** along said south line and the south line of the center parcel of land as shown on said map to a point on the east line of Lot 6 as shown on that map of the "Lane Colony Tract" filed for record in Book 5 of Maps, at Page 14, Stanislaus County Records, said line also being the east line of Section 12, Township 2 South, Range 10 East, Mount Diablo Meridian;
- 27 **South 00°07'34" East 220.63 feet** along said east line to the southeast corner of said Lot 6;
- 28 **North 89°51'35" West 1462.53 feet** along the south line of said Lot 6, also being the north line of Parcel A as shown on that Parcel Map filed for record in Book 7 of Parcel Maps at Page 80, Stanislaus County Records, to a point on the east line of the 30.00 feet half-width of Stearns Road as shown on said Parcel Map;
- 29 **South 15°01'06" East 679.93 feet** along said east line to the southwest corner of Parcel 2 as shown on that Parcel Map filed for record in Book 19 of Parcel Maps at Page 49, Stanislaus County Records, said point being a point on the south line of said Section 12;

- 30 **North 89°44'10" West 11.10 feet** along said south line to a point on the east line of the
20.00 feet half-width of Stearns Road;
- 31 **South 00°24'32" East 2662.55 feet** along said east line, and the southerly prolongation
thereof, to a point on the northerly right-of-way line of Sierra Railroad;
- 32 **North 89°50'45" West 1970.45 feet**, along said northerly line, to the city limit line at the
southeast corner of the Foothill Reorganization to the City of Oakdale, said point being on
the east line of the 30.00 feet half-width of Orsi Road;
- 33 **North 00°29'27" West 2666.37 feet**, along said city limit line and said east line to the
easterly prolongation of the south line of the 21.00 feet half-width of Lando Drive as
shown on that map of "Oak Hollow Subdivision" filed for record in Book 34 of Maps at
Page 54, Stanislaus County Records;
- 34 **North 89°44'10" West 30.00 feet** to the centerline of Orsi Road and an angle point in said
city limit line;
- 35 **North 00°26'16" West 1057.00 feet** along said city limit line, and along said centerline and
the northerly prolongation thereof, to the **POINT OF BEGINNING**.

Containing 303.68 acres, more or less.

End of Description



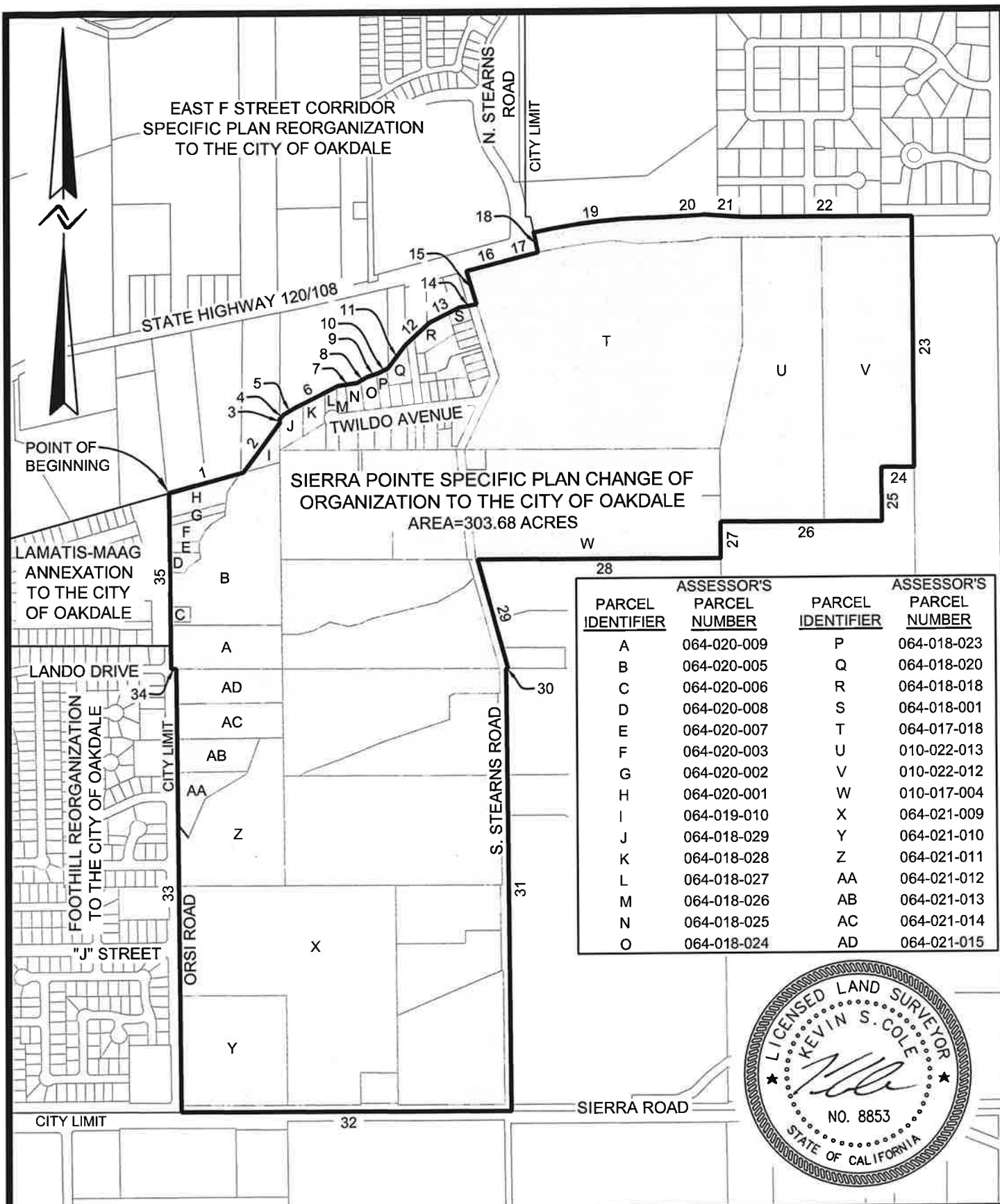


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SHEET: 1 OF 3

**SIERRA POINTE SPECIFIC PLAN
CHANGE OF ORGANIZATION
TO THE CITY OF OAKDALE**
VICINITY MAP



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CHECKED: KSC
JOB NO.: 18155
SHEET: 2 OF 3

**SIERRA POINTE SPECIFIC PLAN
CHANGE OF ORGANIZATION
TO THE CITY OF OAKDALE**
BOUNDARY MAP

Line Courses		
Course #	Direction	Length
1	N74°31'48"E	460.48'
2	N36°25'48"E	365.69'
3	N00°18'25"E	25.11'
4	N39°32'52"E	30.91'
5	N58°37'52"E	81.18'
6	N63°32'52"E	291.95'
7	N82°09'22"E	114.76'
8	N58°57'22"E	73.88'
9	N72°33'22"E	72.65'
10	N63°32'52"E	63.46'
11	N37°28'22"E	173.80'
12	N47°34'22"E	197.12'
13	N63°38'52"E	203.50'
14	N79°03'52"E	103.30'
15	N16°37'08"W	206.51'
16	N75°17'11"E	306.11'
18	N11°28'05"W	122.90'

Line Courses		
Course #	Direction	Length
20	N86°49'37"E	260.55'
21	S86°14'16"E	235.00'
22	S89°53'16"E	1007.25'
23	S00°07'05"E	1503.73'
24	N89°44'01"W	197.17'
25	S00°06'07"E	325.22'
26	N89°44'13"W	966.21'
27	S00°07'34"E	220.63'
28	N89°51'35"W	1462.53'
29	S15°01'06"E	679.93'
30	N89°44'10"W	11.10'
31	S00°24'32"E	2662.55'
32	N89°50'45"W	1970.45'
33	N00°29'27"W	2666.37'
34	N89°44'10"W	30.00'
35	N00°26'16"W	1057.00'

Curve Courses			
Course #	Radius	Length	Delta
17	3440.00'	134.19'	2°14'06"
19	3560.00'	780.57'	12°33'46"



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SCALE: 1" = 800'
DRAWN: KSC
CHECKED: KSC
JOB NO.: 18155
SHEET: 3 OF 3

**SIERRA POINTE SPECIFIC PLAN
CHANGE OF ORGANIZATION
TO THE CITY OF OAKDALE**
COURSE TABLES

EXHIBIT B

Plan for Services & Plan for Agricultural Preservation

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PLAN FOR SERVICES AND PLAN FOR AGRICULTURAL PRESERVATION

SIERRA POINTE SPECIFIC PLAN ANNEXATION

Plan for Services

City of Oakdale

Background

This plan for services evaluates the proposed annexation of future annexation Area 9 of the Oakdale 2030 general Plan— approximately 297-acres located just outside of the eastern boundary of the City of Oakdale. This area is located along the south side of State Route 120/108, both east and west of South Stearns Road south to Sierra Road, extending westerly to Orsi Road. Area 9 is comprised of numerous existing parcels and is bordered to the north by rural residences and to the south by agricultural land. Area 9 supports various types of existing land uses including rural homes, modular homes, single-family homes, agricultural land, orchards, dry and irrigated pasture, and barns. About 284 acres of the plan area is considered for new development and about thirteen (13) acres is developed with forty-five (45) home sites including the Twildo Avenue Neighborhood.

The subject property is part of a comprehensive planning area known as Sierra Pointe Specific Plan (SPSP). The 2030 Oakdale General Plan assigns a variety of General Plan land use designations to the SPSP area including Residential, Parks and Open Space and Mixed-Use Commercial. Once fully developed the SPSP could generate up to 901 new Residential units, 1.1 Million Square feet of General Commercial, Flex Commercial and private/public educational space as well as 14-acres of parks and open space.

In December 2013, the City of Oakdale completed an Environmental Impact Report (EIR) on the Sierra Pointe area as part of a larger EIR covering the 2030 General Plan update, Climate Action Plan and the Crane Crossing Specific Plan. The EIR determined that the project, even with appropriate mitigation measures in place, would have a significant and unavoidable effect on the environment but that the benefits to the community outweighed the impacts. The City evaluated the environmental impacts of these various items to the standards of the California Environmental Quality Act (CEQA). The City Council reviewed and adopted the SPSP

and the General Plan EIR on March 3, 2014. A Minor Amendment to the Specific Plan was adopted by the City Council on March 3, 2025, per City Council Resolution No. 2025014.

Water Supply

The City will require any future applicant/developer to construct the water supply infrastructure necessary to serve the proposed annexation area and future development. As part of the SPSP the City adopted a utilities Master Plan for the plan area which indicated the need for about \$3.7 Million in water infrastructure investment. Annexation of the subject area will be required, with any development, to connect to the City of Oakdale domestic water system.

Existing Water Supply

The City's existing water system delivers water to residential, commercial and industrial areas within Oakdale. On December 20, 2021, the City Council adopted the City's 2020 Urban Water Management Plan. As stated in the 2020 Urban Water Management Plan, there are eight (8) wells operating that supply the City with its potable water. In 2020, the City supplied 5,216 acre-feet (AF) of potable water to 7,809 active connections.

In addition to groundwater wells, the City's water system includes distribution pipelines and appurtenances, 1.0 million gallons (MG) of storage, and boosting pump stations. The Water service area is divided into two pressure zones due to changes in topography.

A majority of rural residential homes in the SPSP area obtain their potable water from private wells located on individual properties. Some existing landowners have agreements with the Oakdale Irrigation District (OID) to obtain potable water from one of two municipal water well sources as part of Improvement District No. 22. Improvement District No. 22 serves 43 homes with Domestic water from a singular well source.

Water Demand

Water demand was estimated from demand projection calculation and a quantitative evaluation of the SPSP's planned land uses. Several demand factors were used to determine the SPSP area's water demands. These factors are consistent with the City's 2020 Urban Water Management Plan (UWMP). Based on the planned mix of land uses and their corresponding demand factors, the SPSP area is estimated to generate an average per day water demand of 523,408 gallons per day (gpd) and a maximum day water demand of

889,793 gpd. The maximum day demand represents a relatively small increase, five (5) percent, of the City's existing combined well pumping capacity.

As stated above the SPSP area includes an existing rural residential neighborhood of about 43 homes located along Twildo Ave, Seaman Drive and South Stearns Road. These homes are currently served domestic water from OID as part of an existing Improvement District No. 22. According to Eric Thorburn, P.E. Water Operations Manager for OID, the system relies on a singular well with an 18" casing to a depth of about 485 feet. The well site is fenced and contains a 8,000 gallon hydro-pneumatic water storage tank. Average daily water use 2014 through 2018 was 0.019 MGD. The City of Oakdale may request that the residences in OID Improvement District No. 22 abandon the OID system in favor of new water mains and services meeting the City Standards thus connecting to the City water system. The timing of the abandonment of Improvement District No. 22 is yet to be determined by the City.

Oakdale currently operates a groundwater well in close proximity to the SPSP area well number 8 located to the west of the annexation area along East J Street. Well #8 has the ability to generate up to 1,800 gpm of potable water. To offset the increased demand for potable water by the SPSP area, an additional groundwater well site is planned within an area designated as Parcel HDR-1. Given site elevations, it may be desirable to provide a water storage tank within the SPSP area as well.

The total volume of water supply projected and accounted for within the City's 2020 UWMP will be sufficient to meet the demands of the SPSP area, within the framework and context of the 2030 City of Oakdale General Plan. The City of Oakdale Water Master Plan suggests the construction of a new municipal water well in the plan area prior to the issuance of the 500th building permit. The developers of the Sierra Pointe annexation territory will be under obligation to fund the construction of this new water well as part of the obligations associated with the Financing Plan. In addition, developers within the Sierra Pointe annexation area will be required to coordinate with OID and install the necessary infrastructure to allow for surface water delivery for the purpose of irrigating parks and open spaces. The City will require that prior to the development of any parks within the SPSP, the City and OID will enter into an agreement to allow for surface water irrigation of said parks.

Water Distribution

A looped system of 12-inch diameter pipe is planned to connect with the existing water system at the intersections of South Stearns Road and State Route (SR) 108/120, East G Street and Orsi Road and Orsi and Sierra Road. Other service mains and connection points may be

8-inch or 10-inch as directed by the City of Oakdale at the time of development. Other improvements include extensions across SR 108/120 to connect with D street at Stearns Road to the north, extension into the water network to be created as part of the East F Street Corridor Specific Plan, and extensions from the intersection of Sierra Road and Orsi Road to an existing 12-inch line.

Wastewater Collection and Treatment

Wastewater service is provided by the City of Oakdale, which owns, operates and maintains a wastewater collection and treatment system. Properties located within the municipal boundaries of Oakdale receive wastewater service from City. Properties located outside the City limits utilize on-site septic systems.

Existing Wastewater Treatment Facilities

At the time of SPSP approval, there were no wastewater facilities within the SPSP area that actively served developed uses. All existing uses utilize private, on-site septic systems. The City operates one wastewater treatment plant (WWTP), which is located on the north side of the Stanislaus River on Liberini Avenue. The WWTP is permitted by the Regional Water Quality Control Board to treat up to 2.45 million gallons per day (mgd) of domestic and industrial wastewater. The sewer plant has treatment capacity of 3.4 MGD while the existing disposal fields can accommodate 2.45 MGD. The City of Oakdale owns 26 acres and another 20-acres to the north adjacent to the sewer treatment plant and can make preparations to design and permit an expansion to new percolation fields. All wastewater collected in the City flows to an existing 60-inch siphon structure with 18-, 16- and 14-inch pipes within the structure beneath the Stanislaus River, conveying to the WWTP. This crossing is operating at approximately 35% of its capacity.

Wastewater Treatment Projected Demand

Sanitary Sewer demand for the SPSP area is based on the anticipated population at buildout. This is determined through different population density demand factors applied to the planned mix of land uses. Based on these factors, the estimated average daily sanitary sewer flow generated by SPSP area at buildout is 520,641 gallons per day (0.5 MGD). Peak day flow is estimated to be 1,026,060 gallons per day.

Current measured domestic sewer demand is 1.6 MGD. The adopted Wastewater Master Plan projects the 2040 anticipated flows based on the land use assumptions of the adopted

General Plan. Average daily flow rates were reduced by 20% to accommodate the Water Conservation Plan adopted by the State of California in 2010.

Wastewater Generation Rates

Land Use Designation	Wastewater Generation Rate (gpd/ac)	
	Existing	Future
<u><i>Residential</i></u>		
Residential Agricultural	70	60
Rural Estate (3 acre min)	70	60
Single Family Residential	840	750
Multi Family Residential	1,810	1,610
Mobile Home Park	1,250	1,120
Flex Use	840	750
Future Specific Plan Area	840	750
<u><i>Non-residential</i></u>		
Mixed Use	900	720
General Commercial	900	720
Industrial	200	160
Office	400	320
Flex Use	900	720
Future Specific Plan Area	900	720
<u><i>Other</i></u>		
Agricultural	0	0
Public/Semi-Public	400	320
Golf Course	0	0
Airport	0	0
School	400	320
Open Space	0	0
Park	0	0
Basin	0	0
ROW	0	0
Areas of Concern	0	0

^a Flex Use is defined as a potential mix of residential, commercial, employment or public use property. The Flex Use areas were separated into residential and non-residential component residential Flex Use component and the residential Future Specific Plan Areas were assigned equivalent to the Single Family Residential WGR. The non-residential Flex Use and non-residential Future Specific Plan Areas were assigned a WGR equivalent to the General Commercial WGR.

Wastewater Flows Projected at Build-Out of the Oakdale General Plan

Land Use Designation	ADWF (gpd)
<u>Residential</u>	
Residential Agricultural	0
Rural Estate (3 acre min)	1,965
Single Family Residential	993,172
Multi Family Residential	370,341
Mobile Home Park	33,073
Flex Use	20,154
Future Specific Plan Area	681,078
<i>Subtotal</i>	2,099,782
<u>Non-residential</u>	
Mixed Use	0
General Commercial	215,295
Industrial	139,000
Office	6,204
Flex Use	39,289
Future Specific Plan Area	34,312
<i>Subtotal</i>	434,100
<u>Other</u>	
Agricultural	0
Public/Semi-Public	61,599
Golf Course	0
Airport	0
School	21,120
Open Space	0
Park	0
Basin	0
ROW	0
Areas of Concern	0
<i>Subtotal</i>	82,719
<i>Total</i>	2,616,600

Anticipated average daily wastewater flows for the General Plan build-out is 2.6 MGD. The proposed annexation territory is defined in the build out scenario of the Wastewater Master Plan and the City of Oakdale has planned capacity to serve the subject properties.

Wastewater Collection System Improvements

The backbone system only includes major improvements intended to be funded by a SPSP area wide financing and improvement mechanism or the City's Capital Facilities Fee. Parcel specific improvements will be required at a project level.

Wastewater flows from portions of the SPSP area west of South Stearns Road will be directed to a proposed lift station located near the northern neighborhood park. These flows will be

transferred via an 8-inch force main to discharge into an existing 12-inch sewer main in D Street.

Wastewater flows from portions of the SPSP area east of South Stearns Road will connect to a proposed 12-inch sewer main located at the intersection of South Stearns Road and Highway 120/East F Street. The low-lying area east of South Stearns Road will be directed to a lift station on Parcel VLDR-4 and directed towards Highway 120/East F Street. These flows will also be transferred to discharge in the D Street sewer main. Offsite improvements include extension across SR 120/108 to connect with D Street Extension Mainline, and extension into East F Street Corridor Specific Plan SPSP area for connection the D Street System.

The City of Oakdale wastewater system service area boundary is the current City limits. Older properties within the City boundaries and areas outside of the current City limits utilize septic systems, including the areas served by OID. The City intends to coordinate its plans for growth and development in order to assure that services can be provided on a timely basis to future growth areas located within the SOI and expanded SOI boundary. All future development is required to fund and install the necessary infrastructure and contribute to the City's Capital Facilities Fee Program to ensure future projects will contribute a fair share fee for any required future utility infrastructure improvements. This will ensure that future developments are adequately served to accommodate the wastewater generated.

Planned Sewer Improvements

Long-term planning for the City's wastewater system infrastructure is a process that is carried out through preparation of a Wastewater Master Plan. The Sewer Master Plan for Oakdale was prepared by Blackwater Consulting Engineers, Inc. and was adopted by the City Council on October 5, 2015 via Resolution No. 2015-149. The adopted Wastewater Master Plan determines the major infrastructure and facilities upgrades required as well as planning level estimates for the cost of these improvements. The City has an adopted Capital Facilities Fee program which designates funds for all designated master sewer improvements needed to serve new development. In addition, the City is also in the process of updating the Sewer Master Plan with an anticipated City Council adoption date of June 2025.

Storm Drainage

The City's Public Works Department is responsible for flood control and the storm drainage collection system, and presently the City has an adequate stormwater drainage system to provide service to its residents. The storm drainage service area includes properties within

the current city limits. The storm drainage system consists of nine 12 to 18 inch discharge pipes directed to the Stanislaus River, 35 discharge locations along OID canals & pipelines, eight storm water pump stations, 22 detention basins, irrigation pipelines, approximately 200 dry wells and French drain systems, and cross connections to the sanitary sewer system at various locations.

The SPSP area consisted predominately of agricultural lands with some limited residential uses. The key exception is the existing residential neighborhood in the northern portion of the SPSP area along Twildo Avenue. Site topography ranges from relatively flat to areas of steep slope, with elevations of approximately 177 to 228 feet relative to mean sea level. There is a “plateau” along the northern one-third of the site that slopes downward to Highway 120/East F Street and more steeply towards the center of the SPSP area. The southern portion of the site is lower and relatively flat, sloping primarily northward. Adams Creek flows in a southwest direction through the center of the site carrying overflow irrigation water from agricultural operations located east of the SPSP area. Adams Creek is an open channel OID drainage facility and is piped west of Orsi Road. OID has confirmed that Adams Creek can only handle historic storm water flows originating from the plan area and will not be available for stormwater discharge once new development occurs.

SPSP area soil generally consists of sandy loams, which are deep, well-drained soils on the alluvial fan of the Stanislaus River. Given the undeveloped nature of the SPSP, existing SPSP area runoff quantities are small in comparison to post project projections.

The Backbone Storm Drainage System will include major improvements intended to be funded by a SPSP area-wide financing mechanism or the City’s Capital Facilities Fee. Parcel Specific Improvements will be required at a project level.

Storm drainage systems in the SPSP area will utilize on-site stormwater retention basins. These basins are designed to allow water to percolate into the ground through a series of French drainage systems installed beneath the bottom of each basin/park. The storm drainage basins are planned as dual use facilities for dry weather recreation in parks. Both parks proposed in the SPSP area are suggested as retention basins.

In general, non-residential uses within the Mixed-Use Corridor will be required to contain storm water runoff onsite by using underground percolation or onsite storage basins. These areas are considered self-contained and will not be connected to the City’s storm drainage system. However, it will be necessary to construct a French drain system to collect and dispose of street runoff through percolation for a portion of the SR 120/East F Street frontage.

Residential uses within the northern portion of the SPSP area will be served by 24 to 36-inch mainlines with a 36-inch and a 48-inch outfall into a basin within the northern neighborhood park. The 6.45 -acre park site will consist of an upper and lower section. The eastern half of the park will be roughly at street level, while the western half will be lowered approximately 5-feet for containment of storm water. The basin in the park will be approximately 3.2 acres and have a storage capacity of 12.1-acre feet with one-foot freeboard.

Residential uses within the south portion of the SPSP area will be served by 24 to 36-inch mainlines merging into a single 48-inch outfall into a basin within the southern neighborhood park. This 6.14-acre park site will also consist of upper and lower sections, with the southern section roughly at street level and the northern section lowered approximately 5-feet. The basin in the park will be approximately 2.6 acres and have a storage capacity of 9.7-acre feet with one foot of freeboard.

Fire Protection

Previously, the Oakdale City Fire Department (Oakdale City FD) provided fire protection and emergency medical services to the City of Oakdale. With mutual aid from Oakdale FD, the Oakdale Rural Fire Protection District (Oakdale Rural FPD) provided fire protection and emergency medical services to areas outside of the Oakdale City limits and the communities of Knights Ferry and Valley Home. On September 1, 2014, both Oakdale City FD and Oakdale Rural FPD executed a 5-year contract with the Stanislaus Consolidated Fire Protection District (SCFPD) to provide services in the Oakdale region. The contract with Stanislaus Consolidated Fire Protection District was recently voided in favor of a new fire services agreement with the City of Modesto. As of July 1st 2019, the City of Modesto has entered into a three-year contract for fire protection services to benefit the City of Oakdale as well as Oakdale Rural Fire. This two-year contract was extended by the City Council to a term of 5 years on Dec 20th 2021 through June 30th of 2027. The Modesto Fire Department (Modesto Fire) will provide professional complete fire services for the City of Oakdale as well as the Oakdale Rural pursuant to the stipulated services agreement including fire prevention, public education, site inspections, code enforcement, hazardous materials handling, remote water rescue as well as all emergency fire and medical emergency operations. No operational changes would occur based on this change in fire service managers.

It is anticipated that the subject annexation territory would remain in the Oakdale Rural Fire Protection District pursuant to an existing Revenue and Tax Sharing Agreement between the City of Oakdale and Oakdale Rural dated July 20, 2015. The Crane Crossing Annexation had a

similar arrangement which was ultimately acknowledged by Stanislaus LAFCO on July 22, 2015 to support the justification for not detaching the territory from Oakdale Rural Fire Protection District. Therefore, the Annexation request before Stanislaus LAFCO would be that the SPSP property remain in the Oakdale Rural Fire Protection District boundaries without the requirement for detachment.

Services

Modesto Fire will provide services for the City of Oakdale as well as Oakdale Rural to include fire prevention, public education, site inspections and code enforcement, hazardous materials handling, and plan reviews. Modesto Fire operates a total of 3 stations, two (2) stations that serve the Oakdale City area and 1 (one) station which serve the Oakdale Rural area. The Oakdale City Stations are summarized in Table 3 below.

TABLE 3

STATION SUMMARY: OAKDALE CITY LIMITS

Station Number	Address	Apparatus	Staffing
27	450 South Willowood Drive, Oakdale, CA 95361	1 Type 1 Engine 1 Type III Engine 1 Water Tender 1 Battalion	3-0 staffing on duty
28	325 East G Street, Oakdale, CA 95361	1 Type I Engine 1 Type III Engine 1 Rescue 1 Rescue Boat	3-0 staffing on duty

Calls for Service

Calls for service will be provided upon request.

OAKDALE CITY FIRE DEPARTMENT INCIDENT RESPONSE SUMMARY

Response Times

The City has an adopted response time outlined in the 2030 General Plan of seven minutes, 90 percent of the time to treat medical patients and control small fires; and 11 minutes, 90

percent of the time for a multiple-unit response for serious emergencies. In 2011, response times for the Oakdale City FD were at or below a four-minute travel time on 90 percent of all responses within the City. Thus, Oakdale City FD met its adopted response times during that time period. This pattern continues currently with the Modesto Fire Dept Response times into the City of Oakdale.

Mutual Aid Agreements

More broadly, the Modesto Fire Department has a partnership called MCST that includes SCFPD, Ceres, and Turlock. Oakdale City FD's response system is designed with these agencies, which provide a key component to the level of service. With the addition of MCST agencies, Modesto Fire Dept can perform life safety rescues and fire attacks within an acceptable time frame meeting all Cal- OSHA requirements. Without these agencies, the Oakdale City FD would reduce their reaction time increasing the potential for life loss and dramatically increasing property loss. This delay would also result in fire ground safety issues for our employees and the public.

Oakdale Rural FPD

Oakdale Rural FPD provides fire protection and emergency medical services to an approximately 325-square-mile service area, throughout the Oakdale SOI outside the city limits and the unincorporated communities of Knights Ferry and Valley Home. There are currently 2 stations that Oakdale Fire Protection District has, but only one of these stations (Knights Ferry) are in use at a time. Table 5 summarizes the Fire Protection District's fire stations and apparatus. In addition, Oakdale Fire Protection District, on average, responds to approximately 500 calls per year.

TABLE 4
OAKDALE RURAL FIRE PROTECTION DISTRICT SUMMARY

Station Number	Address	Apparatus for All Stations	Staffing
29	17700 Main Street, Knights Ferry, CA 95361	1 Type 1 Engine 1 Type III Engine 1 Rescue Boat	3-0 staffing
30	13200 Valley Home Road, Valley Home, CA 95361	1 Type 1 Engine 1 Type IV Engine	Unstaffed

Oakdale Fire Protection District station 29 in Knights Ferry is staffed with 3 personnel 24-7 365 days a year. This is operated under the contract with Modesto Fire Dept.

Planned Levels of Service and Improvements

It is anticipated that future development under the City's General Plan will require additional fire protection staff in order to meet future service needs. New development within the City limits, its SOI and expanded SOI areas, such as CCSP and SPSP, are subject to the City's adopted Public Facilities Fee, which is collected to cover new development's fair share of Capital equipment (fire station and related equipment and facilities). In addition, new development would be included in the City's CFD, and would participate in other alternative financing mechanisms established by the City for public safety service, including fire protection. New development would comply with City of Oakdale policies and Fire Department recommendations regarding fire protection. Proposals for development within the City, the SOI, and proposed SOI area would be routed to Modesto Fire for recommendations on design elements that affect fire prevention and safety including access, water pressure flows, and building design.

Similar to police protection, new fire facilities, vehicles, equipment, and personnel would be required in order to provide adequate response times to serve future growth. As a result, the City's costs to maintain equipment and facilities and to train and equip personnel would also increase while growth in existing rural areas would also increase the demand for fire protection services. However, the additional personnel and materials costs would be offset through the increased revenue, and fees, generated by future development. The Community Service and Public Health and Safety Elements of the 2030 General Plan explain the need to expand law enforcement services and develop specific standards and criteria to accommodate this growth. The City's Capital Facilities Fee would ensure that future project applicants will contribute a fair share fee for any required public service infrastructure improvements, including fire protection infrastructure for the increased population. Adequate fire protection for operations would also be provided and funded through the City's CFD.

Police Protection

Current Level of Service and Infrastructure

Police services in the City limits of Oakdale are provided by the Oakdale Police Department (OPD), while areas that are located outside of the city limits but within the Planning Area are serviced by the Stanislaus County Sheriff's Department.

Staffing

The Police Services currently employs 24 sworn staff, 22 professional support staff, five reserve officers, and 10 CAPS volunteers. The existing staffing ratio of 1.02 officers per thousand residents is below the accepted standard of 2.0 officers per 1,000 residents, suggested by the Federal Bureau of Investigation (FBI).

Facilities

OPD is headquartered at the City's one station, at 250 North Third Avenue in Downtown Oakdale. All law enforcement operations and support services for Oakdale originate from this station. OPD currently has one 4-hour holding cell at their station. The City may need to secure additional office space to accommodate an increase in police staffing levels.

Dispatching

OPD received 16,085 calls for service in 2024, which is a decrease of 659 of calls from the year 2023 (16,744 calls). The 2030 Oakdale General Plan has a goal for average response times of six minutes for Priority 1 (emergency) calls, seven minutes for Priority 2 calls, and 17 minutes for Priority 3 calls. As of 2024, response time has been two minutes for Priority 1 calls, four minutes for Priority 2 calls, and 11 minutes for Priority 3 calls, and therefore meets the General Plan goal.

Services

OPD has three patrol beats, divided into four patrol teams, with each team supervised by a Sergeant. During the shift, officers are constantly patrolling city streets with high visibility to deter crime. Under the direction of the Support Division Lieutenant, the Support Division is responsible for a wide variety of tasks devoted to administratively supporting the mission of OPD. The Operations Division is the largest division within OPD, and its main function is to patrol the City of Oakdale with sworn and reserve officers. The Operations Division also houses the Traffic Unit, which contains two traffic officers that provide security and traffic enforcement for special events. The Operations Division also employs several special units for special events and situations that would affect the health and safety of the citizens of

Oakdale, such as Reserves, and the Rapid Response Team, (RRT) and the Real Time Crime Center/Fusus.

The Traffic Unit responds to and investigates traffic collisions and develops solutions to various problem traffic areas within the City. In an effort to reduce traffic collisions, accident trends are tracked, and enforcement efforts are focused in those areas found to be prone to collisions. Officers enforce traffic laws aimed at reducing collision and injury rates using vehicles equipped with radar or laser speed determining devices. All officers using this equipment have completed POST (Peace Officer Standards and Training), certified courses and have been tested on their ability to accurately use it. The Field Services Division, supervised by the Operations Lieutenant, also runs the Police Reserves, an all- volunteer program. Members are required to work 18 hours a month. Reserves also must attend all in-house training, which includes but is not limited to firearms, pursuit driving, first aid and self-defense.

The Support Division is made up of four sections: Dispatch-Records, Investigations, Property and Evidence and Animal Control Services. Oakdale Animal Services provides animal control within the city limits of Oakdale, Riverbank and Escalon. The Department's Public Information Officer (PIO) function is also within the Special Services Division. The Special Services Division handles most investigations. When cases need timely and extensive follow-up, the Investigative Unit takes the case. For example, all homicides and major felonies are investigated here. All Detectives receive training in the area of General Crimes Investigations, but each has a primary specialty such as: Sexual Assault Investigations, High Tech Crimes, including Internet Crimes, and Narcotics Investigation. The Investigations Unit is on call 24 hours a day and is called to crime scenes to conduct technical investigations.

The Division would respond to requests from other agencies outside the city limits when necessary. Other agencies that may request assistance include the California Highway Patrol and the Stanislaus County Sheriff's Department.

Volunteers

OPD also utilizes volunteers as part of its CAPS citizen volunteers' program. These volunteers provide a variety of basic police services allowing deputies to focus on broader issues.

Stanislaus County Sheriff's Department

The Stanislaus County Sheriff's Department currently provides law enforcement outside of the City's boundaries. The City of Oakdale does not typically provide law enforcement services outside of City boundaries. The City may provide law enforcement service in the County's areas under mutual aid agreements and joint actions.

Planned Level of Service and Improvements

In accordance with the standards outlined in the 2030 General Plan, the City would provide 81 sworn officers to accommodate a buildout population of 40,445 people. Projected buildout of the City's General Plan would require an increase of 60 sworn officers from the current number of sworn staff. The Oakdale City Council has discretion over police staffing levels. New development within Oakdale's SOI would be annexed into the City and would generate new fiscal revenues through payment into the City's CFD, Police Capital Facilities Fee, and development fees to fund additional police staffing and resources.

Additional facility and staffing requirements would be required to maintain adequate police protection services and are discussed below.

Planned Improvements

In accordance with the 2030 Oakdale General Plan, provision for the required capital infrastructure to provide for the law enforcement ratio of 2.0 police officers for every 1,000 residents would be maintained through payment of the City's Capital Facilities Fee, which ensures that future project applicants would contribute a fair share fee for any required law enforcement infrastructure improvement. Adequate law enforcement would also be provided and funded through the City's Community Facilities District (CFD). Future development within the SPSP will be required to annex into the City's existing Public Safety CFD prior to the recordation of any final map(s).

Future growth in accordance with buildout envisioned in the 2030 General Plan is expected to generate the typical range of service calls. New police facilities, vehicles, equipment, and personnel will be required in order to provide adequate response times to serve future growth. Therefore, the City's costs to maintain equipment and facilities and to train and equip personnel would also increase. Additionally, growth in existing rural areas would also increase the demand for law enforcement services in those areas. However, the additional personnel and materials costs would be offset through the increased revenue and fees generated by future development. Additionally, future projects would undergo review by the City on an individual basis and would be required to comply with requirements (i.e., impact fees, etc.).

The 2030 General Plan also indicates in its Community Service and Public Health and Safety Elements that the City would need to expand law enforcement services and develop specific standards and criteria to accommodate this growth.

Plan for Agricultural Preservation

The purpose of a Plan for Agricultural Preservation is to assist the LAFCO Commission in determining how the annexation of the SPSP Plan Area meets the stated goals of LAFCO's Agricultural Preservation Policy.

This Plan for Agricultural Preservation includes:

1. A detailed analysis of direct and indirect impacts to agricultural resources on the site and surrounding area, including a detailed description of the agricultural resources affected and information regarding Williamson Act lands,
2. A discussion on existing and proposed densities,
3. A description of relevant County and City General Plan policies and specific plan,
4. A discussion on consistency with regional planning efforts,
5. An analysis of mitigation measures that could offset impacts to agricultural resources, and the methods/strategies to minimize loss of agricultural lands,
6. Methods and strategies to minimize loss of agricultural lands,
7. A discussion on alternative lands located within the sphere of influence,
8. Possible growth or phasing of the development,
9. Minimization of use of agricultural land, and
10. Preparation for the planned, orderly, and efficient use of land.

1. Detailed analysis of direct and indirect impacts to agricultural resources on the site and surrounding area:

The proposed annexation of the SPSP area (297 acres) contains lands mapped as Prime Farmland, Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance. The full buildout of the proposed SPSP would result in the entire area being converted to non-agriculture land uses.

Development of the proposed Project would result in the permanent conversion of approximately 64.27 acres of Prime Farmland, 12.14 acres of Unique Farmland, and 4.35 acres of Farmland of Statewide Importance

The City's 2030 General Plan EIR anticipated development of the Plan Area as part of the overall evaluation of the buildout of the City. Consistent with the 2030 General Plan EIR, the SPSP EIR addressed the conversion and loss of agricultural land that would result from the build out of the General Plan. The SPSP EIR determined that even with the implementation of mitigation measures, and general plan policies the impact due to loss of agricultural land would be significant and unavoidable.

Conversion of the Plan Area from largely agricultural uses to urban uses was analyzed in the City's 2030 General Plan EIR, and the SPSP EIR. The loss of agricultural land to urbanization is considered permanent. While the City has incorporated all available mitigation for the loss of agriculture land in the form of General Plan policies and implementation strategies, the extent of urban development under the General Plan inherently involves the conversion of high-quality agricultural land.

Mitigation Measure 4.1.3b of the SPSP EIR requires the following:

"Agricultural mitigation within the SPSP is required to occur at a ratio of at least 1:1 for conversion of Prime Farmlands, Farmland of Statewide Importance, and Unique Farmlands (as designated by the California Department of Conservation's Farmland Mapping and Monitoring Program) to residential uses, consistent with Stanislaus LAFCO policy. This can be achieved by acquisition and dedication of agricultural land, development rights and/or conservation easements to permanently protect agricultural land, or payment of in-lieu fees to an established, qualified, mitigation program to fully fund the acquisition and maintenance of such agricultural land, development rights, or easements."

In addition, Portions of the SPSP area would be buffered from existing agricultural operations by existing roadways including S. Stearns Road in the eastern side of the Plan Area and Sierra in the southern side of the Plan Area.

Williamson Act Lands

There are two Williamson Act Contracts within the SPSP area, which are as follows:

- Contract No. 85-3989, executed in 1985. A Notice of Non-Renewal was filed for this contract on March 8, 2021.
- Contract No. 78-3114, executed in 1977. A Notice of Non-Renewal was filed for this contract on March 19, 2021.

2. Existing and Proposed Densities

The Stanislaus County General Plan Land Use Element designates the proposed Annexation Area as Agriculture (A), and those lands are zoned by Stanislaus County as A-2-10 and A-2-40. The density for A-2-10 is generally 0.10 dwelling units per acre and A-2-40 is 0.05 dwelling units per acre. Currently, the project site primarily consists of rural residences, some existing agriculture operations, and a dairy. There are currently forty-five (45) homes within the Twildo and Seaman Avenue area, and approximately twenty-five (25) homes located within the remainder of the Project Area.

Sierra Pointe Specific Plan and Proposed Densities

The SPSP would permit residential development of 890 residential units. The SPSP is designed to provide flexibility in various combinations of commercial and residential development, but not more than the maximum density permissable. The Project would provide approximately 18.99 acres of parks and open space uses in addition to urban land uses allowed by the SPSP.

Allowable densities within the SPSP vary based on land use designation. Land uses within the SPSP, and their allowable densities, are provided below:

- Very Low Density Residential – 2 – 5 dwelling units per acre (du/ac).
- Low Density Residential – 4 – 8 du/ac.
- Medium Density Residential – 7-14 du/ac.
- High Density Residential – 14 du/ac minimum.

The allowable densities within the SPSP are consistent with the densities provided by the City's 2030 General Plan.

3. Relevant Oakdale 2030 General Plan Policies:

The Oakdale 2030 General Plan includes goals and policies that aim to sustain and preserve existing and future agricultural lands. The Oakdale 2030 General Plan Policy states:

- NR2.1 **Agricultural Land Outside of City.** Work with Stanislaus County and other applicable agencies to protect viable agriculture within and adjacent to Oakdale's Planning Area.
- NR2.2 **Agricultural Land within City.** Support the continued production of existing agricultural properties within the City's Planning Area until such properties are developed in accordance with the adopted land uses.

- NR2.3 **Plan for Agricultural Preservation.** Prepare and adopt a Plan for Agricultural Preservation consistent with the provisions of and implementing the Stanislaus LAFCO Agricultural Preservation Policy to minimize the loss of agricultural land, in conjunction with any new Specific Plan adoption or annexation/Sphere of Influence modification. One of the strategies consistent with LAFCO Policy may require permanent protection of similar quality farmland at a 1:1 ratio for conversion of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland (as designated by the California Department of Conservation Farmland Mapping and Monitoring Program) to residential uses.
- NR-2.4 **Transition to Agricultural Operations.** Require new development along the planned edge of the City to provide buffer treatments, as appropriate, to protect the ongoing viability of adjacent agriculture.
- NR-2.5 **Right to Farm.** Condition new residential development located adjacent to agricultural uses to record the City's right-to-farm disclosure statement.
- NR-2.6 **Farmer's Markets.** Continue to support the operation of, and provide venues for, farmer's markets to allow farmers in the area to sell their products locally.

4. Consistency with Regional Planning Efforts:

The proposed Annexation is consistent with the Oakdale 2030 General Plan, implements the General Plan goals, policies, and objectives, and is essential to accomplishing the General Plan policies related to economic development, job creation, and adequate housing provision.

In addition, the proposed project follows the guidelines of the San Joaquin Valley Regional Blueprint (Blueprint) and follows principles of smart growth that are reflected in the Riverbank General Plan. The Blueprint promotes increases in development densities over time to accommodate a growth that is consistent with realities in both communities and the marketplace overall. In addition to this added growth across the region, the Blueprint recognizes that more compact development can be utilized as a more cost effective and sustainable approach to managing urban growth. Specifically, the 2030 General Plan is consistent with the following Smart Growth Principles that the Blueprint is based upon: creating a range of housing opportunities and choices; creating walkable neighborhoods; fostering distinctive, attractive communities with a strong sense of place; containing a mix of land uses; strengthening and directing development towards existing communities; taking

advantage of compact building design; enhancing the economic vitality of the region; and supporting actions that encourage environmental resource management.

5. Analysis of Mitigation Measures to Offset Impacts to Agricultural Resources:

Mitigation Measure 4.1.3b of the SPSP EIR requires the following:

“Agricultural mitigation within the SPSP is required to occur at a ratio of at least 1:1 for conversion of Prime Farmlands, Farmland of Statewide Importance, and Unique Farmlands (as designated by the California Department of Conservation’s Farmland Mapping and Monitoring Program) to residential uses, consistent with Stanislaus LAFCO policy. This can be achieved by acquisition and dedication of agricultural land, development rights and/or conservation easements to permanently protect agricultural land, or payment of in-lieu fees to an established, qualified, mitigation program to fully fund the acquisition and maintenance of such agricultural land, development rights, or easements.”

The proposed annexation of the SPSP area (297 acres) contains lands mapped as Prime Farmland, Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance. The full buildout of the proposed SPSP would result in the entire area being converted to non-agriculture land uses.

Development of the proposed Project would result in the permanent conversion of approximately 64.27 acres of Prime Farmland, 12.14 acres of Unique Farmland, and 4.35 acres of Farmland of Statewide Importance

As noted in the SPSP EIR, the City’s 2030 General Plan EIR anticipated development of the Plan Area as part of the overall evaluation of the build out of the City. The General Plan EIR addressed the conversion and loss of agricultural land that would result from the build out of the 2030 General Plan (2030 General Plan Draft EIR, pages 4.1-1 through 4.1-43). The 2030 General Plan EIR determined that even with the implementation of all available mitigation, which identifies General Plan goals, policies, and implementation measures, the impact would be significant and unavoidable.

Again, as noted in the SPSP EIR, conversion of the Plan Area from largely agricultural uses to urban uses was analyzed in the City’s 2030 General Plan EIR as well as the SPSP EIR. As noted in Section 4.1 of the City’s General Plan EIR, the loss of agricultural land to urbanization is considered permanent. While the City has incorporated all available mitigation for the loss of

agricultural land in the form of General Plan policies and implementation strategies, the extent of urban development under the General Plan inherently involves the conversion of high-quality agricultural land.

Pursuant to the SPSP Draft EIR, Mitigation Measure 4.1.3b requires each residential project applicant to conserve Prime Farmland, Farmland of Statewide Importance, and Unique Farmland of equal value to the land in the Plan Area that will be converted at a 1:1 ratio, in perpetuity, or pay in-lieu fees.

Neighboring agricultural land, including Prime Farmland and Unique Farmland, are located to the east and south of the Plan Area. A variety of residential and commercial uses along with parks and open space would be developed in the Plan Area with implementation of the proposed Project.

Oakdale's 2030 General Plan and current does not anticipate that agricultural lands to the east and south of the Plan Area would develop with urban uses as these lands are not located within the City's adopted Sphere of Influence, nor does the 2030 General Plan provide for urban land use designations for these lands. Oakdale's southern 2030 General Plan boundary stops at Sierra Road to the south, and S. Stearns Road to the east, in relation to the SPSP.

The City's 2030 General Plan EIR anticipated development of the Plan Area as part of the overall evaluation of the build out of the City. The City's General Plan EIR identifies that the location or nature of the 2030 General Plan could result in the conversion of farmland to non-agricultural use. The General Plan EIR addressed the conversion of adjacent farmland properties that would result from the build out of the 2030 General Plan (2030 General Plan Draft EIR, pp. 4.1-1 through 4.1-43). The 2030 General Plan EIR determined that even with the implementation of all available mitigation, the impact would be significant and unavoidable.

Portions of the proposed development would be buffered from existing agricultural operations by existing roadways including Sierra Road to the south and S. Stearns Road to the east.

The proposed project is not anticipated to lead to the permanent indirect conversion of offsite agricultural lands to non-agricultural uses.

6. Method or Strategy Proposed to Minimize Loss of Agricultural Lands:

The City has established a policy and implementation program to minimize the loss of agricultural lands through implementation of 2030 General Plan Policy that was developed in accordance with the City's goals to facilitate revenue and job generating uses, and LAFCO policy. Furthermore, the SPSP EIR Mitigation Measure No. 4.1.3b requires the mitigation of the loss of farmland. To comply with General Plan Policy and SPSP Mitigation Measure No. 4.1.3b, the strategy proposed to minimize the loss of agricultural lands is as follows:

- Coordinate with the California Farmland Trust (Trust) and execute a Memorandum of Understanding that requires the payment of in-lieu fees to the Trust on a per acre basis. A Property Owner within the SPSP has executed an MOU with the Trust, which is included in this document.

This method would allow the landowner/developer to pay a fee directly to the Trust to provide for the required mitigation.

7. Alternative Land within the Sphere of Influence:

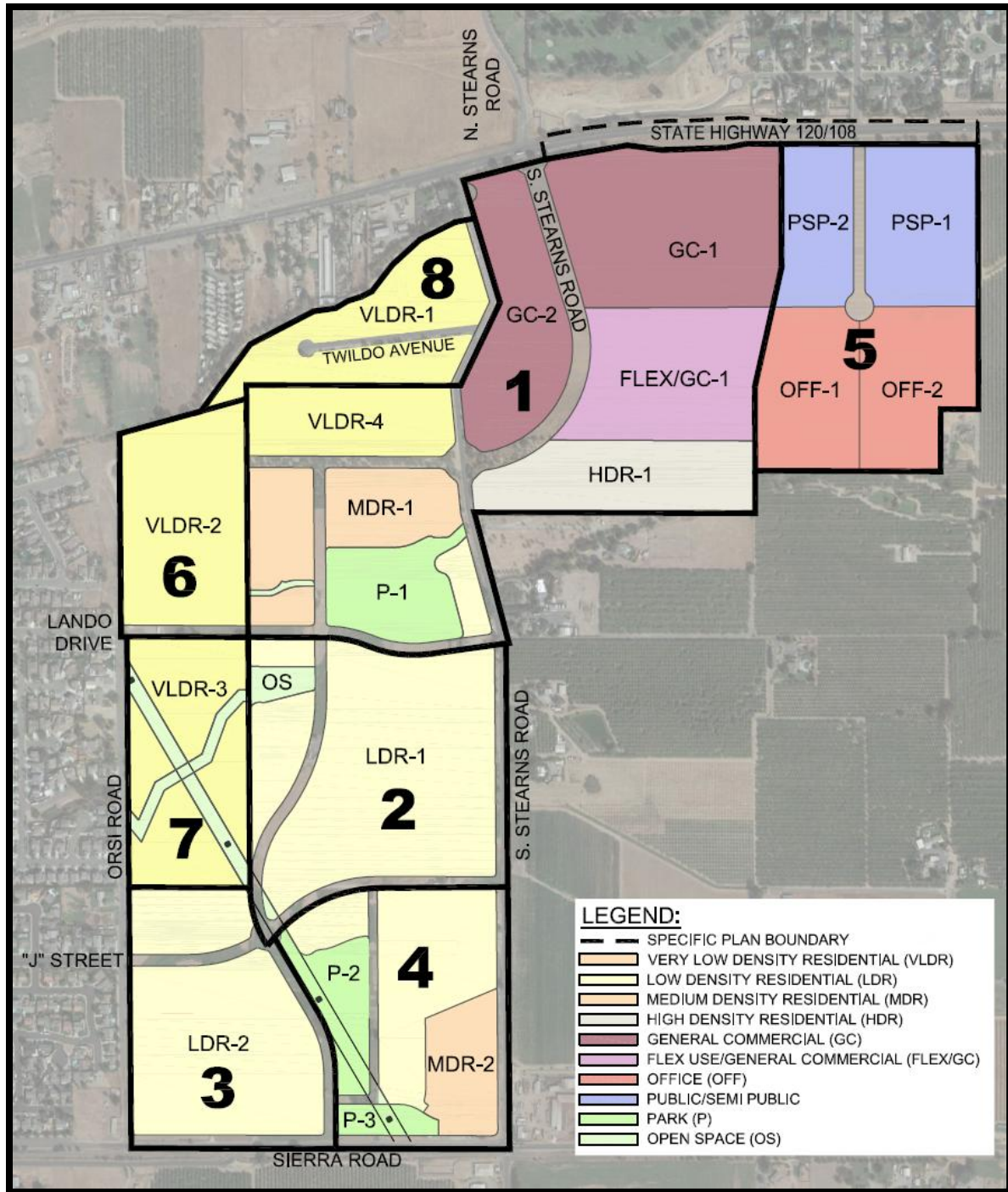
No alternatives are available within the City's adopted SOI which meet the following objectives:

- Strengthened Commercial Base. Create a high-quality commercial/mixed use corridor along East F Street/State Highway 120 that strengthens the City's commercial base and provides goods and services to residents on the west side of town and beyond.
- Diverse Residential Neighborhoods. Establish walkable residential neighborhoods that offer a variety of housing types, accommodate all income levels, and help the City achieve its Regional Housing Needs Allocation (RHNA).
- Blueprint. Provide for development that helps to further the San Joaquin Valley Blueprint Smart Growth Principles.
- Conversion of Developed Properties. Allow opportunities for the reuse of underutilized parcels in the proposed SOI for more economically productive purposes.
- Distinct City Gateway. Create a distinct sense of arrival and positive physical image for Oakdale at the eastern edge of the City.

8. Probable Growth/Phasing of Development:

It is anticipated that the proposed project would be developed in eight (8) phases. The Phasing Plan adopted as part of the SPSP is illustrated and summarized below:

Phasing Plan



Phase 1

- Realignment and full improvement of S. Stearns Road and SR 120/Stearns Road Intersection Improvements – this improvement is required to be installed and completed with the first phase of development.
- Frontage and widening improvements on SR 120/East F Street.
- Improvement of S. Stearns Road from SR 120/East F Street to Lando Drive.
- Installation of necessary utility infrastructure.

Phase 2

- Park 1 improvements to be completed and in operation prior to build-out of Phase 2.
- Roadway improvements to S. Stearns Road, Lando Drive, and J Street.
- Installation of necessary utility infrastructure.

Phase 3

- Domestic Water Well and Storage Tank – required to be installed and operable prior to the issuance of the 500th Building Permit.
- Installation of sewer lift station near J Street.
- Roadway improvements to Orsi Road, Sierra Road, and J Street.
- Evaluate domestic water connections to ID No. 22.

Phase 4

- Roadway improvements to S. Stearns Road, Sierra Road, and completion of J Street improvements.
- Completion of Parks 2 and 3 prior to full build-out of Phase 4.

Phase 5

- SR 120/East F Street frontage improvements.
- Connect parcels within ID No. 22 to City's wastewater system.
- Installation of utilities such as water, sewer, and storm drainage.

Phase 6

- Roadway improvements to Orsi Road and Lando Drive.

- Installation of utilities such as water, sewer, and storm drainage.

Phase 7

- Widening of Lando Drive and Orsi Road and completion of J Street improvements.
- Installation of utilities such as water, sewer, and storm drainage.

Phase 8

- Roadway improvements to Twildo Drive and Seaman Avenue within ID No. 22.
- Roadway improvements to “Old S. Stearns Road.”
- Installation of utilities such as water, sewer, and storm drainage.

Modifications may include the creation of subphases, adjustments to phase boundaries, changes to backbone infrastructure, ability to move a parcel forward out of phase, or similar. The intent is to provide flexibility to respond to evolving market conditions, opportunities, financing considerations, and the availability of new infrastructure technologies over time. Agricultural use of the undeveloped portions of the property would continue until such time as future phases are developed, pursuant to agreement with the property owners.

9. Minimization of Use Agricultural Land:

The proposed project is entitled with and is projected to develop at the maximum allowable densities permitted by the SPSP. The anticipated density would increase the amount of residential and commercial development existing on site and would thus provide an intensive and efficient use of the land in relation to other existing residential and commercial developments in Oakdale. This more efficient utilization of the land would conserve agricultural land by intensifying the use of land planned for development.

10. Planned, Orderly, and Efficient Use of Land:

The City has approved a specific plan for the proposed project, providing logical and efficient growth patterns to complete the SPSP buildout. to accommodate a portion of the projected future growth.

The proposed project has been identified as a key location for accommodating the projected economic growth, and subsequent employment and housing needs, for the City. This location

has been determined as currently economically underutilized, and the proposed project can assist with the growth.

The proposed project is approved as a master planned project provides for the installation of public infrastructure as required during the life of the project. Project approvals include provision for bonding to finance infrastructure as needed.

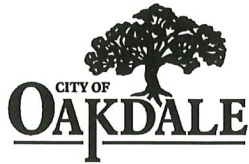
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EXHIBIT C

**Response Letter & Revenue Sharing Agreement
from Jeff Gravel (City of Oakdale)
dated July 7, 2025
with Letter from Paul Rivera (ORFD)
dated June 13, 2025**

**Letter Dated April 15, 2022 from Stanislaus
County ALUC**

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**CITY OF OAKDALE
PUBLIC SERVICES DEPARTMENT**

455 S. Fifth Avenue • Oakdale, CA 95361 • Ph: (209) 845-3625 • Fax: (209) 848-4344

**CITY
ADMINISTRATION
& FINANCE
DEPARTMENT**
280 N. Third Ave.
Oakdale, CA 95361
(209) 845-3571
(209) 847-6834 Fax

FIRE DEPARTMENT
Station No. 1:
325 East "G" St.
Station No. 2:
450 S. Willowood Dr.
Oakdale, CA 95361
(209) 845-3660
(209) 847-5907 Fax

**RECREATION
DEPARTMENT**
280 N. Third Ave.
Oakdale, CA 95361
(209) 845-3591
(209) 845-3692 Fax

POLICE DEPARTMENT
245 N. Second Ave.
Oakdale, CA 95361
(209) 847-2231
(209) 847-3790 Fax

**PUBLIC SERVICES
DEPARTMENT**
455 S. Fifth Ave.
Oakdale, CA 95361
(209) 845-3600
(209) 848-4344 Fax

**CITY OF OAKDALE
WEBSITE**
www.ci.oakdale.ca.us
E-MAIL
info@ci.oakdale.ca.us

July 3, 2025

Ms. Sara Lytle-Pinhey
Executive Officer
Stanislaus LAFCo
1010 10th Street, 3rd Floor
Modesto, California 95354

Subject: Sierra Pointe Annexation – LAFCo Application File No. 2025-02

Dear Ms. Lytle-Pinhey:

The purpose of this letter is to clarify and respond to the letter dated June 13, 2025, as submitted by Paul Rivera, former Board Member of the Oakdale Fire Protection District ("District") regarding the above-mentioned application. A copy of this letter is enclosed for reference. At this time, the City is unclear whether this letter is the unified position of the District and seeks further confirmation from the District.

Nonetheless, we have reviewed the District's letter and offer the following comments for LAFCo's consideration.

In July 2015, the City and the District entered into an agreement pertaining to future annexations into City limits and revenue allocation from the annexation area ("Agreement"). A copy of this Agreement is enclosed for reference. The general terms of this Agreement are outlined as follows:

The City agrees not to detach the proposed annexation area from District boundaries.

The District and the City will split the Fire Revenue, as defined in the Agreement, attributed to the annexation area in equal shares, with each Party taking exactly Fifty Percent (50%).

The initial term of the Agreement is ten (10) years, with automatic renewals for a period of one (1) year. The Agreement is only subject to termination by mutual agreement of the parties.

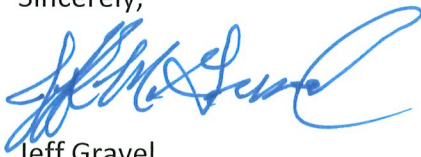
The District agrees to cooperate and support the annexation of any area into the City.

Pursuant to this Agreement, the City's annexation proposal does NOT request detachment from the District's boundary.

The City further believes the financing mechanisms as set forth in the Agreement adequately fund fire protection services for the Sierra Pointe annexation area. The City looks forward to continued cooperation with the District to ensure adequate levels of fire and emergency services are provided to the annexation area.

Should you need any further information, or would like to discuss the above matter, please do not hesitate to contact me.

Sincerely,



Jeff Gravel

Public Services Director

cc: Board of Directors, Oakdale Fire Protection District
Mr. Jerry Ramar, Interim City Manager
Mr. Tom Hallinan, City Attorney
Mr. Josh Varinsky, White Brenner LLP
Mr. Mark Niskanen, City Planner

Enclosures:

1. Letter from Mr. Paul Rivera (dated June 13, 2025)
2. Agreement Between the City of Oakdale and the Oakdale Fire Protection District for the Allocation of Fire Revenue Resulting from Future City Annexations (dated July 20, 2015)

From: [Paul Rivera](#)
To: [LAFCO](#)
Subject: OFPD Response to LAFCO Sierra Pointe Annexation and Change of Organization to the City of Oakdale
Date: Saturday, June 14, 2025 1:39:53 PM
Attachments: [LETTER to LAFCO RE Sierra Point Annexation.docx](#)

*** **WARNING:** This message originated from outside of **Stanislaus County**. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe ***

*** **WARNING:** This message originated from outside of **Stanislaus County**. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe ***

Oakdale Fire Protection Districts response and stance to the Sierra Point annexation application received from the City of Oakdale:

Based on the agency's particular field(s) of expertise, it is our position the project described above.

☒ Will have an effect on the ability of this agency to provide service(s).

☐ Will not have an effect *on* this agency.

☐ No Comment

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

Facts Supporting Determination:

1. The Oakdale Fire Protection District (OFPD) currently provides fire protection and emergency medical services in this area through a contract with the Modesto Fire Department.
2. The proposed annexation into the City of Oakdale may create ambiguity regarding long-term fire service jurisdiction, affecting OFPD's ability to plan and fund service sustainably.
3. Detachment of this area would result in the loss of property tax revenue and potential developer fees that OFPD relies on to maintain adequate service levels throughout the district.

Listed below are methods for reducing effects this project will have on this agency.

Methods for Reducing Effects:

1. Ensure the Oakdale Fire Protection District retains fire protection jurisdiction for the Sierra Pointe project area despite annexation.
2. Maintain current property tax allocations and direct any and all developer impact fees to OFPD to offset increased service demands.
3. Include OFPD in long-term land use planning efforts to ensure service capacity and infrastructure are aligned with future development.

In addition, our agency has the following comments: Please see the attached formal comment letter from the Oakdale Fire Protection District. The District opposes detachment and asserts its right to remain the service provider, retain associated revenues and fees, and participate fully in planning processes affecting fire and emergency service delivery.

"To Save Life & Property"



OAKDALE FIRE PROTECTION DISTRICT

PO Box 932
Oakdale, CA 95361

Board Members: Paul Rivera - Chairperson • Erik Vanderveer - Vice Chair • Eric Feichter • Mike Van Dyke
• Gary Cortes

Date: Friday, June 13, 2025

To:

Stanislaus Local Agency Formation Commission (LAFCO)

1010 10th Street, 3rd Floor

Modesto, CA 95354

Subject: Comments Regarding Sierra Pointe Specific Plan – Request to Maintain Fire Protection Jurisdiction and Interests

Dear Commissioners,

The Oakdale Fire Protection District (OFPD) has reviewed the application materials associated with the proposed Sierra Pointe Specific Plan and respectfully submits the following formal comments for your consideration.

The OFPD opposes any detachment of territory within its current jurisdiction as part of this proposal as there is a contract currently in place and as the City of Oakdale is aware of. The Oakdale Fire Protection District fully intends to remain the designated fire protection and emergency response provider for the project area and adjacent lands, consistent with our existing operational boundaries and community responsibilities.

Furthermore, the District affirms the following positions:

1. Retention of Revenue:

OFPD must retain all current and future property tax revenues and assessments associated with the project area. These funds are essential to maintain effective emergency services within this region and across the OFP District.

2. Developer Contributions and Impact Fees:

Any impact mitigation fees, developer contributions, or other financial mechanisms intended to offset increased service demands from the Sierra Pointe development shall remain entirely with the OFPD. These funds will directly support staffing, equipment, infrastructure, and other fire protection resources necessitated by growth.

3. Public Process and Representation:

The OFPD intends to participate in all public hearings and provide formal written and verbal comments throughout the LAFCO review and approval process. The OFP District expects to be included in all relevant discussions affecting service provision and jurisdictional boundaries.

4. Long-Term Planning Role:

As the service provider, OFP District must and shall have a seat at the table in long-term land use and emergency service planning, especially if the Sierra Pointe project results in increased population density, structural development, or operational complexities that impact fire and life safety services.

In conclusion, the Oakdale Fire Protection District remains committed to serving the residents and properties within its jurisdiction—including those encompassed by the proposed Sierra Pointe Specific Plan. We look forward to working collaboratively with LAFCO, the project proponents, and other stakeholders to ensure that the public's safety is preserved, and our statutory responsibilities are maintained.

Please do not hesitate to contact us should you require additional information or coordination moving forward.

Sincerely,

Paul Rivera

Chairperson

Oakdale Fire Protection District

209-606-7285

Privera.ofpd@gmail.com

**AGREEMENT BETWEEN THE CITY OF OAKDALE AND THE OAKDALE FIRE
PROTECTION DISTRICT FOR THE ALLOCATION OF FIRE REVENUE
RESULTING FROM FUTURE CITY ANNEXATIONS**

THIS REVENUE SHARING AGREEMENT ("Agreement") is entered into on this 20th day of July, 2015 by and between the City of Oakdale, a California municipal corporation ("City"), and the Oakdale Fire Protection District ("District"), a California special district organized and governed by the Fire Protection Law of 1987 (California Health & Safety Code Section 13800, et seq.). City and District may each be referred to individually as a ("Party") or collectively as the ("Parties"). There are no other parties to this Agreement.

RECITALS

A. District is responsible for fire suppression and prevention within the Annexation Area (as defined in section 2.1) and receives Fire Revenue (as defined in section 2.5) generated within the District boundaries.

B. The Parties desire to enter into this Agreement to allocate Fire Revenue in the event of any Annexation (as defined in section 2.2) of any territory currently within District's service area, as reflected in the map attached hereto as **Exhibit A**.

C. The Parties agree it is in the best interest of the Annexation Area that it receives joint fire and life safety services from the Parties.

D. The Parties agree it is the intent of both Parties, and in the overall public interest, to ensure the Parties receive sufficient Fire Revenue to provide adequate levels of fire and emergency services to the Annexation Area and are able to provide assistance to other fire protection agencies in a cooperative manner; and

E. It is agreed that an equitable sharing of future Fire Revenue from the Annexation Area will benefit the overall organization of fire protection agencies and their cooperative ability to provide adequate emergency services.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties, and in consideration of the benefits that accrue to each, it is agreed as follows:

AGREEMENT

1. Effect of Recitals. The foregoing recitals set forth the intent of the City and District in entering into this Agreement. In the event of any inconsistency between the Recitals and Section 1 through 31 of this Agreement, Sections 1 through 31 shall prevail.

2. Definitions.

2.1 Annexation Area. "Annexation Area" means that territory not within the boundaries of the City limits, but within the District's service boundaries, as of the Effective Date (as defined in section 2.6).

2.2 Annexation. "Annexation" means the annexation, inclusion, attachment, or addition of territory to a city or district pursuant to Government Code section 56017.

2.3 Detachment. "Detachment" means the detachment, de-annexation, exclusion, deletion, or removal of any portion of the territory of that city or district pursuant to Government Code section 56033.

2.4 Change of Organization. "Change of Organization" means an Annexation to, or detachment from a city or district pursuant Government Code section 56021.

2.5 Fire Revenue. "Fire Revenue" means, except as otherwise set forth herein, any taxes, assessments or fees due to the District from the Annexation Area prior to the Effective Date for services to the Annexation Area, as such may increase or decrease from time to time. Fire Revenue shall not include grants, gifts, bequests, litigation or insurance recoveries, or any tax, assessment, fee, or other revenue from the Annexation Area the District was not entitled to and regularly receiving prior to the Effective Date. Fire Revenue shall not include any taxes, fees, or assessments or similar financing mechanisms adopted by the City or District that apply to the Annexation Area after the Effective Date.

2.6. Effective Date. "Effective Date" means the date at which the Change of Organization becomes effective. This is the date the Change of Organization is recorded by the Stanislaus LAFCO staff, unless a different Effective Date is set forth in the LAFCO resolution approving the Change of Organization.

3. Annexation. Upon the annexation to the City, both Parties will jointly and equally serve and be responsible for fire suppression and prevention within the Annexation Area. City will not make any request for Detachment of any Annexation Area from the District without District's written consent.

4. Allocation of Revenue. Beginning on the Effective Date, the Fire Revenue attributable to the Annexation Area shall be apportioned as follows:

The District and the City will split the Fire Revenue attributed to the Annexation Area in equal shares, each Party taking exactly fifty percent (50 %).

5. Transfer of Funds. Following the Effective Date, all Fire Revenue allocations from the County will be paid to the City. City shall transfer to District, within sixty (60) days of

receipt, the amount of Fire Revenue owed to District in accordance with Section 4 above.

6. District Revenue Limited. District shall receive only their share of Fire Revenue in accordance with Section 2.5 and Section 4 above, and will not receive any additional City Community Facilities District fees or similar City financing structures, City special or new City property tax, City sales tax, or any other City revenue from the Annexation Area which are applied after the Effective Date. District will have no claim to any development fees from any development in the Annexation Area which are imposed by the City following the Effective Date.

7. City Revenue Limited. The City shall receive only its share of the Fire Revenue in accordance with Section 4 above, and shall not receive any revenues from District special assessments, District special taxes, District Community Facilities District fees, or other sources of District revenues that are applied to the Annexation Area after the Effective Date.

8. Future Annexation. District agrees to cooperate and support the Annexation of any area to the City, and City agrees not to request Detachment of any Annexation Area from the District in any Change of Organization proceeding before LAFCO, without the other Party's advance consent.

9. Use of Revenue. City recognizes that Fire Revenue transferred to it by this Agreement could have been appropriated by District to meet public safety service demands. City agrees to utilize Fire Revenue to maintain levels of service in the Annexation Area equal to or greater than levels of service provided by City elsewhere. City agrees to ensure that the funds it receives pursuant to this Agreement will be available to benefit the Annexation Area under mutual aid or other cooperative agreements.

10. Discretion. Nothing in this Agreement is intended or shall be construed to limit or restrain District or City's discretion to make budgetary, legislative, or staffing decisions regarding levels of service that it deems necessary for overall safety and welfare of the Annexation Area.

11. Term of Agreement and Termination. The initial term of the Agreement shall be for a period of ten (10) years from the date it is executed by the Parties. Following the initial term, the Agreement shall annually and automatically renew for a period of one (1) year commencing on the anniversary of the Agreement's Effective Date. Following the initial ten (10) year term, the Agreement will renew annually. Notwithstanding, this Agreement may be terminated at any time by the mutual written agreement of the Parties, upon which the Agreement shall remain in effect for the balance of the term remaining, dated from the last automatic annual renewal of the Agreement. During the balance of the term remaining after service of the notice of non-renewal, the terms and conditions of the Agreement shall remain in full force and effect.

12. Change in Law. The Parties mutually assume the continuation of the existing statutory scheme for the allocation and distribution of available Fire Revenue to local government. Accordingly, it is mutually understood and agreed that should changes in law occur that materially affect the terms of this Agreement, the Parties shall meet to attempt to resolve any difficulties that are thereby created. "Materially Effect" as used in this Agreement shall include, but not be limited to, a decrease in Fire Revenue of five percent (5%) in any single Fiscal Year and only applies to a

change in law, not a change in the facts serving as the basis for this Agreement. Any Party contending this section applies shall give written notice pursuant to this section, which notice shall include an explanation of the reasons for the request to meet and attempt to resolve any claim of Material Effect.

13. Modification. This Agreement may be modified or amended only by a writing duly authorized and executed by City and District.

14. Administrative and Ministerial Action. City and District will, insofar as is legally possible, fully carry out the intent and purposes hereof, if necessary, by administrative and ministerial action independent of their legislative power.

15. Integration. This Agreement is intended to be an integrated agreement and supersedes any and all previous negotiations, proposals, commitments, writings and understandings of any nature whatsoever between the Parties as to the subject matter of this Agreement.

16. Headings. Headings used in this Agreement are for reference purposes only and shall not be considered in construing this Agreement.

17. Notices. Any notice or communication required hereunder between City or District must be in writing, and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail or Federal Express, UPS or other similar couriers providing overnight delivery), by registered or certified mail (return receipt requested), or by Federal Express, UPS or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday or holiday shall be deemed to have been given and received at 9:00 a.m. on the next normal business day; if given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, (b) on the date delivered as shown on a receipt issued by an overnight courier, or (c) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the addresses in this paragraph set forth below:

If to City: City of Oakdale
280 North Third Avenue
Oakdale, CA 95361
Attn: City Manager
Tel: (209) 845-3571
Fax: (209) 847-6834

With copies to: City of Oakdale
280 North Third Avenue
Oakdale, CA 95361
Attn: City Clerk
Tel: (209) 845-3571
Fax: (209) 847-6834

and Churchwell White, LLP
1414 K Street, 3rd Floor
Sacramento, California 95814
Attn: Douglas L. White, Esq.
Tel: (916) 468-0950
Fax: (916) 468-0951

If to District: Oakdale Fire Protection District
Attn: Fire Chief
1398 E. F Street
Oakdale, CA 95361
Tel: (209) 847-6898
Fax: (209) 847-1520

With Copies to: Law Offices of William D. Ross
400 Lambert Avenue
Palo Alto, CA 94306

18. Assignment. This Agreement, and its terms and conditions, shall be binding upon and inure to the benefit of the Parties to this Agreement and their respective administrators. This Agreement may not be assigned by either Party without written consent of the other Party.

19. Governing Law. This Agreement shall be governed by the laws of the State of California without reference to its choice of law jurisprudence.

20. Venue. Venue for all legal proceedings shall be in the Superior Court of California for the County of Stanislaus, with the exception of matters of federal law, in which cases legal proceedings shall be in the Modesto Division of the United States District Court for the Eastern District of California.

21. Severability. If any provision of this Agreement is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severed from the remainder of the Agreement and shall not in any way impair the enforceability of any other provision of this Agreement.

22. Compliance with Applicable Law. In providing the services required by this Agreement, City and District shall observe and comply with all applicable federal, state and local laws, ordinances, codes and regulations.

23. Authority to Contract. City and District each warrant that they are respectively legally permitted and otherwise have the authority to enter into this Agreement and perform their respective obligations.

24. Third Party Beneficiaries. Nothing contained in this Agreement shall be construed to create any rights in third parties and the Parties do not intend to create any such rights.

25. No Party Deemed to be Draftsman. The Parties agree that this Agreement has been arrived at through negotiation and that neither Party is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654.

26. Counterparts. This Agreement may be executed in multiple counterparts, which may be transmitted by facsimile, each of which shall, for all purposes, be deemed an original, but which together shall constitute one and the same instrument.

27. Indemnity. City agrees to indemnify, defend and hold District, its appointed and elected officials, officers, agents, principals, receivers, employees, contractors, attorneys, representatives, and insurers harmless with respect to City's negligence or other wrongful acts arising out of or relating to City's performance of its fire or life safety services pursuant to this Agreement without regard to the availability of insurance coverage.

District agrees to indemnify, defend and hold City, its appointed and elected officials, officers, agents, principals, receivers, employees, contractors, attorneys, representatives, and insurers harmless with respect to District's negligence or other wrongful acts arising out of or relating to District's performance of its fire or life safety services pursuant to this Agreement without regard to the availability of insurance coverage.

28. Additional Insured Requirement. District and City shall each cause the other to be included as an additional insured to their insurance policies offering or potentially offering coverage for fire or life safety services.

29. Necessary Acts and Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

29. **Necessary Acts and Further Assurances.** The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

30. **Attorneys' Fees.** In the event that either Party brings an action under this Agreement for the breach or enforcement hereof, or must incur any collection expenses for any amounts due hereunder, the prevailing Party in such action shall be entitled to its costs including reasonable attorney's fees, whether or not such action is prosecuted to judgment.

31. **Waiver.** The waiver by any Party to this Agreement of a breach of any provision hereof shall be in writing and shall not operate or be construed as a waiver of any other or subsequent breach hereof unless specifically stated in writing.

32. **Time is of the Essence.** Time is of the essence in this Agreement for each covenant and term of a condition herein.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last day and date below written.

DISTRICT:

OAKDALE FIRE PROTECTION DISTRICT,
a California Special District

By: John Bairos

Name: John Bairos

Title: Board Chairperson

Date: July 16, 2015

Approved as to Form:

By: _____
William D. Ross
Law Offices of William D. Ross

CITY:

CITY OF OAKDALE, a municipal corporation
of the State of California

By: Bryan Whitemyer
Bryan Whitemyer, City Manager

Date: 7-20-15

Per City Council Resolution _____

Approved as to Form:

By: Tom Hallinan
Tom Hallinan, City Attorney

Attest:

By: Kathy Teixeira
Kathy Teixeira, CMC
City Clerk

expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

30. **Attorneys' Fees.** In the event that either Party brings an action under this Agreement for the breach or enforcement hereof, or must incur any collection expenses for any amounts due hereunder, the prevailing Party in such action shall be entitled to its costs including reasonable attorney's fees, whether or not such action is prosecuted to judgment.

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IN WITNESS WHEREOF, the Parties have executed this Agreement as of the last day and date below written.

DISTRICT:

CITY:

OAKDALE FIRE PROTECTION DISTRICT,
a California Special District

CITY OF OAKDALE, a municipal corporation
of the State of California

By: _____

By: _____
Bryan Whitemyer, City Manager

Name: _____

Title: _____

Date: _____

Date: _____

Approved as to Form

Per Resolution No.:

Approved as to Form:

William D. Ross

By: _____
Tom Hallinan, City Attorney

WILLIAM D. ROSS
District Counsel

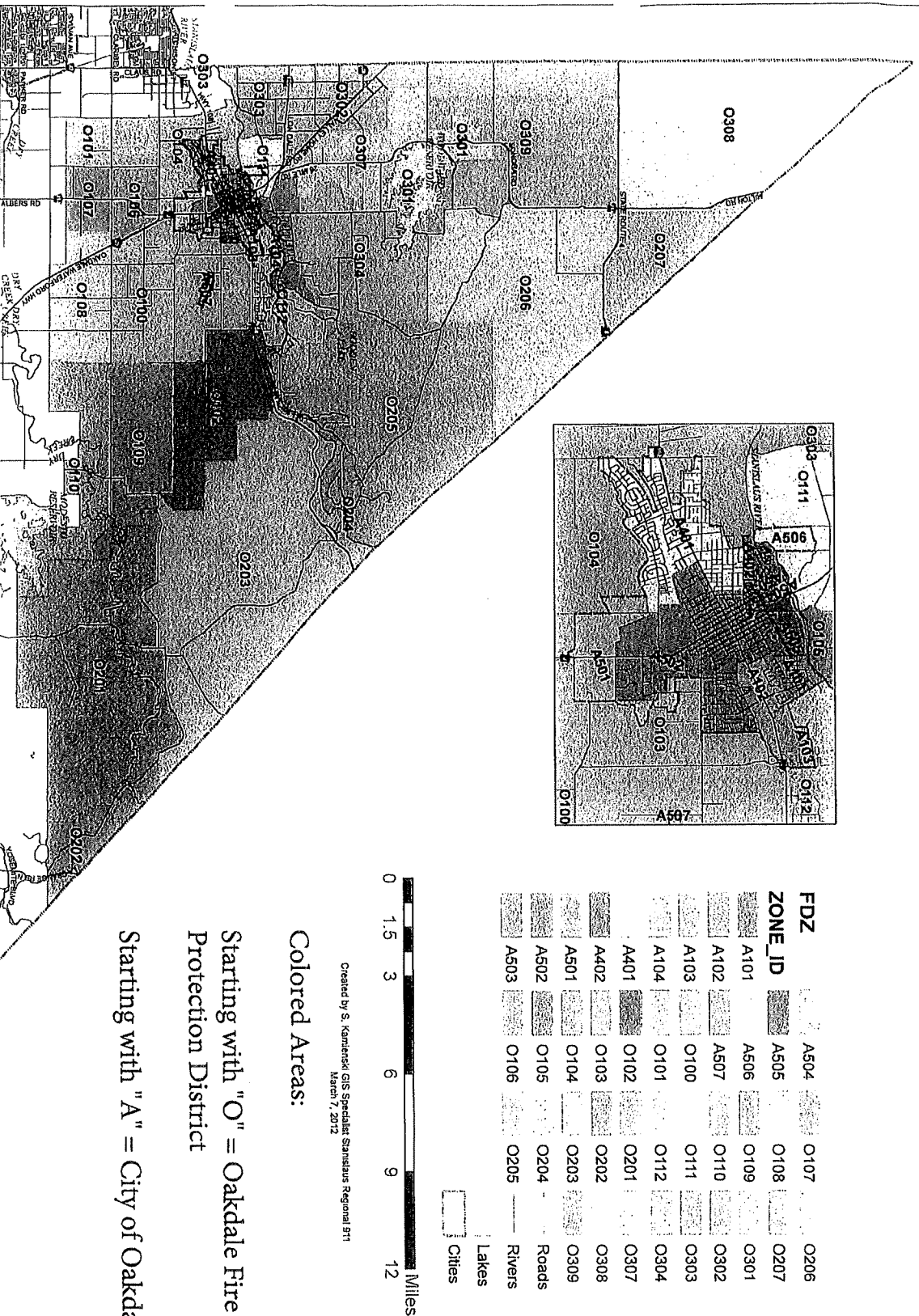
7/17/05

Attest:

EXHIBIT A
DISTRICT'S SERVICE AREA

Oakdale Fire Protection District Areas

Exhibit A





Office of the City Clerk

280 North Third Avenue • Oakdale, CA 95361 • Ph: (209) 845-3571 • Fax: (209) 847-6834

CITY ADMINISTRATION

280 N. Third Ave.
Oakdale, CA 95361
(209) 845-3571
(209) 847-6834 Fax

Facility Rentals & Recreation Division

(209) 845-3591

PUBLIC SERVICES DEPARTMENT

455 S. Fifth Ave.
Oakdale, CA 95361
(209) 848-4344 Fax

Administration, Engineering & Maintenance Divisions

(209) 845-3600

Building & Planning Division

(209) 845-3625

FIRE DEPARTMENT

Station No. 1:
325 East "G" St.
Station No. 2:
450 S. Willowood Dr.
Oakdale, CA 95361
(209) 845-3660
(209) 847-5907 Fax

POLICE DEPARTMENT

245 N. Second Ave.
Oakdale, CA 95361
(209) 847-2231
(209) 847-3790 Fax

CITY OF OAKDALE WEBSITE

<http://www.oakdalegov.com>

E-MAIL

information
@ci.oakdale.ca.us

August 12, 2015

Oakdale Rural Fire Protection District

Attn: Fire Chief

1398 East F Street

Oakdale, California 95361

RE: Revenue Sharing Agreement between City of Oakdale and
Oakdale Rural Fire Protection District

On July 20, 2015 the Oakdale City Council approved the minor revisions to the Revenue Sharing Agreement between the City of Oakdale and the Oakdale Fire Protection District. Enclosed for your records is a fully executed copy of the Agreement.

If you have any questions related to this correspondence please do not hesitate to contact me at (209) 845-3573.

Kathy Teixeira, CMC
City Clerk

Enclosures: 1

cc: Churchwell White, LLP
Law Offices of William D. Ross



April 15, 2022

Mark Niskanen

City Planner

209/845-3641

planner@ci.oakdale.ca.us

cc: Mr. Jeff Gravel, Public Services Director

Subject: Stanislaus County Airport Land Use Compatibility Plan Consistency Review for Sierra Pointe Specific Plan Annexation and Specific Plan Amendment No. 2017-17

Mr. Niskanen,

Thank you for providing the Stanislaus County Airport Land Use Commission (ALUC) with the opportunity to comment on the proposed project.

Project Description

The Sierra Pointe Specific Plan (SPSP) was adopted by the City Council in 2014 and is approximately 297-acres in size. The SPSP Plan Area is located within the City's adopted Sphere of Influence and is generally bounded by State Highway 120 to the north, Sierra Road to the south, agricultural lands to the east, and Orsi Road to the west. The SPSP allows for a mix of urban land uses, but is primarily designated for residential uses, including Very Low Density, Low Density, Medium Density, and High Density Residential (referral attached).

Airport Land Use Comments

The proposed project is located within Referral Area 2 of the Oakdale Airport. According to Policy 2.2.2. the ALUC shall review the general plans and specific plans of affected *Local Agencies* to determine their consistency with the Stanislaus County Airport Land Use Compatibility Plan (ALUCP). The ALUC is required to base its determination of consistency on finding that the development would not result in greater noise, safety, airspace protection, or overflight impacts on surrounding land uses than are assumed in this Compatibility Plan.

Noise Compatibility

The Noise Compatibility Policy Map included in the ALUCP for the Oakdale Airport (OAK-2) indicates that the project is located outside of the identified Noise Contour areas.

Safety, Overflight, and Airspace Protection Zones

The majority of the project is located outside of all of the identified safety zones, but within the Real Estate Disclosure and FAA Height Notification Surface areas.

The following disclosure is required to be included on any subdivision or parcel map recorded for residential purposes and to be provided to any new property owner when real estate transactions take place:

ALUC Consistency Determination
April 15, 2022

“This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”

Property located within a FAA Height Notification Surface areas is required to notify the FAA of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and 1 foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway (FAR Part 77, Subpart B). Beyond FAA Height Notification Area boundary, any object taller than 200 feet requires FAA notification.

In addition to the Real Estate Disclosure and FAA Height Notification Surface requirements mentioned above, all of APNs 064-021-005, 006, 007, and 027 and the southeastern portion of APNs 064-021-009 and 025 are located within Safety Zone 6 and the Recorded Deed Notice area of the Oakdale Airport.

Parks and recreational facilities and single and multiple-family residential uses are considered to be compatible within Safety Zone 6. Communications facilities are not permitted in Safety Zone 6 unless they are located more than ½ mile from the airport runway.

Proposed residential development located within a Real Estate Disclosure area of the ALUCP are required to record a real estate disclosure. I have attached an example from the ALUCP for your reference.

ALUCP Compatibility Determination

Provided the requirements above are incorporated into the project, or resulting projects, as conditions of approval, and are appropriately reflected on the resulting subdivision maps and real estate transactions, the proposed project is considered to be *consistent* with the Stanislaus County ALUCP.

Please feel free to contact me if you desire additional clarification. I can be reached by e-mail at doudk@stancounty.com or by telephone at (209) 525-6330. The ALUCP may be viewed at the following link: http://www.stancounty.com/planning/agenda-aluc/Draft_ALUCP.pdf

Respectfully,

A handwritten signature in black ink that reads "Kristin Doud". The signature is written in a cursive, flowing style.

Kristin Doud,
Deputy Director of Planning
Stanislaus County Airport Land Use Commission Secretary

ALUC Consistency Determination
April 15, 2022

In accordance with ALUCP Policy 2.3.4., Appeal of ALUC Secretary's Action, the affected local agency, project applicant, the Airport owner, or other directly interested party may appeal to the ALUC a consistency determination made by the ALUC Secretary on a Major Land Use Action. The ALUC shall then review the proposed Land Use Action, the ALUC Secretary's determination, and information supporting the appeal and make a final determination regarding the proposed Land Use Action's consistency with the Compatibility Plan. Any appeal of the ALUC Secretary's determination must be submitted in writing, along with a \$2,227 filing fee, within 30 days of the date when the determination was issued.

RECORDED OVERFLIGHT NOTIFICATION

This *Overflight Notification* concerns the real property situated in the County of Stanislaus and *[insert if applicable]* the City of _____, State of California, described as _____[APN No.:].

This *Overflight Notification* provides notification of the condition of the above described property in recognition of, and in compliance with, CALIFORNIA BUSINESS & PROFESSIONS CODE Section 11010 and CALIFORNIA CIVIL CODE Sections 1102.6, 1103.4 and 1353, effective January 1, 2004, and related state and local regulations and consistent with policies of the Airport Land Use Commission for Stanislaus County for overflight notification provided in the Stanislaus County Airport Land Use Compatibility Plan.

NOTICE OF AIRPORT IN VICINITY: This property is located in the vicinity of an airport and within the airport influence area. The property may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations (for example: noise, vibration, overflights or odors). Individual sensitivities to those annoyances can vary from person to person. You should consider what airport annoyances, if any, affect the Property before you complete your purchase and whether they are acceptable to you.

The Federal Aviation Administration (FAA) has regulatory authority over the operation of aircraft in flight and on the runway and taxiway surfaces at the _____ Airport. The FAA is, therefore, exclusively responsible for airspace and air traffic management, including ensuring the safe and efficient use of navigable airspace, developing air traffic rules, assigning the use of airspace and controlling air traffic. Please contact the FAA for more detailed information regarding overflight and airspace protection issues associated with the operation of military aircraft.

The airport operator, _____, maintains information regarding hours of operation and other relevant information regarding airport operations. Please contact your local airport operator for more detailed information regarding airport specific operational issues including hours of operation.

This *Overflight Notification* shall be duly recorded with the Stanislaus County Assessor's Office, shall run with the Property, and shall be binding upon all parties having or acquiring any right, title or interest in the Property.

Effective Date: _____, 20__

Table G3

Sample Recorded Overflight Notification

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EXHIBIT D

City of Oakdale Resolutions, Ordinance & Documents

**Resolution No. 2025-14: Adopting Addendum to
EIR for Sierra Pointe Specific Plan (SPSP), and
General Plan Amendment**

**Resolution No. 2025-15: Resolution of
Application**

**Resolution No. 2014-27: Adopting the SPSP
Findings of Fact and Statement of Overriding
Considerations and Mitigation Monitoring
Program &**

Ordinance No. 1288: Rezoning of SPSP

**Exhibit B: Amended Specific Plan
Exhibit C: General Plan Amendment
Of City of Oakdale Resolution 2025-14 can be
found on the LAFCO website:**

https://www.stanislafco.org/current_projects.shtm



**IN THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
CITY COUNCIL RESOLUTION 2025-014**

**A RESOLUTION OF THE CITY OF OAKDALE CITY COUNCIL ADOPTING
(1) AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SIERRA
POINTE SPECIFIC PLAN, (2) AN AMENDMENT TO THE SIERRA POINT SPECIFIC PLAN,
AND (3) A GENERAL PLAN AMENDMENT**

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

WHEREAS, in 2014, the City Council adopted the Sierra Pointe Specific Plan ("Specific Plan"), to establish a regulatory framework for the development of approximately 297 acres located southeast of City limits; and

WHEREAS, in 2018, an application was filed with the City to initiate annexation of the Specific Plan area. During the review and processing of the application, City staff determined that an amendment to the Specific Plan was required to clarify existing conditions and make certain amendments to the Specific Plan; and

WHEREAS, the changes to the Specific Plan include, but are not limited to, the following: (1) amendments to the land use diagram and land use table, (2) amendments to the circulation plan and realignment of signature streets, (3) designating the Adams Creek Corridor as a biological resource and open space area, and (4) changing the storm drainage plans to route stormwater to drainage basins and the City's stormwater system; and

WHEREAS, CEQA Guidelines § 15164 provides that an Addendum to a previously adopted Environmental Impact Report may be prepared if minor technical changes or additions to the project are made and none of the conditions described in CEQA Guidelines § 15162 calling for subsequent environmental review have occurred; and

WHEREAS, City staff has prepared an Addendum to the EIR, attached and incorporated hereto as **Exhibit A** ("EIR Addendum"), to evaluate the project modifications and environmental impacts of the amended Specific Plan; and

WHEREAS, the amended Specific Plan document is attached and incorporated hereto as **Exhibit B**; and

WHEREAS, to ensure consistency between the Specific Plan and the Oakdale 2030 General Plan, the General Plan Land Use Map is proposed to be amended as shown in **Exhibit C** attached and incorporated hereto; and



CITY OF OAKDALE

City Council Resolution 2025-014 (Continued)

WHEREAS, on February 19, 2025, the City of Oakdale Planning Commission held a duly noticed public hearing and recommended adoption of the EIR Addendum, Specific Plan Amendment, and General Plan Amendment described herein; and

WHEREAS, the City Council hereby finds as follows:

- (1) The EIR Addendum adequately addresses the changes to the Specific Plan, there are no new significant impacts not already analyzed and mitigated in the EIR, and that none of the conditions in CEQA Guidelines section 15162 have occurred.
- (2) With the concurrent adoption of the General Plan Amendment described in **Exhibit C**, the Specific Plan is consistent with the Oakdale 2030 General Plan.
- (3) The processing and content of the Specific Plan meets all requirements of Government Code section 65450 et seq. and Oakdale Municipal code section 36-21 (Specific Plans).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oakdale that it hereby approves the following:

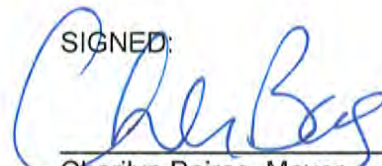
1. Adoption of the EIR Addendum attached hereto as **Exhibit A**.
2. Adoption of the amended Specific Plan attached hereto as **Exhibit B**.
3. Adoption of the amendments to the Oakdale 2030 General plan, as described in **Exhibit C** attached hereto.

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


AYES: Smith, Gilbert, Kettering, Bairos
NOES: Pitassi
ABSENT: None
ABSTAIN: None

(4)
(1)
(0)
(0)

SIGNED:


Cherilyn Bairos, Mayor

ATTEST:


Patrick Mondragon, City Clerk

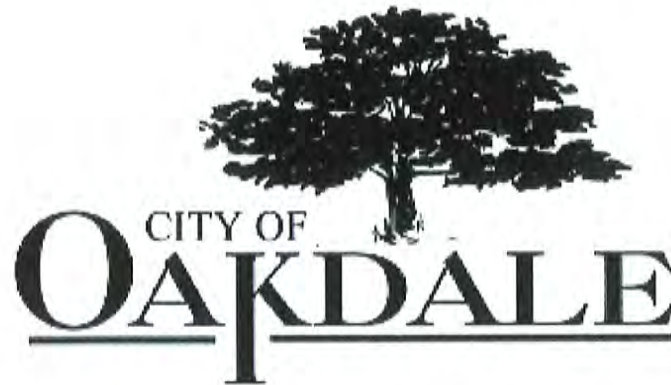


CITY OF OAKDALE

City Council Resolution 2025-014 (Continued)

EXHIBIT A

Addendum to Environmental Impact Report for Sierra Pointe Specific Plan



**Draft Addendum to the Sierra Pointe Specific Plan
Environmental Impact Report (EIR)
State Clearinghouse No. 2011082051**

prepared by
City of Oakdale
Public Services Department
455 S. Fifth Avenue
Oakdale, CA 95361

prepared with the assistance of
J.B. Anderson Land Use Planning
139 S. Stockton Avenue
Ripon, California 95366



February 2025

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Biological Assessment: "Sierra Pointe Specific Plan – Adams Creek, Site, Stanislaus County, Dated August 6, 2020, prepared by Moore Biological Consultants.	

1.0 INTRODUCTION

This Addendum was prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines. This document has been prepared to serve as an Addendum to the previously certified Environmental Impact Report (State Clearinghouse Number 2011082051) for the Sierra Pointe Specific Plan (SPSP) (Original Project). The City of Oakdale is the lead agency for the environmental review of the proposed project modifications (Modified Project and Modified Project Alternative).

This Addendum addresses the Modified Project and Modified Project Alternative in relation to the Original Project evaluated in the previously certified Environmental Impact Report prepared for the Sierra Pointe Specific Plan Project. CEQA Guidelines Section 15164 describes the circumstances that require preparation of an Addendum as:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record.

Information and technical analyses from the SPSP Environmental Impact Report are utilized throughout this Addendum. Relevant passages from the SPSP Environmental Impact Report are cited and the full document is available for review at:

City of Oakdale
455 S. Fifth Ave.
Oakdale, CA 95361
Mark Niskanen, City Planner
planner@ci.oakdale.ca.us

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The SPSP Environmental Impact Report (EIR) was certified on March 3, 2014. The Original Project included certification of the EIR for the SPSP, adoption of the specific plan document, General Plan Land Use map amendments, and Zoning map and text amendments.

As noted above, the SPSP EIR was certified by the City in 2014. In 2018, the City received an Application to Annex and Prezone the SPSP Plan Area. Through the review of this Application and the SPSP, City staff noted that potential biological resources along the Adams Creek Drainage Corridor were not specifically evaluated. Therefore, in 2020, the City commissioned the preparation of a Biological Assessment (Appendix A) to evaluate the potential biological resources contained within the Adams Creek drainage corridor located within the SPSP area. The purpose of the assessment was to describe the existing biological resources within the SPSP area, identify potentially significant impacts to biological resources from future development, and provide recommendations for how to reduce those impacts to a less than significant level. Through the Biological Assessment, the City determined that portions of the Adams

Creek drainage corridor would need to be restricted from future SPSP development as it is considered a seasonal wetland. The identification of seasonal wetlands located within and adjacent to the Adams Creek drainage corridor resulted in amendments to the Land Use Chapter of the SPSP. The identification of these seasonal wetlands resulted in minor amendments to the SPSP, notably to land use designations within the SPSP Plan Area, and the SPSP Land Use Plan.

In addition, as it was adopted in 2014, storm water created as a result of new development within the SPSP was designed to be captured in planned dual use park/storm drain basins and ultimately discharged through the Adams Creek Drain and Adams No. 1 Pipeline, which are both owned and managed by the Oakdale Irrigation District (OID). However, based upon recent discussions with OID staff, OID will not accept stormwater generated by the SPSP into their facilities. Therefore, amendments to the Utilities and Services Chapter of the SPSP are required to clarify the stormwater plan for the SPSP. These amendments consist of accommodating the SPSP stormwater with the development of dual use park/storm drain detention basins allowing for stormwater to percolate into the groundwater table.

1.2 BASIS FOR DECISION TO PREPARE AN ADDENDUM

When an environmental impact report has been certified for a project, Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining whether a subsequent EIR, subsequent negative declaration, addendum, or no further documentation be prepared in support of further agency action on the project. Under these Guidelines, a subsequent EIR or negative declaration shall be prepared if any of the following criteria are met:

(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.

The Modified Project and Modified Project Alternative are described in Section 2.0 of this Addendum. Based on a review of the Modified Project and Modified Project Alternative, no new significant environmental effects, no substantial increases in the severity of previously identified environmental effects, and no new information of substantial importance that would require major changes to the SPSP EIR or identified mitigation measures, pursuant to CEQA Guidelines Section 15162(a). Therefore, a Subsequent EIR is not warranted for the Modified Project or Modified Project Alternative.

Both the Modified Project and Modified Project Alternative only require minor changes to the SPSP EIR to address the changes in development of the site as proposed under the Modified Project and Modified Project Alternative compared to the Original SPSP. In general, it is anticipated that there would be no change to the significance of all environmental impacts under the Modified Project and Modified Project Alternative when compared to the Original SPSP previously analyzed in the SPSP EIR.

As demonstrated in the environmental analysis provided in Section 3.0 (Environmental Analysis), the proposed changes do not meet the criteria for preparing a subsequent EIR or negative declaration. An Addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR or negative declaration have occurred.

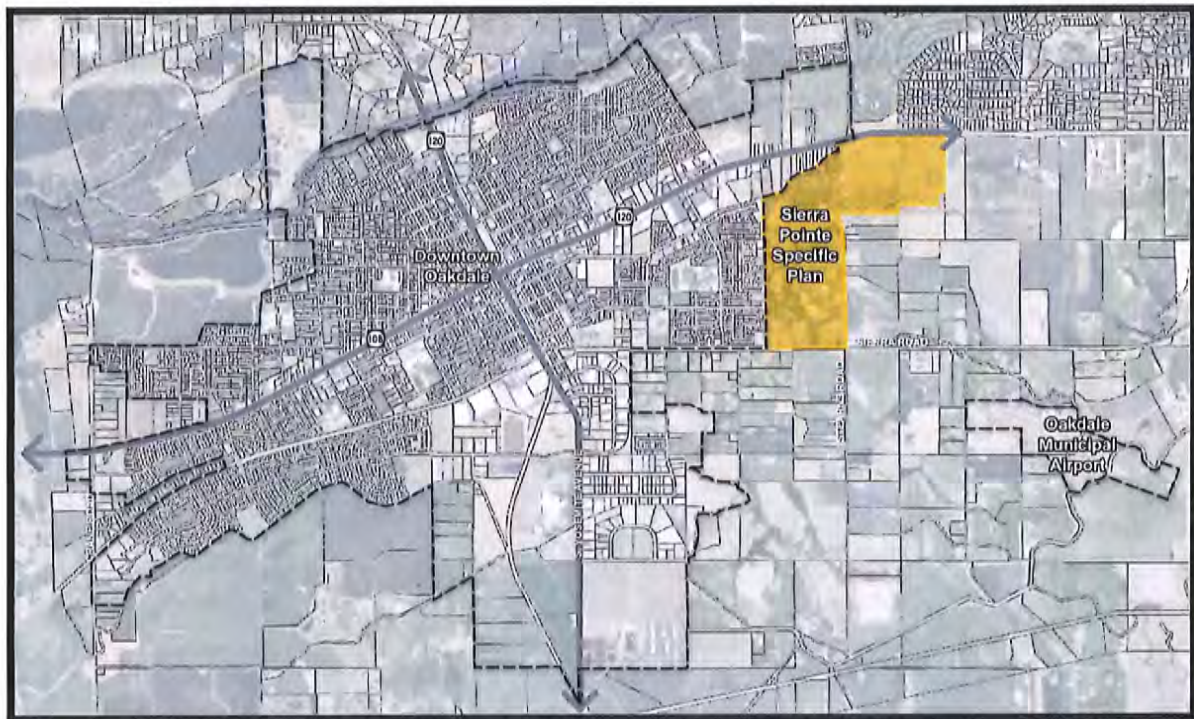
2.0 ORIGINAL PROJECT, MODIFIED PROJECT, AND MODIFIED PROJECT ALTERNATIVE

2.1 Original Project

LOCATION

The SPSP is located along the eastern edge of the City of Oakdale, approximately 1.5-miles east of the Downtown district along Highway 120/East F Street. The Plan Area is generally bounded by Highway 120 to the north, South Stearns Road to the east, Orsi Road to the west, and Sierra Avenue to the south. The SPSP boundary is illustrated below in Figure 1.

Figure 2-1 – Location Map



The Sierra Pointe Specific Plan (SPSP) is approximately 297 acres located approximately 1.5 miles east of the downtown district along Highway 120/East F Street on the eastern edge of the City, in unincorporated Stanislaus County.

Proposed land uses within the SPSP include residential, parks, commercial, office, and educational, as shown in **Figure 2-2** Sierra Pointe Specific Plan Land Use Plan. The SPSP area will need to be annexed into the City of Oakdale as part of the specific plan processes. At buildout, the SPSP is planned to accommodate approximately 901 dwelling units, ultimately housing an estimated 2,487 residents, and adds about 1.1-

million square feet of commercial, office, and educational uses. The proposed land uses in SPSP are described below.

Very Low Density Residential (VLDR). This land use designation supports single-family detached homes on moderate to larger-sized lots. Lot sizes may vary but are typically 6,000 sf and larger. Densities range from 2 to 5 dwelling units per acre.

Low Density Residential (LDR). LDR supports single-family detached homes on conventional lots. Lot sizes typically range between 3,500 and 7,000 sf, with densities from 4 to 8 dwelling units per acre.

Medium Density Residential (MDR). This designation accommodates both single-family detached and attached homes. Lots for single-family detached homes typically range from 3,000 and 4,000 sf with a density between 7 to 14 dwelling units per acre.

High Density Residential (HDR). HDR supports attached housing products, as well as higher density small-lot single-family detached housing. Multi-family housing units may provide a mix of either for-sale or for-rent units, providing affordable housing opportunities. Fourteen or more dwelling units per acre are allowed.

General Commercial (GC). GC provides for a broad range of retail, service commercial, office, civic, and similar uses. This designation accommodates conventional neighborhood shopping centers and larger-scale commercial centers. A 0.2 to 0.4 FAR is allowed.

Flex Use/General Commercial (FLEX/GC). This designation identifies GC as the primary use, with HDR as the secondary use. The secondary HDR use (or mix thereof) may be approved through a Minor Use Permit processed concurrent with a small lot tentative subdivision map and/or Site Plan Review. A FAR of 0.2 to 0.3 is allowed for commercial/office use, while a density of 14 dwelling units per acre or greater is allowed.

Office (OFF). This land use designation provides for development of professional office uses that can accommodate business and government offices, as well as banking institutions, general medical services, educational facilities, and similar uses. A FAR of 0.3 to 0.5 is allowed in this designation.

Public/Semi Public (PSP). The PSP designation accommodates a variety of public-serving uses and facilities. It applies to land areas intended for education, religious assembly, governmental offices, or other similar facilities. In the SPSP, PSP parcels are specifically targeted for the development of public or private higher-education facilities. A FAR of 0.2 to 0.4 is allowed.

Park (P). The Park designation is applied to parcels where formal, developed public park facilities are planned. A combination of active and passive recreational facilities is proposed. This designation could also accommodate stormwater detention facilities that are contemplated in portions of some park spaces as dual function recreation areas.

Open Space (OS). This designation is typically applied to areas that have some resource or other value that warrants preservation as permanent public open space. In the SPSP, open space corridors are established to accommodate existing and relocated utility easements.

Table 2-1
Sierra Pointe Specific Plan Buildout Potential

Land Use Designation	Gross Acres	Dwelling Units (du)/ Square Feet (sf)	% of Total Units
Residential Neighborhood Uses			
Very Low Density Residential (VLDR)	52.16 ac.	142 du	15.8%
Low Density Residential (LDR)	71.69 ac.	359 du	39.8%
Medium Density Residential (MDR)	28.33 ac.	227 du	25.2%
High Density Residential (HDR)	10.82 ac.	173 du	19.2%
Subtotal	163.00 ac.	901 du	100%
Mixed Use Corridor Uses			
General Commercial (GC)	27.04 ac.	353,359 sf	
Flex Use/General Commercial (FLEX/GC)	19.72 ac.	257,701 sf	
Office (OFF)	20.56 ac.	268,678 sf	
Public Semi-Public (PSP)	18.24 ac.	238,361 sf	
Subtotal	85.56 ac.	1,118,099 sf	
Parks & Open Space Uses			
Park (P)	12.59 ac.		
Open Space (OS)	4.70 ac.		
Subtotal	17.29 ac.		
Other			
Right of Way (ROW)	31.50 ac.		
Total	297.35 ac.	901 du/1,118,069 sf	100%

Note: Unit and square footage yield for Flex Use/General Commercial (FLEX/GC) calculated assuming its primary use. FLEX/GC is also designated a secondary use of HDR and may develop as the primary use, the secondary use, or as a mix of the primary and secondary uses.

Mobility System

The SPSP mobility system is designed to allow for the safe and convenient movement of automobiles, bicyclists, pedestrians and transit users. The SPSP provides for an interconnected street pattern that expands upon adjacent roadways, dispersing traffic efficiently in accordance with the City's level-of-service standard. Roadways are augmented by a system of on-street and off-street pedestrian and bicycle facilities, as well as transit stops. The intent is to offer a wide variety of mobility choices that increase connectivity between land uses and promote alternatives to automobile travel.

Roadways

The SPSP establishes a network of roadways that are safe, functional, aesthetically pleasing, and contribute positively to overall community character and sense of place. Several existing roadways provide access to and will continue to act as key connection points to the SPSP area. These include Highway 120/East F Street, South Stearns Road, Sierra Road, Orsi Road, East J Street, and Lando Drive. Roadways in the SPSP are to

integrate the concept of “Complete Streets”, promoting designs that comfortably provide for pedestrians, bicyclists, transit, and vehicles.

Bikeway and Pedestrian Network

The SPSP provides for the construction and maintenance of a network of bikeways and pedestrian paths that is intended to create convenient opportunities for bicyclists and pedestrians to move easily within and through the Plan Area, as shown on **Figure 2-3** Bicycle and Pedestrian Network. As an alternative to the automobile, the network provides connectivity both within the SPSP area, as well as to existing and planned bikeways and pedestrian paths throughout the City. The SPSP builds upon the City's adopted Bicycle and Pedestrian Master Plan.

The SPSP's bikeway and pedestrian network utilizes a combination of Class I Bike Paths (multi-use paths), Class II Bike Lanes, Class III Bike Routes, and sidewalks to create a comprehensive, non-automobile mobility system. Class I Bike Paths are separated from roadways for the exclusive use of bicyclists and pedestrians, Class II Bike Lanes provide a striped lane for bike travel on roadways, and Class III Bike Routes are signed routes that provide for shared use with vehicles on roadways.

Sidewalks are included on all improved streets in the SPSP (except alleys). Several key street segments are planned to have "enhanced" wider sidewalks separated from the street by a landscaped parkway to create a more comfortable corridor for pedestrian mobility.

Public Services and Infrastructure

Water Infrastructure

The planned backbone water transmission system for the SPSP is shown on **Figure 2-4** Backbone Potable Water Infrastructure. Final determination of required improvements may vary and will be made by the City in accordance with its water model. As existing landowners in the Plan Area connect to the City water system, existing wells will be required to be sealed per Stanislaus County Department of Environmental Resources regulations.

A looped system of 12-inch diameter pipe is planned to connect with the existing water system at the intersections of South Stearns Road and Highway 120/East F Street, East G Street and Orsi Road, and Sierra Road and Orsi Road. Other service mains and connection points may be 8 inch, or 10 inch as directed by the City at the time of development. SPSP offsite improvements include infrastructure extension from the intersection of Sierra Road and Orsi Road to connect to the 12" mainline in Sierra Road.

OID maintains easements for two pipelines located within the SPSP area, which includes the West Pump Pipeline and the Adams Pipeline #1 (see **Figure 3-15** Backbone Potable Water Infrastructure). OID has indicated that both pipelines must continue to supply water in perpetuity, but that they may be relocated to accommodate development of the SPSP.

A portion of the West Pipeline will be relocated into a linear open space parcel along the eastern edge of South Stearns Road. Upon relocation, this pipeline will maintain its connection to the north of Highway 120/East F Street providing irrigation water to the Oakdale Golf and Country Club. The Adams Pipeline #1 will be relocated to linear open space parcels along the western edge of South Stearns Road and the northern edge of Sierra Road. Upon relocation, this pipeline will continue to provide irrigation water to properties south of Sierra Road. OID has indicated that the western-most segment of this pipeline from its southern spur to Orsi Road can be abandoned. Should development proceed prior to the ability to relocate and abandon the existing alignment of either pipeline, individual projects will be required to coordinate with OID regarding construction activity near the pipelines and/or the relocation of the facilities.

Wastewater Infrastructure

Figure 2-5 Backbone Wastewater Infrastructure illustrates the planned backbone wastewater collection and transmission system for the SPSP. Sewer infrastructure throughout the SPSP is planned as a gravity system with pipes ranging between 8 and 12 inches in diameter. Gravity sewer lines will flow to lift stations where flows will be transmitted through force mains ultimately discharging to the WWTP.

Stearns Road will be directed to a proposed lift station located near the northern neighborhood park. These flows will be transferred via an 8-inch force main to discharge into an existing 12-inch sewer main in D Street. Wastewater flows from portions of the Plan Area east of South Stearns Road will connect to a proposed 12-inch sewer main located at the intersection of South Stearns Road and Highway 120/East F Street. The low-lying areas east of South Stearns Road will be directed to a lift station on Parcel VLDR-2, and directed towards Highway 120/East F Street. These flows will also be transferred to discharge in the D Street sewer main. Offsite improvements include extension across SR 120/108 to connect with the D Street Extension Mainline, and extension into the East F Street Corridor Specific Plan Area for connection to the D Street System.

Interim connections to one of several existing connections points along Orsi Road may be approved by the City to serve portions of the SPSP area on a temporary basis. Given limited available capacity within these existing lines, such connections would only be permitted until a lift station and associated infrastructure are constructed to allow discharge into the D Street sewer main.

All new development will be required to connect to the City sewer system. Existing residences currently on septic systems will be permitted to maintain and replace those systems only if the municipal sewer system is not reasonably available. Future connections to the City sewer system will be permitted at the discretion of the individual landowners and the City.

Storm Drain Infrastructure

Storm drainage systems in the SPSP are planned to utilize on-site stormwater detention basins. These basins are designed to allow water to percolate into the ground, except in larger storm events. Storm Drainage from the Plan Area will ultimately discharge through the City's storm drainage system and outfall to the Stanislaus River.

In general, non-residential uses within the Mixed-Use Corridor will be required to contain storm water runoff onsite by using underground percolation or onsite storage basins. These areas are considered self-contained and will not be connected to the City's storm drainage system.

Residential uses within the northern portion of the SPSP area will be served by 24 to 36-inch mainlines with a 36-inch and a 48-inch outfall into a basin within the northern neighborhood Park (Parcels P-1). This 6.45-acre park site will consist of an upper and lower section. The eastern half of the park will be roughly at street level, while the western half will be lowered approximately 5 feet for containment of storm water. The basin in the park will be approximately 2.5 acres and have a storage capacity of 12.1-acre feet with one foot of freeboard.

Residential uses within the southern portion of the SPSP area will be served by 24 to 36-inch mainlines merging into a single 48-inch outfall into a basin within the southern neighborhood Park (Parcels P-2). This 6.14-acre park site will also consist of upper and lower sections, with the upper eastern section roughly at street level and the lower western section lowered approximately 5 feet. The basin in the park will be approximately 2.6 acres and have a storage capacity of 9.7-acre feet with one foot of freeboard.

Other Improvements

Implementation of SPSP will require connection to proposed water and wastewater lines located across State Route 120/108. Specifically, water lines will need to extend across SR 120/108 to connect with the D Street Extension Mainline at Stearns Road, and into the East F Street Corridor Specific Plan for connection to future water mains serving that area.

Parks and Open Space

Two developed neighborhood parks are included, each sized at just over 6 acres for a total of 12.59 acres of parkland in the SPSP area. The concept for each park is unique, designed to address specific recreational and stormwater detention needs of the surrounding neighborhood. In addition, the SPSP includes several small open space corridors, intended to accommodate existing relocated utility easements along Plan Area roadways.

Figure 2-1 – Land Use Diagram

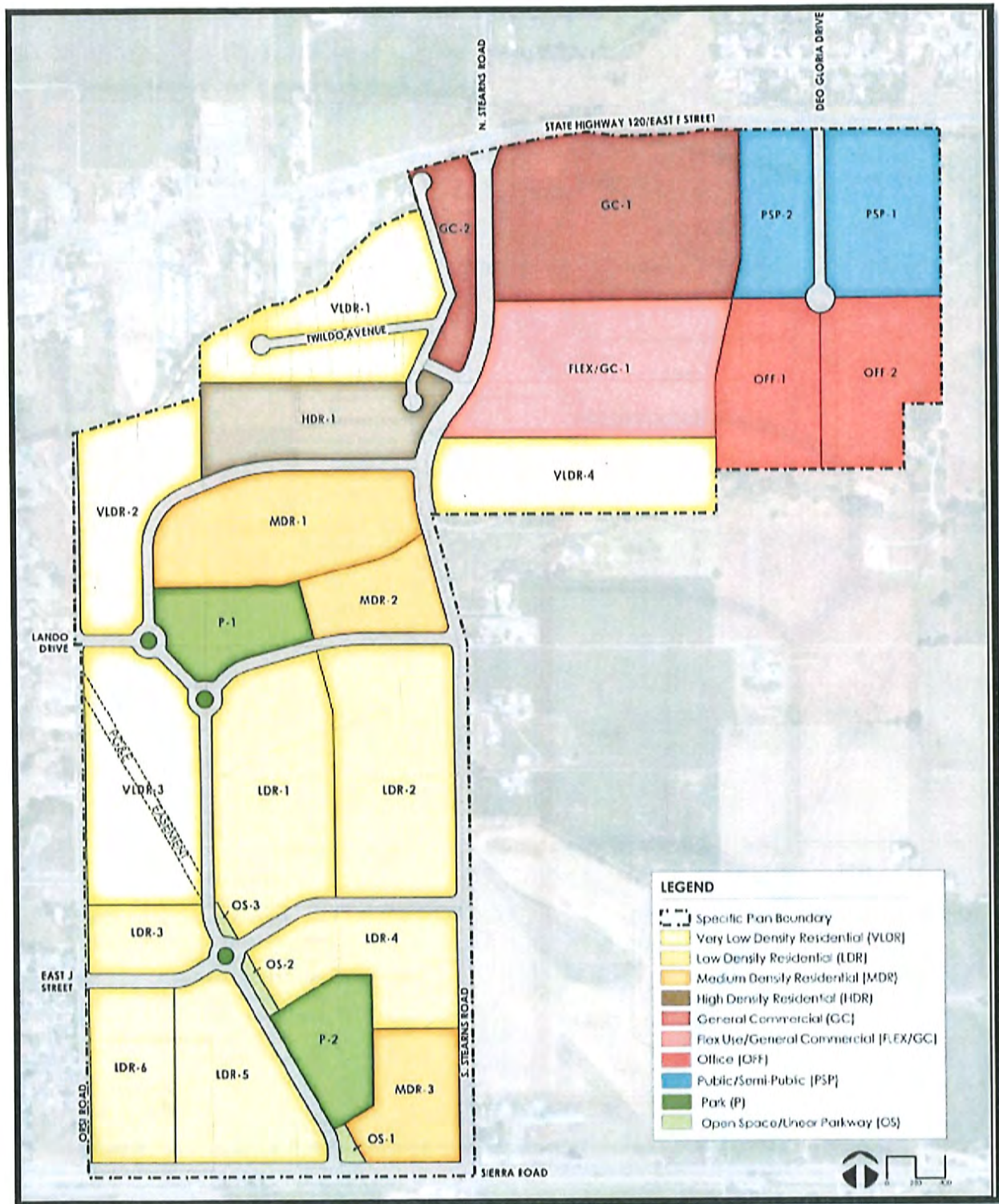


Figure 2-2 SPSP Roadway System

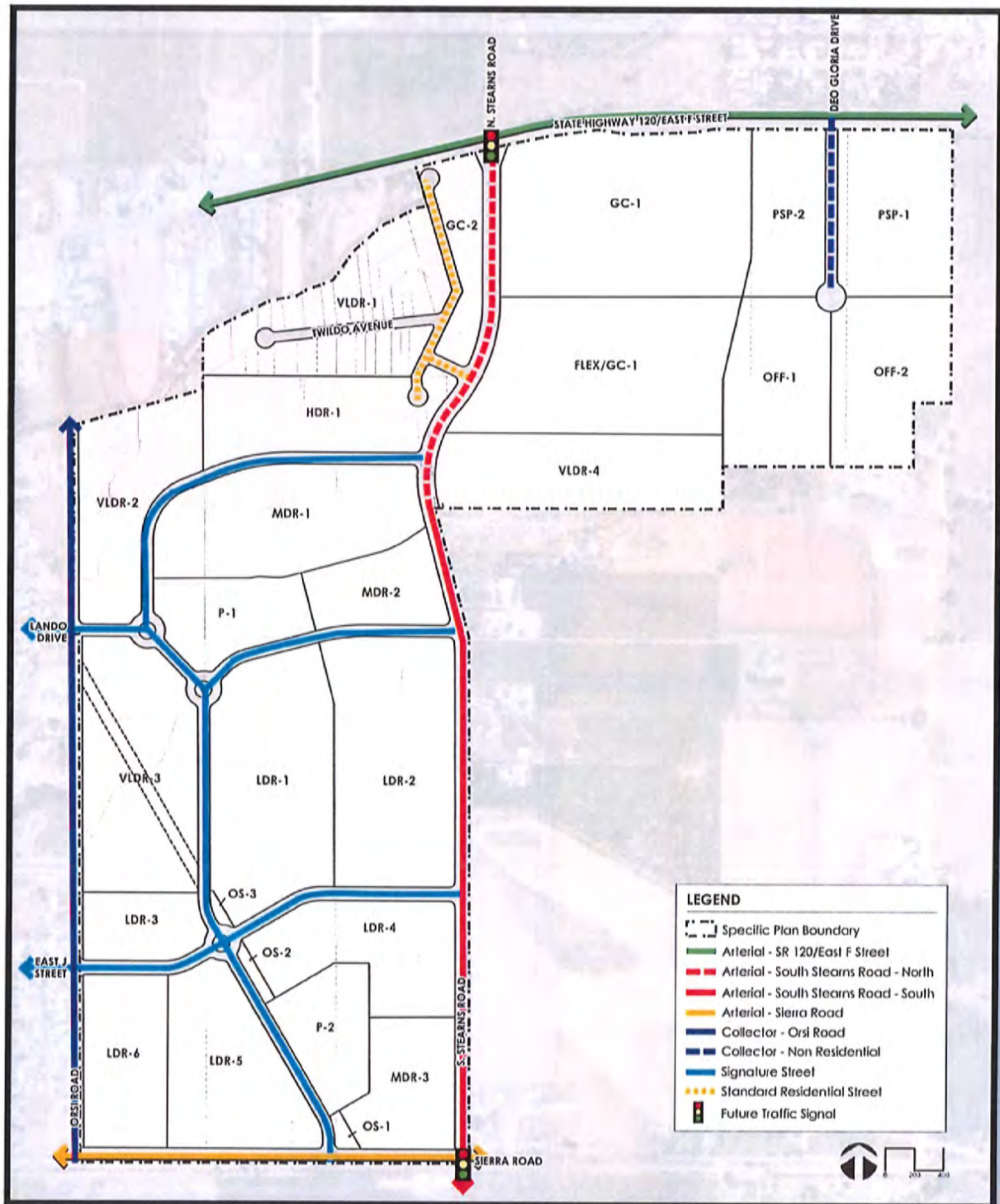


Figure 2-3 Bicycle and Pedestrian Network

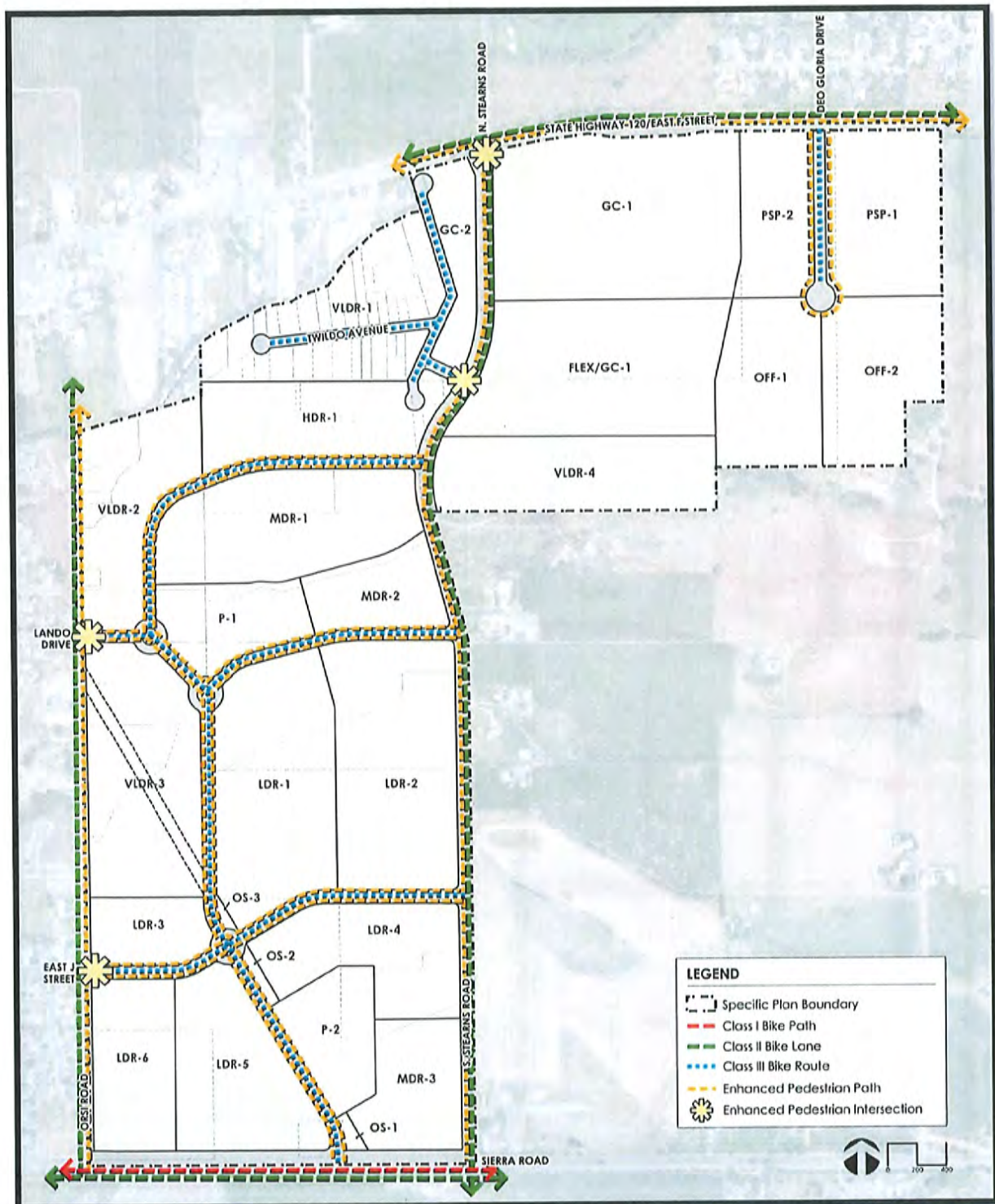


Figure 2-4 Backbone Potable Water System

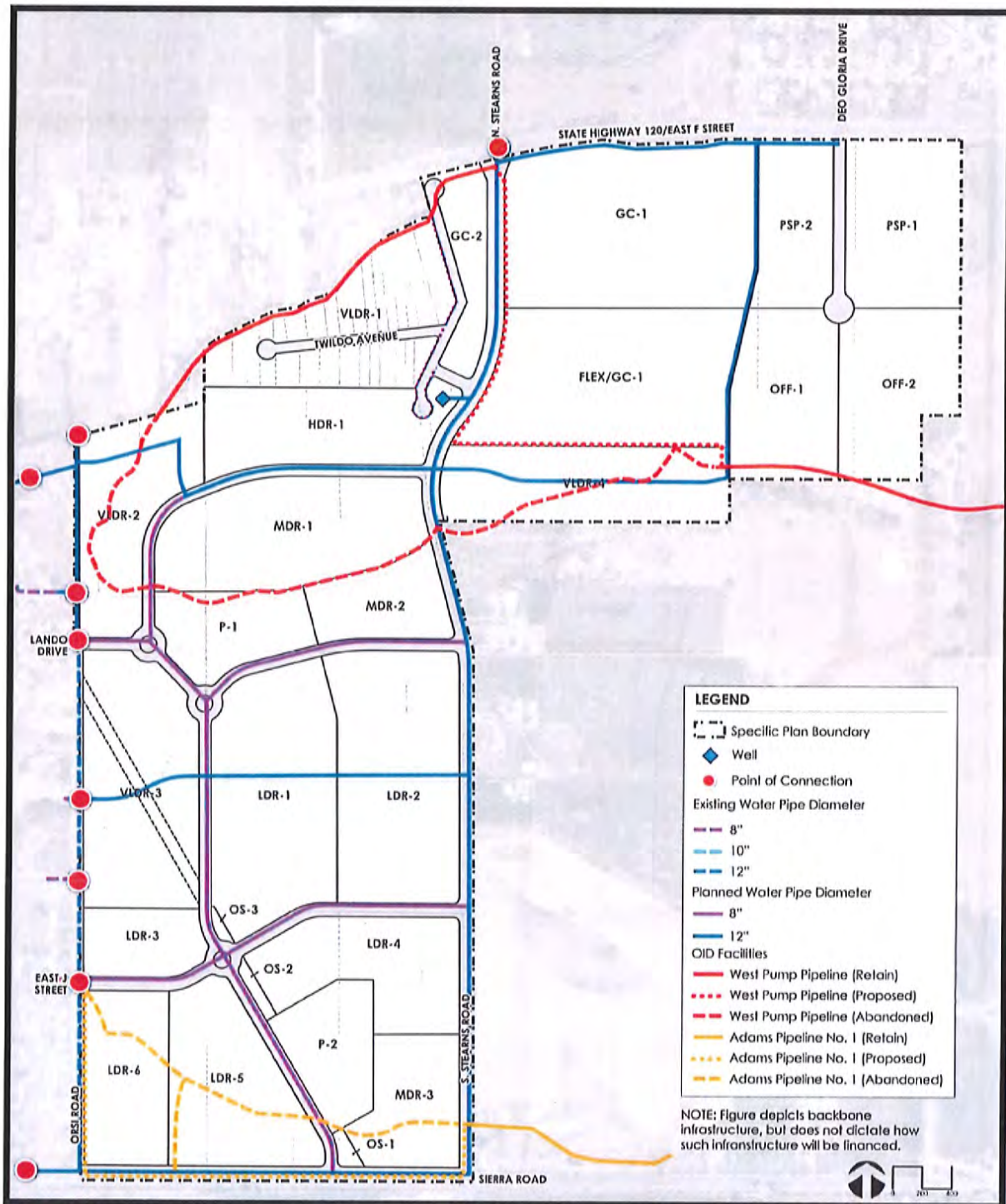


Figure 2-5 Backbone Wastewater Infrastructure

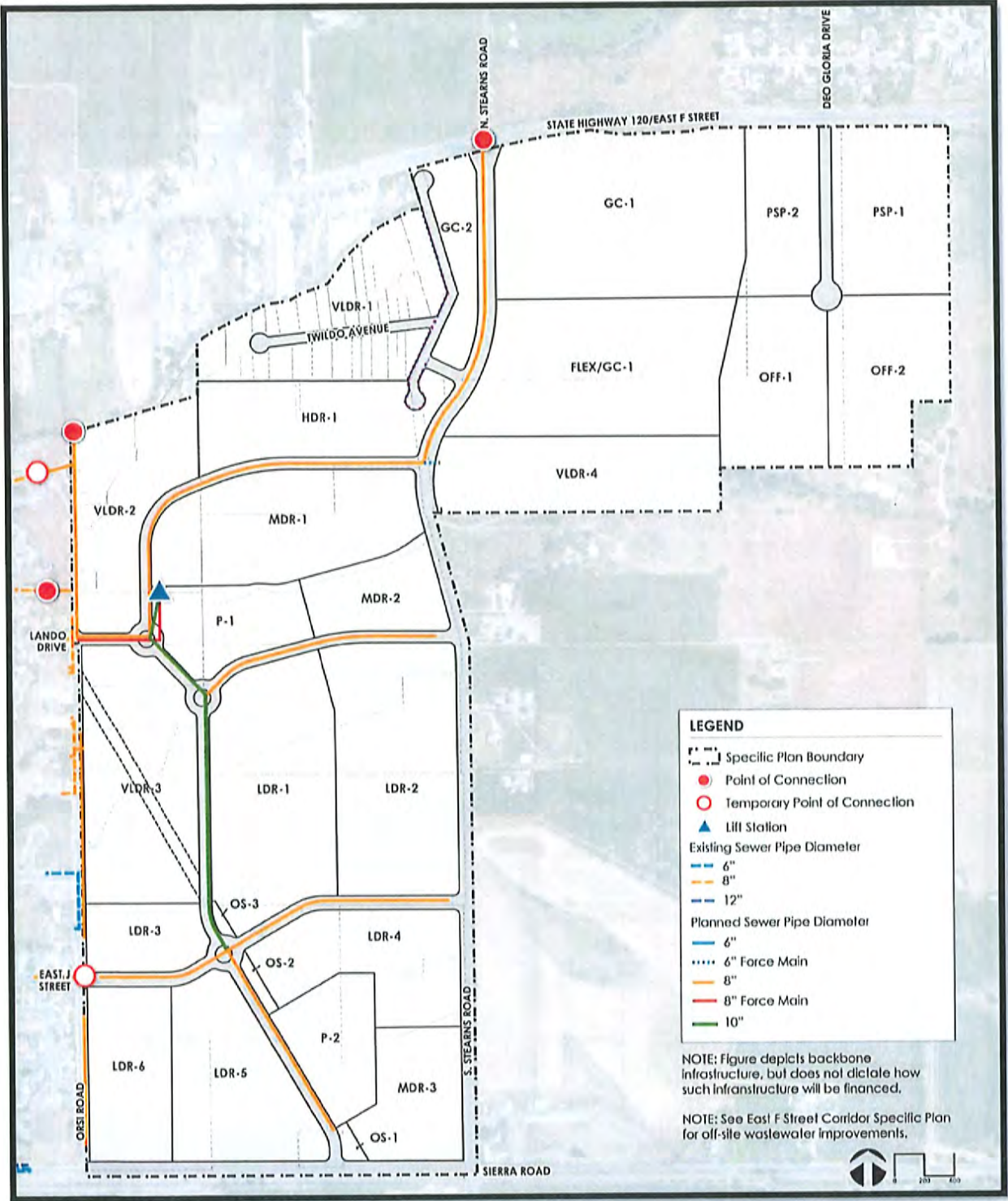
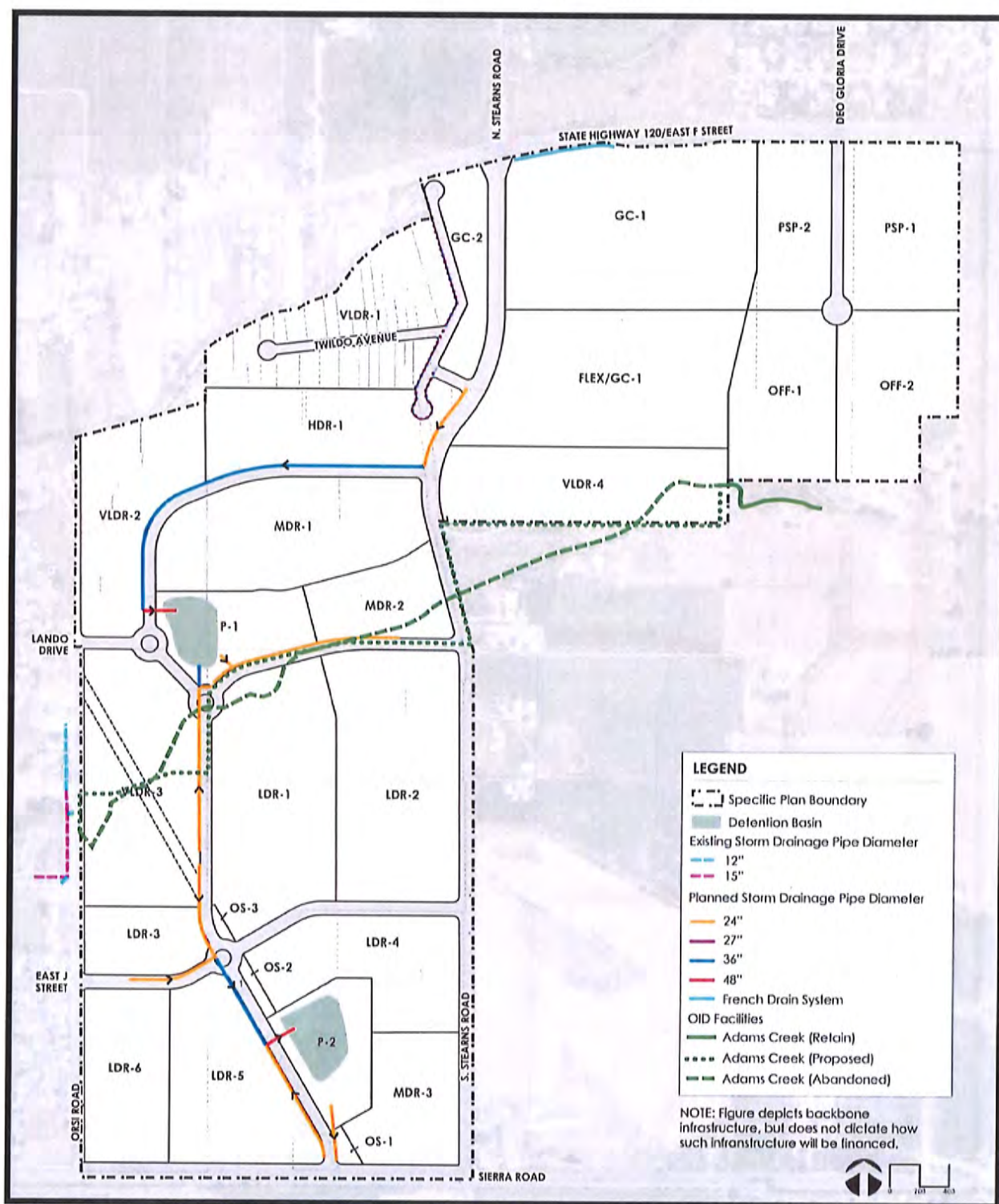


Figure 2-6 Backbone Storm Drainage Infrastructure



2.2 Modified Project

This section provides a summary description of the proposed Modified Project. The description below focuses only on where revisions, or amendments, to the SPSP are proposed. If any section of the SPSP is not specifically mentioned or described in this Modified Project description, such sections of the SPSP remain the same as written in the original SPSP document. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of environmental effects of the proposed modifications in relation to the analysis contained in the previously certified SPSP EIR.

In summary, the Modified Project, or minor amendments to the SPSP, consist of the following:

- Amendment to Land Use Diagram and Chapter 3 of the SPSP;
- Amendment to the SPSP Roadway Network to realign Signature Streets;
- Amendment to the SPSP Parks and Open Space resulting in an increase in parks and open space acreage; and,
- Amendment to Chapter 4 to allow for stormwater to be captured in dual use park/storm drain basins and discharge into the City's stormwater system.

A more detailed description of the Modified Project is provided below.

Proposed Land Uses

Proposed land uses within the SPSP include residential, parks, commercial, office, and educational, as shown in Figure 2-2 Proposed Sierra Pointe Specific Plan Land Use Plan. At buildout, the SPSP is planned to accommodate approximately 890 dwelling units, ultimately housing an estimated 2,487 residents, and adds about 1.1 million square feet of commercial, office, and educational uses as shown in Table 2-2 Sierra Pointe Specific Plan Buildout Potential. The proposed land uses in the SPSP are described below.

Table 2-2, Sierra Pointe Specific Plan Buildout Potential, located on the following page, represents the potential buildout, per land use designation, within the SPSP.

The amendments noted in Table 2-2 are based upon the identification of sensitive biological resources located in and around the Adams Creek Drainage Corridor, of which have been designated as Open Space in the SPSP. This designation resulted in minor amendments to other land use categories and their potential buildout as reflected in Table 2-1. Notably, the amount of potential residential development has decreased, the amount (in acres) of Parks and Open Space has increased, and buildout potential for commercial land uses has also slightly increased.

**TABLE 2-2
SIERRA POINTE SPECIFIC PLAN BUILDOUT POTENTIAL**

Land Use Designation	Gross Acres	Dwelling Units (du)/ Square Feet (sf)	% of Total Units
Residential Neighborhood Uses			
Very Low Density Residential (VLDR)	57.42 ac.	173 du	19.4%
Low Density Residential (LDR)	70.76 ac.	410 du	46.1%
Medium Density Residential (MDR)	18.34 ac.	171 du	19.2%
High Density Residential (HDR)	9.12 ac.	136 du	15.3%
Subtotal	155.64 ac.	890 du	100%
Mixed Use Corridor Uses			
General Commercial (GC)	34.36 ac.	472,964 sf	
Flex Use/General Commercial (FLEX/GC)	14.84 ac.	148,679 sf	
Office (OFF)	20.79 ac.	217,347 sf	
Public Semi-Public (PSP)	18.73 ac.	244,763 sf	
Subtotal	88.72 ac.	1,159,392 sf	
Parks & Open Space Uses			
Park (P)	14.02 ac.		
Open Space (OS)	4.97 ac.		
Subtotal	18.99 ac.		
Other			
Right of Way (ROW)	34.00 ac.		
Total	297.35 ac.	890 du/1,159,392 sf	100%

Note: Unit and square footage yield for Flex Use/General Commercial (FLEX/GC) calculated assuming its primary use. FLEX/GC is also designated a secondary use of HDR and may develop as the primary use, the secondary use, or as a mix of the primary and secondary uses.

Roadways

The SPSP establishes a network of roadways that are safe, functional, aesthetically pleasing, and contribute positively to overall community character and sense of place. Several existing roadways provide access to and will continue to act as key connection points to the SPSP area. These include Highway 120/East F Street, South Stearns Road, Sierra Road, Orsi Road, East J Street, and Lando Drive. Roadways in the SPSP are to integrate the concept of “Complete Streets”, promoting designs that comfortably provide for pedestrians, bicyclists, transit, and vehicles. From the Original Project, the revisions summarized herein for the Modified Project are focused on the alignment of Signature Streets within the SPSP. Comparing Figures 2-3 and 2-8, the alignment of Signature Streets under the Modified Project has been amended to accommodate the proposed land use amendments and existing biological resources within the Adams Creek Drainage Corridor. The proposed SPSP roadway plan is illustrated on Figure 2-8 Proposed SPSP Roadway Network.

Public Services and Infrastructure

Storm Drain Infrastructure

The SPSP's planned backbone storm drain system is illustrated in Figure 2-9 Backbone Stormwater Facilities. Storm drainage systems in the SPSP are planned to utilize on-site stormwater detention basins. These basins are designed to allow water to percolate into the ground.

In general, non-residential uses within the Mixed-Use Corridor will be required to contain storm water runoff onsite by using underground percolation or onsite storage basins. These areas are considered self-contained and will not be connected to the City's storm drainage system.

Residential uses within the northern portion of the SPSP area will be served by 24 to 36-inch mainlines with a 36-inch and a 48-inch outfall into a basin within the northern neighborhood Park (Parcels P-1). This 6.45-acre park site will consist of an upper and lower section. The eastern half of the park will be roughly at street level, while the western half will be lowered approximately 5 feet for containment of storm water. The basin in the park will be approximately 2.5 acres and have a storage capacity of 12.1-acre feet with one foot of freeboard.

Residential uses within the southern portion of the SPSP area will be served by 24 to 36-inch mainlines merging into a single 48-inch outfall into a basin within the southern neighborhood Park (Parcels P-2). This 6.14-acre park site will also consist of upper and lower sections, with the upper eastern section roughly at street level and the lower western section lowered approximately 5 feet. The basin in the park will be approximately 2.6 acres and have a storage capacity of 9.7-acre feet with one foot of freeboard.

Parks and Open Space

The parks and open space planned in the SPSP are illustrated in Figure 2-10 Parks and Open Space Plan. Three developed neighborhood parks are included, ranging in size from 1.84-acres to 7.34-acres totaling 14.02-acres of parkland in the SPSP area. The concept for each park is unique, designed to address specific recreational and stormwater detention needs of the surrounding neighborhood. In addition, the SPSP includes several small open space corridors, intended to accommodate existing relocated utility easements along Plan Area roadways.

Figure 2-7 Modified Land Use Plan

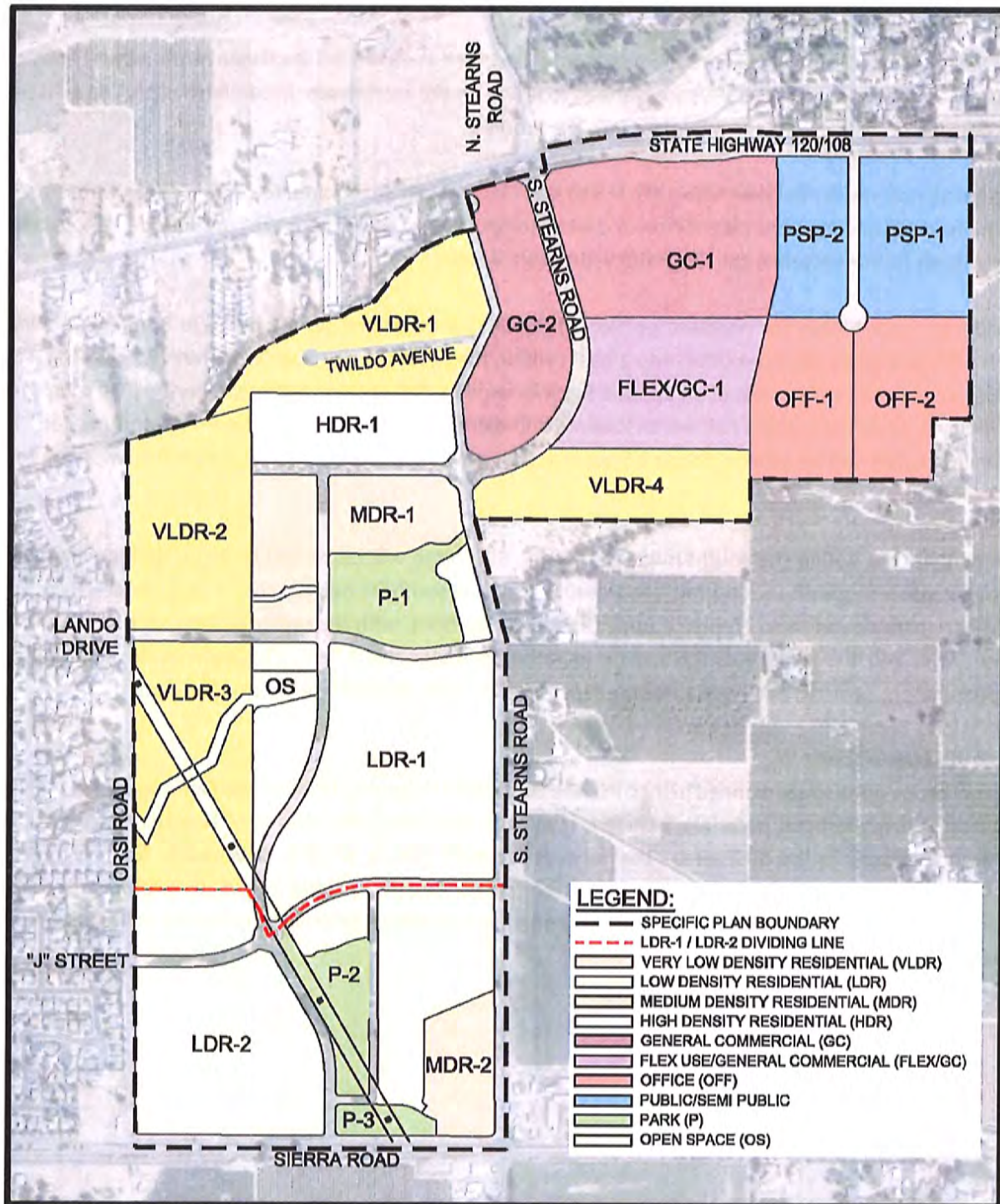


Figure 2-8 Modified SPSP Roadway Network

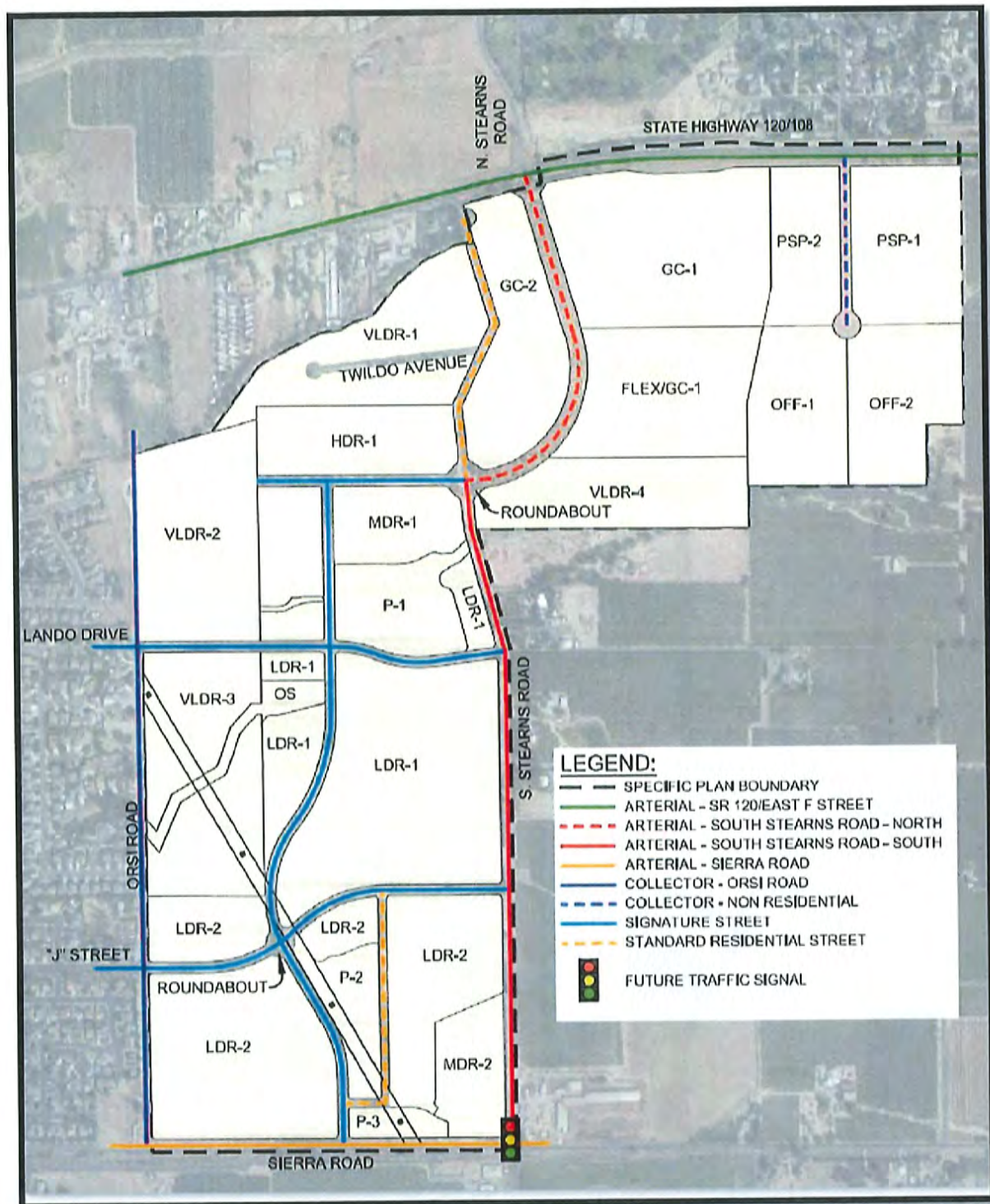


Figure 2-9 Modified Backbone Stormwater Facilities

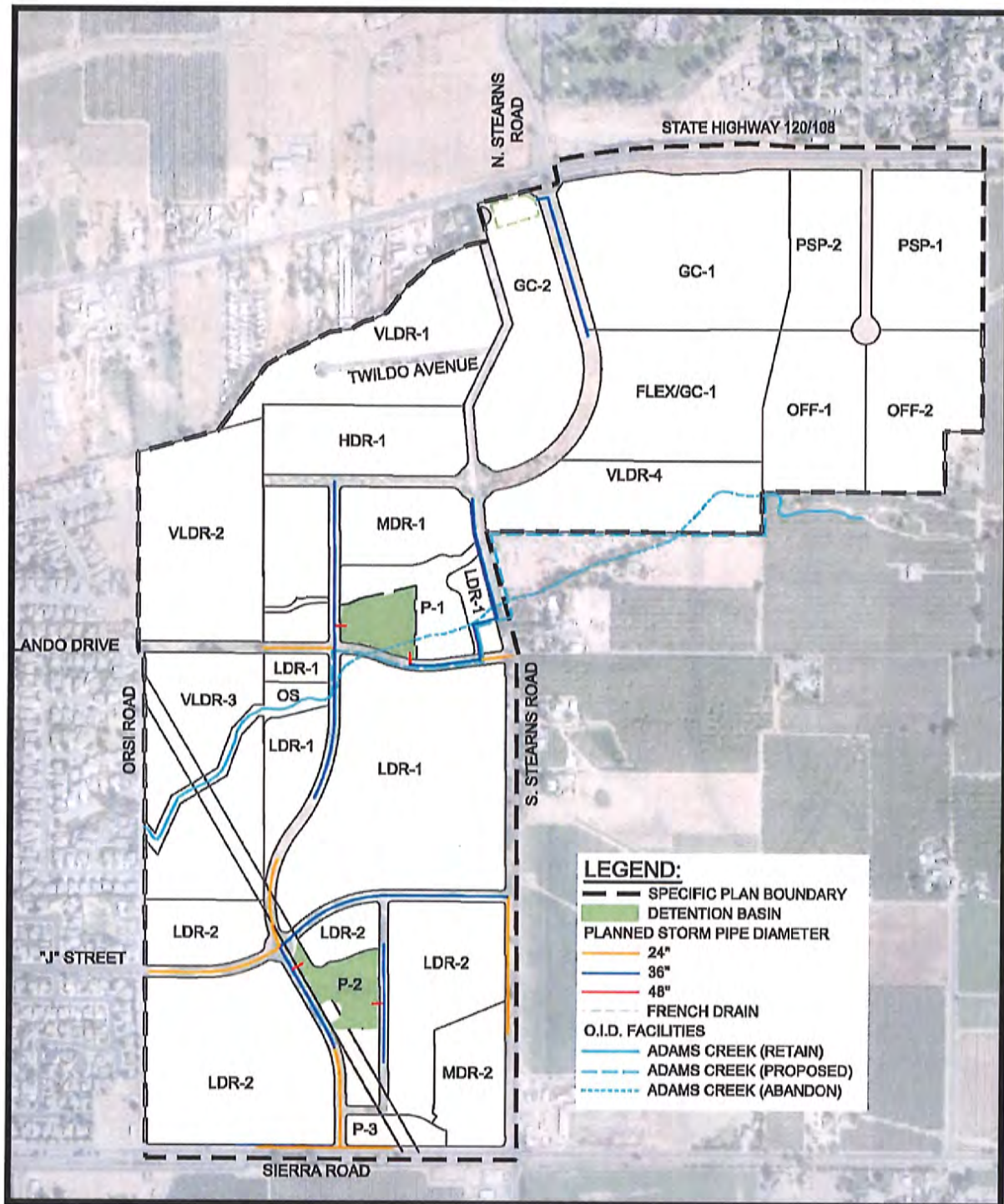
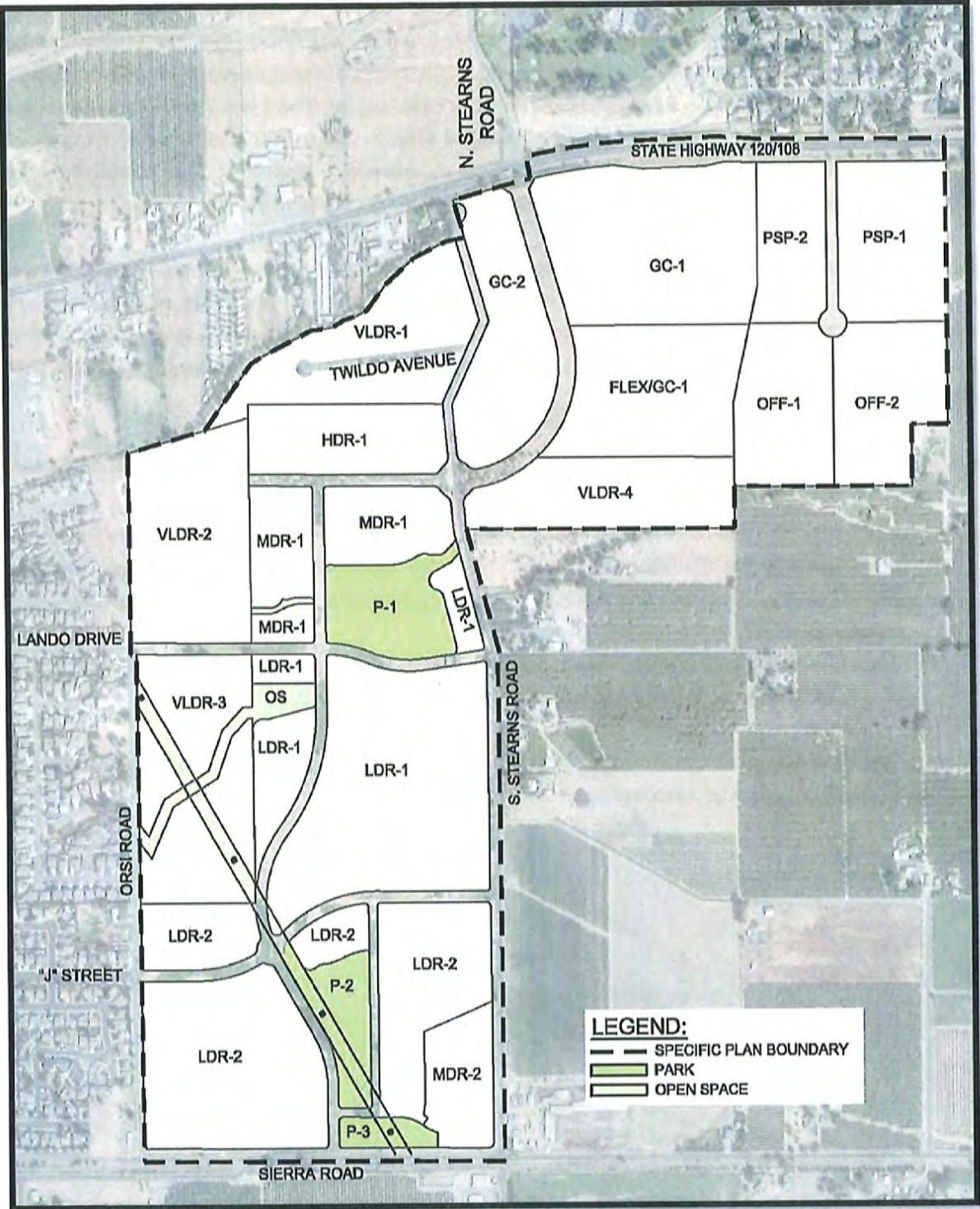


Figure 2-10 Modified Parks and Open Space Plan



2.2 Modified Project Alternative

This section provides a description of the proposed Modified Project Alternative. The Modified Project Alternative proposes a modified land use plan compared to the Modified Project described in Section 2.1 above. The Modified Project Alternative, as shown below, involves switching the HDR-1 and VLDR-4 land use areas as illustrated in the Proposed Land Use Plan of the Modified Project. The reader is referred to Section 3.0 (Environmental Analysis) for the analysis of the environmental effects of the Modified Project Alternative, in relation to the analysis contained in the previously certified SPSP EIR.

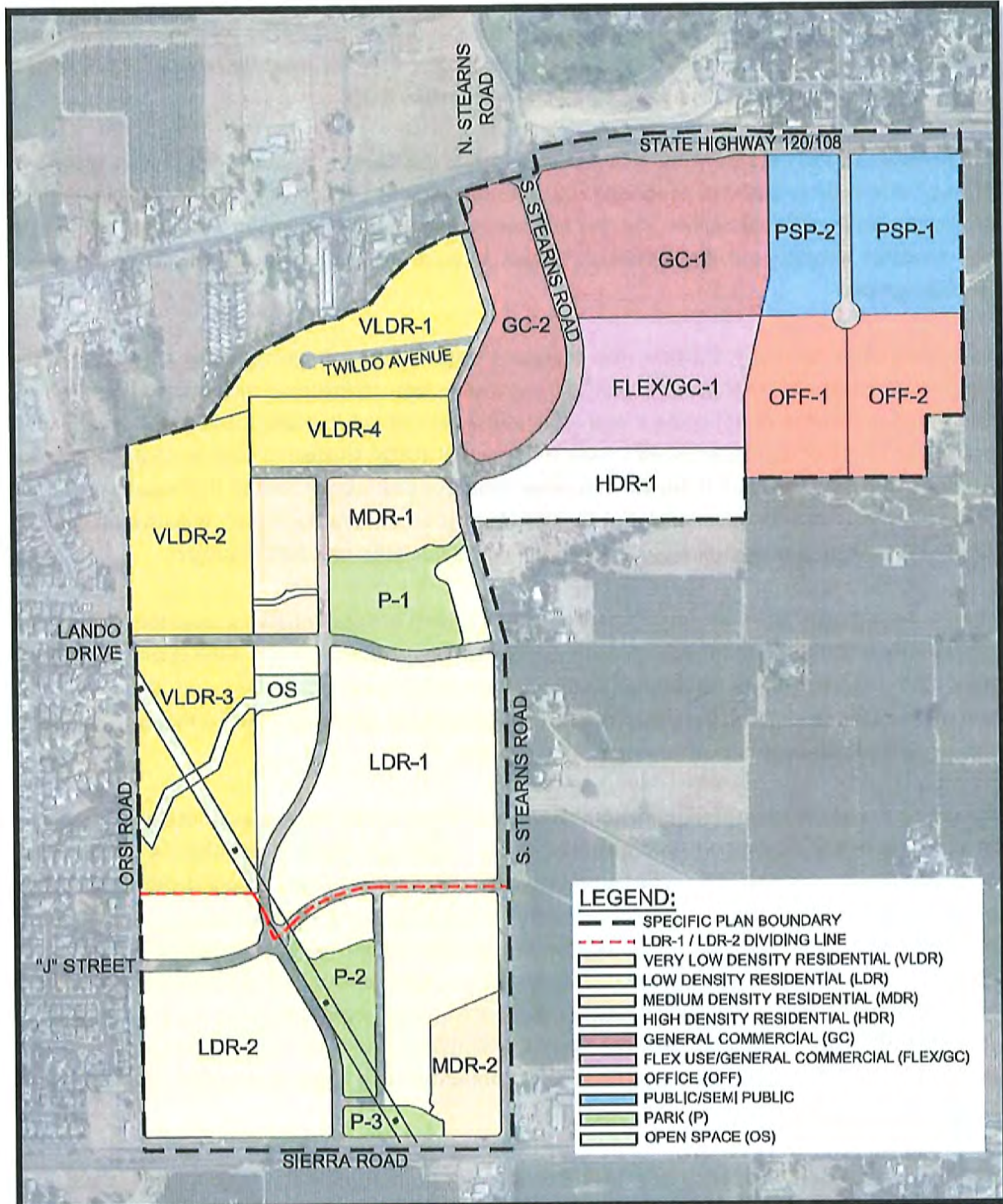
In summary, the Modified Project Alternative consists of all the same elements of the Modified Project described in Section 2.1, with one exception. Under the Modified Project Alternative, HDR-1 is moved to where VLDR-4 was located, and VLDR-4 is moved to where HDR-1 was located. All other elements of the Modified Project, as described in Section 2.1 above, would apply but for this one exception switching the HDR-1 and VLDR-4 land use areas.

In summary, the Modified Project Alternative, or minor amendments to the SPSP, consist of the following:

- Amendment to Land Use Diagram and Chapter 3 of the SPSP (as shown in the land use plan below).
- Amendment to the SPSP Roadway Network to realign Signature Streets (see Section 2.1 above).
- Amendment to the SPSP Parks and Open Space resulting in an increase in parks and open space acreage (see Section 2.1 above).
- Amendment to Chapter 4 to allow for stormwater to be captured in dual use park/storm drain basins and discharge into the City's stormwater system (See Section 2.1 above).

Except for the land use plan shown below, the reader is referred to Section 2.1 for all accompanying elements of the Modified Project Alternative.

Figure 2-11 Modified Project Alternative Land Use Plan



3.0 ENVIRONMENTAL ANALYSIS

This Chapter provides an analysis and cites substantial evidence that supports the City's determination that the Modified Project or the Modified Project Alternative does not meet the criteria for preparing a subsequent or supplemental EIR under CEQA Guidelines Section 15162.

For purposes of this Environmental Analysis contained in this Section 3.0, the defined term "Modified Project" shall refer to both the Modified Project (as described in Section 2.1) and the Modified Project Alternative (as described in Section 2.2). The analysis contained in this Addendum applies equally to both the Modified Project and the Modified Project Alternative, and as such, the terms are used interchangeably.

As addressed in the analysis below, the changes to the Modified Project are not considered to be substantial changes to the Original Project and have already been evaluated in the previously certified EIR. The Modified Project will not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the Final EIR (CEQA Guidelines Section 15162[a][1]) that would require major revisions to the EIR. All impacts would be nearly equivalent to the impacts previously analyzed in the Final EIR. Relatedly, the Modified Project to the Original Project is consistent with the City's General Plan, Zoning Ordinance, and adopted Mitigation Measures for this project.

The Modified Project does not cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion (CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions on the property not contemplated and analyzed in the EIR that would result in new or substantially more severe environmental impacts.

There is no new information of substantial importance (which was not known or could not have been known at the time of the application, that identifies: a new significant impact (condition "A" under CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" CEQA Guidelines Section 15162[a][3]). None of the "new information" conditions listed in the CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a Subsequent or Supplemental EIR.

CEQA Guidelines Section 15164 states that *"The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."* An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The following includes a detailed discussion of applicable impacts identified in the EIR in relation to the

Modified Project. All impacts identified under the EIR have been determined to be less than significant, less than significant with mitigation, or significant and unavoidable. The City adopted CEQA Findings of Fact relative to each impact at the time the EIR was certified for the SPSP Project. Additionally, the City adopted a Statement of Overriding Considerations relative to each significant and unavoidable impact at the time the EIR was certified for the SPSP Project. Mitigation measures from the EIR that were adopted for the purpose of lessening an impact to the extent feasible are contained in the Mitigation Monitoring and Reporting Program that the City adopted at the time the EIR was certified.

The section below identifies the environmental topics addressed in the EIR, provides a summary of impacts associated with the Original Project, as described in the EIR, and includes an analysis of the potential impacts associated with the Modified Project when compared to the Original Project.

LAND USE AND AGRICULTURAL USES

<i>Land Use and Agricultural Resources Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could divide the physical arrangement of an established community.	None.
The proposed project could conflict with other applicable adopted land use plans.	None.
The proposed project would result in the substantial conversion of important farmlands (Prime Farmland, Unique Farmland, and Farmland of State Importance) to non-agricultural uses and would involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses.	None feasible.
The proposed project could conflict with existing zoning for agricultural uses or the provisions of Williamson Act contracts.	None.
The proposed project could result in a cumulative impact to land use and agricultural resources.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Land Use and Agricultural Resources (pages 4.1-1 through 4.1-43) of the Draft Environmental Impact Report (EIR). The majority of the SPSP Plan Area consists of agricultural uses and the project would convert these uses to urban development.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the

Original SPSP related to Land Use and Agricultural Resources. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Land Use and Agricultural Resources analyzed in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

CULTURAL RESOURCES

<i>Cultural Resources Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could cause a substantial adverse change in the significant of historical resources as defined in Section 15064.5.	Mitigation Measures 4.2.1a and 4.2.1b
The proposed project could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5.	Mitigation Measures 4.2.1a and 4.2.1b
Implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Mitigation Measures 4.2.1a and 4.2.1b
Implementation of the proposed project could result in a cumulative impact to cultural resources.	Mitigation Measures 4.2.1a and 4.2.1b, and 4.2.2a and 4.2.2b.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Cultural Resources (pages 4.2-1 through 4.2-28) of the Draft Environmental Impact Report (EIR). While the SPSP EIR did not identify any previously cultural resources in the Plan Area, several potential historic resources were identified during limited field surveys. The EIR concluded that development within the SPSP could have a potential to adversely affect these resources along with other potential historic resources. The SPSP EIR also concluded that previously undiscovered archaeological resources could be affected, along with paleontological resources. As such, mitigation measures, noted above, were incorporated into the SPSP EIR.

Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Cultural Resources. The Modified Project consists of minor land use amendments

which result in less residential development than what was analyzed under the Original SPSP. The amendments to the SPSP are minor in nature, and do not affect the impacts to Cultural Resources analyzed in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

PUBLIC SERVICES AND SAFETY

<i>Public services and safety Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project would increase the need or use of law enforcement services in the City.	None.
The proposed project would increase the need or use of fire protection services in the City.	None.
The proposed project would increase the need or use of school services or facilities.	None.
The proposed project would increase the need or use of libraries and other community facilities.	None.
The proposed project would increase the need or use of park and recreation facilities.	None.
The proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	None.
The proposed project could expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	None.
The proposed project could expose people or structures to a cumulatively significant risk of loss, injury, or death involving wildland fires.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Public Services and Safety (pages 4.3-1 through 4.3-46) of the Draft Environmental Impact Report (EIR). The SPSP EIR concluded that impacts to Public Services and Safety were less than significant, as new development will be required to pay applicable Capital Facilities Fees, School Impact Fees, and annex into the City's Public Safety CFD. For potential impacts to school facilities, the EIR notes that 2030 General Plan Policies CS-4.6 and CS-4.7 require the City to cooperate with school districts in identifying and pursuing sources of funding and ensuring that new residential development fully mitigates its impact on school facilities through the payment of fees or other negotiated methods.

Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Public Safety and Services. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The amendments to the SPSP are minor in nature, and do not affect the impacts to Public Services and Safety analyzed in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

UTILITIES

<i>Utilities Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project would require new or expanded water supplies, facilities, and entitlements.	None
The proposed project could result in wastewater treatment demand in excess of planned capacity that cannot be met by new or expanded facilities.	None.
The proposed project could exceed the capacity of existing or planned stormwater drainage systems.	None.
The proposed project could produce substantial amounts of solid waste that could exceed the permitted capacity of a landfill serving the City.	None.
The proposed project would comply with all federal, State, and local statutes and regulations related to solid waste.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Utilities (pages 4.4-1 through 4.4-46) of the Draft Environmental Impact Report (EIR).

The SPSP EIR determined that the SPSP would have a Less Than Significant Impact relative to requiring new or expanded water supplies. The Impact Analysis provided on Page 4.4-29 of the SPSP EIR notes that buildout of the SPSP will require the construction of new water infrastructure (i.e. domestic well, water pipelines, etc.) and that infrastructure has been designed to adequately serve the SPSP. The SPSP EIR notes that build out would result in 2,378 new residents and the projected water demand would be adequately provided the supply needed per the City's Urban Water Management Plan. This impact was determined to be Less Than Significant.

For the SPSP's wastewater treatment demand in excess of planned capacity that cannot be met by new or expanded facilities, the SPSP was determined to have a Less Than Significant Impact.

Regarding the project plans for stormwater drainage, the original SPSP document described that storm drainage from the SPSP area would be captured in on-site detention basins and be discharged through facilities managed by the Oakdale Irrigation District (OID). However, the SPSP EIR evaluated that discharge would occur through the City's stormwater drainage system. As such, while the modified SPSP document clarifies that discharge will go into the groundwater table through percolation via dual use storm drainage park/basins, the discussion in the EIR is unchanged. The SPSP EIR determined that building out of the SPSP area would not exceed the capacity of existing or planned stormwater drainage systems. The EIR further notes that a stormwater drainage master plan was prepared for the SPSP that the SPSP would be served by pipelines of various sizes, which will ultimately discharge stormwater into detention basins installed throughout the SPSP area. This impact was determined to be Less Than Significant.

The SPSP EIR determined that impacts to solid waste would be Significant and Unavoidable, as growth associated with the SPSP would result in the additional transfer of waste to the local landfills which may cause one or more facilities to exceed its permitted daily waste acceptance capacity, despite the City continuing to implement compliance with AB 939.

Finally, the SPSP EIR determined that the project would comply with all Federal State and local statutes regarding solid waste and this impact was determined to be Less Than Significant.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Utilities. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Utilities analyzed in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

TRANSPORTATION AND CIRCULATION

<i>Transportation and Circulation Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project would result in a substantial increase in vehicular traffic. This would result in a significant impact to various intersections and road segments within the study area.	Mitigation measures 4.5.1c to 4.5.1g, 4.5.1h, 4.5.1i and 4.5.4a to 4.5.4h.
The proposed project would result in increased conflicts between vehicles, pedestrians, and bicycles which could result in unsafe conditions.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Transportation and Circulation (pages 4.5-1 through 4.5-116) of the Draft Environmental Impact Report (EIR).

The SPSP EIR concluded that impacts created as a result of a substantial increase in vehicular traffic that would result in significant impacts to various intersections and road segments within the study area were Potentially Significant. As such, Mitigation Measures 4.5.1c, 4.5.1g, 4.5.1h, 4.5.1i, 4.5.4a, and 4.5.4h were incorporated. However, with mitigation incorporated the impact was determined to be Significant and Unavoidable.

The SPSP EIR also concluded that impacts created as a result of an increased conflict between vehicles/pedestrians, and bicycles which would result in unsafe conditions were Less Than Significant.

Impacts to conflicts between trains and vehicles, pedestrians, and bicycles which could result in unsafe conditions were Less Than Significant.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Transportation and Circulation. The Modified Project consists of minor land use

amendments which result in less residential development than what was analyzed under the Original SPSP. Amendments to the SPSP circulation network are minor in nature, and do not modify the roadway classifications adopted in the original SPSP. This includes S. Stearns Road, Sierra Road, and the Signature Streets identified in the SPSP. Additionally, the pedestrian network is consistent with what was previously adopted in the SPSP. Finally, the land use amendments discussed herein do not result in more vehicle trips as well as roadway and intersection Levels of Service (LOS) than what was previously determined in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

AIR QUALITY

<i>Air Quality Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could expose a variety of sensitive land uses to construction-related air quality emissions.	Mitigation measure 4.6.1a: Dust Control Measures, and Mitigation measure 4.6.1b and Indirect Source Review.
The proposed project would result in a cumulatively considerable net increase of criteria air pollutants that result in a violation or an air quality standard.	Mitigation measure 4.6.2a: Transit, Area, and Energy Source Reductions; and Mitigation measure 4.6.2b: Indirect Source Review.
The proposed project could conflict with or obstruct implementation of an applicable air quality plan.	Mitigation measure 4.6.2a: Transit, Area, and Energy Source Reductions; and Mitigation measure 4.6.2b: Indirect Source Review.
The proposed project could expose sensitive receptors to substantial pollutant concentrations that could affect public health.	Mitigation measure 4.6.4: Reduce Exposure to TAC's.
The proposed project could create objectionable odors affecting a substantial number of people.	Mitigation measure 4.6.5: Reduce Odors.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Air Quality (pages 4.6-1 through 4.6-48) of the Draft Environmental Impact Report (EIR).

The SPSP EIR concluded that impacts associated with the exposure of a variety of sensitive land uses to construction-related air quality emissions were Potentially Significant. Mitigation measures 4.6.1a Dust Control Measures and 4.6.1b Indirect Source Review were incorporated which reduced this impact to Less Than Significant.

For impacts related to the cumulatively considerable net increase of criteria air pollutants that result in a violation of an air quality standard were Potentially Significant. Mitigation measures 4.6.2a Transit, Area, and Energy Source Reductions, and 4.6.2b Indirect Source Review. However, with mitigation incorporated, the impact was determined to be Significant and Unavoidable.

Impact 4.6.3 of the SPSP EIR concluded that impacts created as a result of conflicts with, or obstruction

of an applicable air quality plan were also Potentially Significant. Mitigation measures 4.6.2a and 4.6.2b were incorporated; however, the impact was determined to be Significant and Unavoidable.

Impact 4.6.4 concluded that impacts created by the exposure of sensitive receptors to substantial pollutant concentrations that affect public health were Potentially Significant. Therefore, mitigation measure 4.6.4 Reduce Exposure to TAC's was incorporated which reduced this impact to Less Than Significant.

Finally, impact 4.6.5 determined that impacts created as a result of creating objectionable odors affecting a substantial number of people were Potentially Significant. As such, mitigation measure 4.6.5 Reduce Odors was incorporated, which resulted in an impact determination of Less Than Significant.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Air Quality. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Air Quality analyzed in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

NOISE

<i>Noise Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
Future development of noise-sensitive issues may be impacted by existing and/or future noise exposure from neighboring uses (stationary/non-stationary transportation sources).	None.
Future development of noise-producing uses near noise-sensitive uses may result in potentially significant noise impacts (stationary/non-transportation sources).	None.
Implementation of the proposed project would result in increased traffic noise exposure at existing noise-sensitive uses within the Planning Area (traffic/transportation source).	Mitigation measure 4.7.3c.
Future development of noise-sensitive uses may be impacted by existing and/or future noise exposure from traffic, trains, and/or aircraft noise sources (transportation sources)	None.
Future development of acoustically-sensitive uses may be impacted by existing and/or future groundborne vibration associated with traffic or train sources (transportation sources)	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Noise (pages 4.7-1 through 4.7-65) of the Draft Environmental Impact Report (EIR).

The SPSP EIR concluded that the impact associated with future development of noise-sensitive uses that may be impacted by existing and/or future noise exposure from neighboring uses were Less Than Significant.

Impacts associated with the future development of noise-producing uses near noise-sensitive uses that may result in potentially significant noise impacts were determined to be Less Than Significant.

Implementation of the SPSP would result in increased traffic noise exposure at existing noise-sensitive uses within the SPSP area resulted in impacts that were determined to be Potentially Significant. The SPSP EIR incorporated Mitigation Measure 4.7.3c. However, with mitigation incorporated the impact was determined to be Significant and Unavoidable.

The SPSP EIR also determined that impacts related to the future development of noise-sensitive uses affected by existing and/or future noise exposure from traffic, trains, and/or airport noise sources were Less Than Significant.

Finally, the SPSP EIR determined that impacts related to the future development of acoustically sensitive uses may be impacted by existing and/or future groundborne vibration associated with traffic or train sources were Less Than Significant.

Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Noise. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Noise analyzed in the SPSP EIR. The potential buildout of the SPSP under the Modified Project results in Noise impacts that are consistent with what was previously determined in the SPSP. This determination is based on the buildout potential of the Modified Project when compared to the Original Project. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

HAZARDOUS MATERIALS

<i>Hazardous Materials Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could create a significant hazard to the public or the environment from the transportation, use, or disposal of hazardous materials.	Mitigation measures 4.8.1a through 4.8.1e.
The proposed project could include uses that emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of school sites.	None.
Development under the proposed project could be located on a hazardous waste site.	Mitigation measures 4.8.1a through 4.8.1e.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Hazardous Materials (pages 4.8-1 through 4.8-29) of the Draft Environmental Impact Report (EIR). The SPSP EIR concluded that impacts in terms of the SPSP creating significant hazards to the public or the environment from the transportation, use, or disposal of hazardous materials was Potentially Significant. However, Mitigation Measures 4.8.1a through 4.8.1e were incorporated to reduce this impact to Less Than Significant. Impacts related to hazardous emissions or handling hazardous materials, substances, or waste within one-quarter mile of a school were deemed Less Than Significant.

For impacts related to allowing development on a hazardous waste site, the SPSP EIR concluded that the impacts were Potentially Significant. Mitigation Measures 4.8.1a through 4.8.1e were incorporated to reduce this impact to a level of Less Than Significant.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Hazardous Materials. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Hazardous Materials analyzed in the SPSP EIR. These

modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

HYDROLOGIC RESOURCES

<i>Hydrological Resources Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could violate water quality standards or waste discharge requirements during construction-related activities.	None.
The proposed project could result in other water quality degradation.	None.
The proposed project could deplete groundwater supplies or interfere with groundwater recharge.	None feasible.
The proposed could alter existing drainage patterns resulting in increased erosion or siltation or could increase surface runoff in a manner that would result in flooding on or off site.	None.
The proposed project could result in the construction of housing within areas that are subject to 100-year flooding.	None.
The proposed project could result in the construction of facilities within areas that are subject to flooding, which could redirect or impede flood flows.	None.
The proposed project would result in the development or areas that are located within an existing dam failure inundation zone.	None feasible.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Hydrologic Resources (pages 4.9-1 through 4.9-46) of the Draft Environmental Impact Report (EIR).

The SPSP EIR concluded that impacts to water quality standards or waste discharge requirements during

construction related activities, and water quality degradation were less than significant.

The SPSP EIR also concluded that the SPSP would have a potentially significant impact to the depletion of groundwater supplies or interfere with groundwater discharge, and mitigation was deemed to be infeasible. Therefore, this impact was determined to be significant and unavoidable.

Impacts to existing drainage patterns resulting in increased erosion or siltation or could increase surface runoff in a manner that would result in flooding on or off site were determined to be less than significant.

The SPSP EIR also determined that potential impacts as a result of flooding, including the construction of housing within areas that are subject to 100-year flooding, the construction of facilities within an area subject to flooding, were less than significant. Finally, the SPSP EIR determined that potential impacts as a result of dam failure were less than significant.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Hydrologic Resources. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

GEOLOGY, SOILS, SEISMICITY, AND MINERAL RESOURCES

<i>Geology, Soils, Seismicity, and Mineral Resources Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could result in substantial soil erosion or the loss of topsoil.	None.
The proposed project could expose people to injury or structures to damage from potential rupture of a known earthquake fault, strong ground shaking, seismic-related ground failure, or landslide.	None.
The proposed project could result in potential structural damage from development on a potentially unstable geologic unit or soil.	Mitigation Measure 4.10.3b.
The proposed project could increase the potential for structural damage from development on expansive soil.	Mitigation Measure 4.10.3b.
The proposed project could result in the loss of availability of a known mineral resource, a locally important mineral resource recovery site, or a known oil and/or gas resource that would be of value to the region and residents of the State.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Geology, Soils, Seismicity, and Mineral Resources (pages 4.10-1 through 4.10-33) of the Draft Environmental Impact Report (EIR). The SPSP EIR concluded that impacts to soil erosion or the loss of topsoil, exposure of people to injury or structures to damage from potential rupture of a known earthquake fault, strong ground shaking, seismic-related ground failure or landslide were Less Than Significant. Impacts to potential structure damage from development on potential unstable soil or geologic unit or from development on expansive soil was determined to be Potentially Significant and Mitigation Measure 4.10.3b was incorporated to reduce this impact to a level of Less Than Significant.

The EIR also determined that impacts to mineral resources were Less Than Significant as there are no

known commercial mining operations in the SPSP area nor are there any known mineral resources.

Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Geology, Soils, Seismicity, and Mineral Resources. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Geology, Soils, Seismicity, and Mineral Resources analyzed in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

BIOLOGICAL RESOURCES

<i>Biological Resources Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
Have a substantial adverse effect, either directly or through habitat modifications, on any special-status species.	Mitigation Measures 4.11.1a through 4.11.1k
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFG and USFWS.	Mitigation Measures 4.11.1e, 4.11.1g, 4.11.1k, and 4.11.2a through 4.11.2c.
Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.	Mitigation Measures 4.11.1k, 4.11.2a, and 4.11.2c.
Interfere substantially with the movement of any native resident or migratory fish or wildlife corridors or impede the use of native wildlife nursery sites.	Mitigation Measures 4.11.1k, 4.11.2a, 4.11.2b, and 4.11.2c.
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservative Community Plan, or other approved local, regional, or state habitat conservation plan, or any local ordinances protecting biological resources.	None.
Implementation of the proposed project could result in a cumulative impact on biological resources.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Biological Resources (pages 4.11-1 through 4.11-41) of the Draft Environmental Impact Report (EIR).

The SPSP EIR determined that the SPSP would have Potentially Significant impacts, either directly or through habitat modifications on any special-status species, and Mitigation Measures 4.11.1a through 4.11.1k were incorporated to reduce the impact to a level of Less Than Significant. These mitigations measures are required to occur prior to the construction of individual projects within the SPSP and call for pre-construction surveys to determine the potential for occurrence of special-status species and/or their habitat.

The SPSP EIR also determined that impacts to any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the CDFW and USFWS were Potentially Significant. Mitigation measures 4.11.e, 4.11.1g, 4.11.1k, and 4.11.2a through 4.11.2c were incorporated to reduce this impact to Less Than Significant. The mitigation measures incorporated include; avoiding or identify and compensate for loss of vernal pool habitats and species, loss of annual grasslands habitat, protect and preserve avoided habitats during construction-related activities, implement Water Quality Best Management Practices, protect sensitive tree resources, and avoid or identify and compensate for loss of wetlands and other Waters of the U.S.

For impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act were Potentially Significant. Mitigation measures 4.11.1k, 4.11.2a, and 4.11.2c were incorporated to reduce this impact to Less Than Significant. Mitigation includes protect preserved and avoided habitats during construction-related activities, implement Water Quality Best Management Practices, and avoid or identify and compensate for the loss of wetlands and other Waters of the U.S.

For impacts to the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites, the SPSP EIR determined these impacts were Potentially Significant. Mitigation measures 4.11.1k, 4.11.2a, 4.11.2b, and 4.11.2c were incorporated to reduce this impact to Less Than Significant.

Finally, the SPSP EIR determined there were no conflicts with any adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state habitat conservation plan, or any local ordinances protecting biological resources and as such the impact was Less Than Significant.

Guidelines Section 15164 states that “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

In 2020, a Biological Assessment was prepared by Moore Biological Consultants (Appendix A) as a result of the SPSP EIR to further evaluate and identify any potential biological resources within the SPSP area, and specifically, within the Adams Creek area, which flows through the SPSP area, as illustrated below:

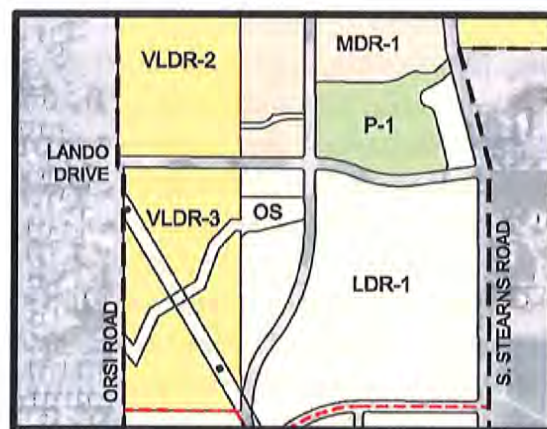


Within the Adams Creek study area, the Biological Assessment concluded the following:

- The study area consists of two (2) portions of Adams Creek and habitats within 200-feet of the centerline creek. Adjacent habitats consist primarily of irrigated pasture, upland grassland, or orchards, along with a few residences. The site supports a variety of common plant and wildlife species.
- Adams Creek and a seasonal wetland adjacent to Adams Creek are the only potentially jurisdictional Waters of the U.S. or wetlands in the site. To ascertain the extent of jurisdictional Waters of the U.S. or wetlands in the site, a wetland delineation would need to be submitted to the ACOE for verification.
- The relatively natural sections of Adams Creek supporting woody riparian vegetation, blackberry brambles, and the blue elderberry shrubs are the most diverse sections of the creek that should be avoided by development to the maximum extent practicable. In contrast, the 800 linear feet of the creek immediately west of Stearns Road that has been realigned and is highly maintained has minimal wetland functions and value.
- Because the build-out of the SPSP area will necessitate at least some road crossings of Adams Creek and potentially one or more storm drain outfalls, complete avoidance of jurisdictional Waters of the U.S. appears infeasible. Therefore, impacts should be minimized to the maximum extent practicable. For example, connecting to an existing storm drain system would be preferable to discharging storm water to Adams Creek as it would eliminate the fill of the creek related to a new outfall.
- Permits from ACOE, CDFW, and the Regional Water Quality Control Board will be needed prior to the placement of any fill material within jurisdictional Waters of the U.S. It is strongly recommended that the cumulative fill is less than 0.5-acres, thereby avoiding the lengthy process of securing an individual permit from ACOE.
- Depending on the configuration of various projects as the SPSP area is built-out, some sections of Adams Creek, beyond just a few road crossings may need to be filled. The planning of development versus preservation along portions of the creek may be best based on looking at the biological functions and values of different sections of the creek. For example, the realigned 800 linear feet of Adams Creek immediately west of Stearns Road has minimal wetland and habitat functions and values and a permit could likely be secured to pipe this section of the creek. In contrast, the sections of the creek with woody riparian vegetation and blue elderberry shrubs should be avoided, if feasible, with 50-foot buffered setbacks beyond the limits of the riparian vegetation. Lesser setbacks may be appropriate to the naturally meandering section of the creek in the west part of the large pasture and the seasonal wetland.

- Due to past disturbance in the site and a lack of suitable habitat, it is unlikely that special-status plants will occur in the site.
- The likelihood of occurrence of special-status wildlife species in the site is very low. Tricolored blackbird, burrowing owl, Swainson's Hawk, and valley elderberry longhorn beetle are the only species expected to occur at or near the site on more than a very occasional or transitory basis. Special-status bats may roost and/or nest in the site on occasion.
- Blue elderberry shrubs should be avoided, if feasible. In cases where complete avoidance is not feasible, the Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle recommends compensatory mitigation for the loss of actual or potential VELB habitat. Mitigation is usually achieved through the purchase of credits at a USFWS-approved mitigation bank, and translocation of the impacted shrub to the bank, if feasible.
- On-site trees, shrubs, grasslands, and other vegetation may be used by nesting birds protected by the MBTA and Fish and Game Code of California. In order to avoid taking of protected raptors and migratory birds, any vegetation removal should be scheduled for between September 1 and January 31, if possible. If vegetation removal occurs between February 1 and August 31, a pre-construction nesting bird survey should be conducted by a qualified biologist. If active nests are found within the survey area, vegetation removal should be delayed until the biologist determines nesting is complete.

The Modified Project is a result of the Biological Assessment summarized above, and led to land use amendments within the SPSP to allow for an avoidance approach as it relates to Adams Creek and the seasonal wetlands summarized above and detailed in the Biological Assessment. The land use designation of the area noted to contain seasonal wetlands has been amended to be designated Open Space, as illustrated in Figure 2-1, and as shown below.



The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP. The Modified Project adds an additional Open Space area to the land use plan and consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

In addition, the determinations and recommendations of the Biological Assessment are consistent with the mitigation measures adopted by the SPSP EIR as it relates to biological resources.

VISUAL RESOURCES

<i>Visual Resources Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could change the visual character of an area and its surroundings, which could degrade the existing visual character or quality.	None feasible.
The proposed project could have a substantial adverse effect on a scenic vista or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	None.
The proposed project would create a new source or substantial light or glare which would adversely affect day or nighttime views in the Planning Area.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Visual Resources (pages 4.12-1 through 4.12-23) of the Draft Environmental Impact Report (EIR). The SPSP EIR concluded that impacts to Visual Resources were Significant and Unavoidable due to changes in the existing visual character of the SPSP area by altering the land uses from existing rural residential, agricultural, and/or open space uses to more urbanized land uses.

However, impacts to a scenic vista or scenic resources within a state scenic highway were determined to be Less Than Significant as there are no state scenic highways within the SPSP area. In addition, impacts to day or nighttime views were also determined to be Less Than Significant as the SPSP contains mitigating policies related to lighting and glare.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Visual Resources. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land

use amendments do not affect the impacts to Visual Resources analyzed in the SPSP EIR. Buildout of the SPSP will occur in accordance with the requirements of the updated land use designations of the SPSP. These modifications will not increase the severity of impacts beyond what was addressed in the Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

ENERGY AND GLOBAL CLIMATE CHANGE

<i>Energy and Global Climate Change Impacts Associated with the Original SPSP</i>	<i>Mitigation Adopted by the City:</i>
The proposed project could result in the wasteful, inefficient, or unnecessary consumption of energy by residential, commercial, industrial, or public uses associated with increased demand due to anticipated development in the City.	None.
The proposed project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or could potentially conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.	None.

Discussion:

These impacts associated with the original SPSP were identified and discussed in Chapter 4, Energy and Global Climate Change (pages 4.13-1 through 4.13-30) of the Draft Environmental Impact Report (EIR). The SPSP EIR concluded that impacts to Energy and Global Climate Change were less than significant, as energy facilities will be expanded by the applicable agencies (i.e. PG&E and/or Modesto Irrigation District) as new development occurs within the SPSP area, and these facilities will be required to meet the applicable existing City, County, PG&E, and MID requirements, Building Energy Efficiency Standards (Title 24 of the California Code of Regulations), and applicable Uniform Building Code requirements.

The EIR concluded the SPSP impacts associated with the generation of GHG emissions would have a potentially significant impact. However, implementation of Mitigation Measure 4.13.2 will reduce this impact to a level of Less Than Significant.

Guidelines Section 15164 states that "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a Subsequent or Supplemental EIR have occurred.

The proposed modifications associated with the Modified Project are not substantial changes to the Original SPSP related to Energy and Global Climate Change. The Modified Project consists of minor land use amendments which result in less residential development than what was analyzed under the Original SPSP. The land use amendments do not affect the impacts to Energy and Global Climate Change in the SPSP EIR. These modifications will not increase the severity of impacts beyond what was addressed in the

Original SPSP and there are no changed circumstances or new information that meets the standards for reviewing further environmental review under CEQA Guidelines Section 15162.

**Exhibit B: Amended Specific Plan
Exhibit C: General Plan Amendment
Of City of Oakdale Resolution 2025-14 can be
found on the LAFCO website:**

https://www.stanislauslafco.org/current_projects.shtm



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

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

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

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

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

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

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

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

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

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

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

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




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

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

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

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

SIGNED:


Cheryl Bairos, Mayor

ATTEST:


Patrick Mondragon, City Clerk



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

EXHIBIT A

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

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

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

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



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

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



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

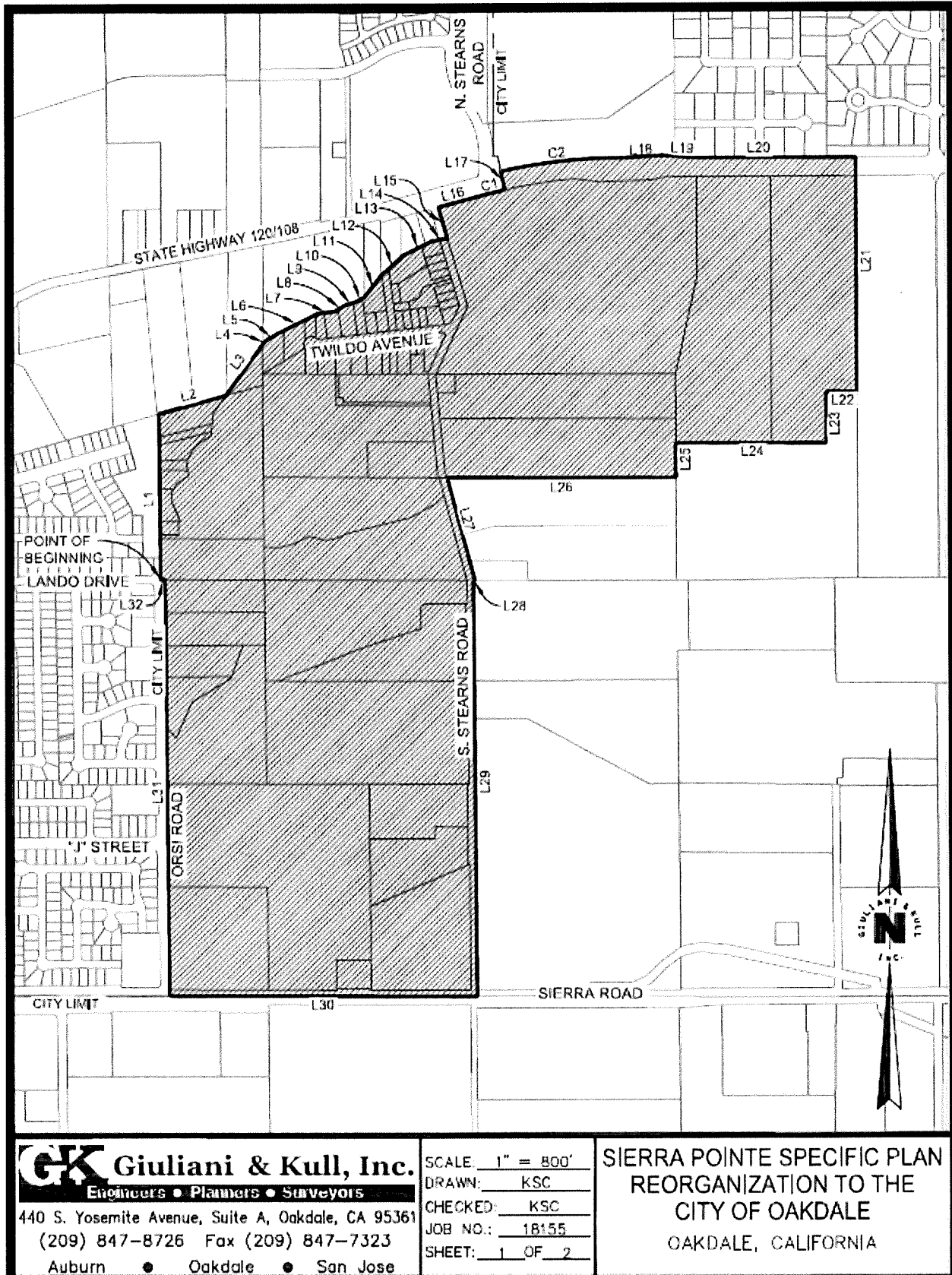
- L22 North 89°44'01" West 197.17 feet to a point;
- L23 South 00°06'07" East 325.22 feet to a point;
- L24 North 89°44'13" West 966.21 feet to a point on the east line of Lot 6 as shown on the map of "Lane Colony Tract" filed for record in Book 4 of Maps, at Page 14, Stanislaus County Records;
- L25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

Containing 303.68 acres more or less.

End of Description



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





**THE CITY COUNCIL
OF THE CITY OF OAKDALE
STATE OF CALIFORNIA
CITY COUNCIL RESOLUTION 2014-27**

**A RESOLUTION OF THE CITY OF OAKDALE CITY COUNCIL ADOPTING THE
SIERRA POINTE SPECIFIC PLAN FINDINGS OF FACT AND STATEMENT OF
OVERRIDING CONSIDERATIONS AND MITIGATION MONITORING AND
REPORTING PROGRAM**

THE CITY OF OAKDALE CITY COUNCIL DOES HEREBY RESOLVE THAT:

WHEREAS, Government Code Section 65450 allows a city to adopt specific plans to aid in the implementation of the general plan; and,

WHEREAS, the City of Oakdale ("City") has drafted the Sierra Pointe Specific Plan ("SPSP"); and,

WHEREAS, a Public Facilities Financing Plan and Fiscal Impact Analysis has been drafted for the CCSP; and,

WHEREAS, the California Environmental Quality Act ("CEQA") requires a lead agency to prepare an Environmental Impact Report for projects that would or could have one or more significant impacts on the environment; and,

WHEREAS, the City, as the lead agency for the SPSP under CEQA, determined that implementation of the SPSP may have one or more significant impacts on the environment; and,

WHEREAS, pursuant to CEQA Guidelines Section 15082(a), on August 19, 2011 the City circulated a Notice of Preparation ("NOP") of an EIR that included an analysis of the environmental impacts of the SPSP (the "EIR"), State Clearinghouse No. 2011082051, to responsible agencies and interested parties for a 30-day comment period that ended September 19, 2011; and,

WHEREAS, a draft EIR was prepared for the SPSP by the City Planning Department with the assistance of ESA who provided City staff with technical information needed to prepare the draft EIR. The draft EIR was based on the technical expertise of ESA as well as technical reports prepared by other outside experts; and,

WHEREAS, on September 15, 2011 the City held a public scoping meeting to accept input as to the scope of the EIR; and,

WHEREAS, on July 25, 2012, the City released the draft EIR ("DEIR") for a 45-day public review and comment period; and,

WHEREAS, the DEIR identifies significant impacts that would or could result from the implementation of the SPSP as set forth in the SPSP CEQA Findings and Statement of Overriding Considerations ("SPSP Findings") attached hereto as **Exhibit A** and hereby incorporated by reference; and,

WHEREAS, CEQA Guidelines Section 15093 requires a lead agency to approve a statement of overriding considerations to identify specific economic, legal, social,



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technological, and other considerations that render any unavoidable significant adverse environmental effects identified in the EIR to be acceptable; and,

WHEREAS, Exhibit A sets forth Findings of Fact and Statement of Overriding Considerations relevant to the significant and unavoidable impacts identified for the SPSP; and,

WHEREAS, Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097 require a public agency to adopt a reporting or monitoring program to mitigate or avoid significant effects on the environment before certifying an EIR which identifies one or more significant environmental effects; and,

WHEREAS, the Final EIR ("FEIR") includes a Mitigation Monitoring and Reporting Programs for the SPSP ("MMRP"), which is hereby incorporated by reference; and,

WHEREAS, at a special city council meeting on August 8, 2013 the City certified the FEIR, pursuant to CEQA Guidelines Section 15090; and,

WHEREAS, on March 3, 2014 the city council (the "City Council") adopted a resolution adopting the water supply assessment for the SPSP ("WSA") as an addendum to the EIR pursuant to CEQA Guidelines Section 15164; and,

WHEREAS, the WSA relied upon existing information in the EIR and did not result in new information but did conclude that the City has sufficient water supplies to serve the SPSP and Crane Crossing Specific Plan; and,

WHEREAS, on January 15, 2014 the Planning Commission adopted a Resolution 2014-05, recommending the Council adopt the SPSP Findings; and,

WHEREAS, on January 15, 2014 the Planning Commission adopted Resolution 2014-06, recommending Council adopt the SPSP; and,

WHEREAS, the City Council has reviewed and considered the findings of fact and statement of overriding considerations prepared for City Council independent review; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council finds, determines and resolves as follows:

1. The above recitals are true and correct and reflect the independent judgment of the City Council.
2. Notice of the City Council hearings on the EIR, and any related action or related approvals, was given as required by law and the actions were conducted pursuant to planning and zoning laws, CEQA and state CEQA Guidelines.
3. All individuals, groups and agencies desiring to comment were given adequate opportunity to submit oral and written comments on the DEIR and any related action or related approvals. These opportunities for comment meet or exceed the



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City Council Resolution 2014-27

requirements of the planning and zoning laws, CEQA, and state CEQA Guidelines.

4. The City Council has been presented with all of the information described in the recitals and has considered this information prior to adopting this resolution.
5. Pursuant to CEQA Guidelines Section 15025(c), the City Council has reviewed and considered the information in the DEIR and FEIR, which taken together comprise the EIR for the SPSP, prior to making the recommendations contained herein.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council, in the exercise of its independent judgment, and taking into consideration the comments and responses to comments included within the FEIR and after hearing testimony considering the evidence presented and engaging in due deliberations does hereby take the following actions:

1. Adopts the SPSP Findings attached hereto as Exhibit A.
2. Adopts the MMRP for the SPSP.

THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 3RD DAY OF MARCH 2014.

AYES:	COUNCILMEMBERS:	Brennan, Dunlop, Jackson, Petersen and Paul	(5)
NOES:	COUNCILMEMBERS:	None	(0)
ABSENT:	COUNCILMEMBERS:	None	(0)
ABSTAINED:	COUNCILMEMBERS:	None	(0)

Signed:




Pat Paul, Mayor

Attest:


Kathy Teixeira, CMC
City Clerk

I, KATHY TEIXEIRA, City Clerk of the City of Oakdale, DO HEREBY CERTIFY that foregoing Resolution 2014-27 was duly passed and adopted by the City Council of the City of Oakdale at a regular meeting held on the 3rd day of March, 2014.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Oakdale this 7th day of April, 2015.



KATHY TEIXEIRA, CMC
CITY CLERK



CITY OF OAKDALE
City Council Resolution 2014-27

Exhibit A
Sierra Pointe Specific Plan Findings

SIERRA POINTE SPECIFIC PLAN

CEQA Findings and Statement of Overriding Considerations

Introduction

The proposed project consists of the Sierra Pointe Specific Plan (SPSP), which provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the strategic goals for the SPSP area as set forth in the 2030 General Plan goals and policies.

The SPSP was prepared concurrently with the 2030 Oakdale General Plan update, Climate Action Plan (CAP), and Crane Crossing Specific Plan (CCSP). The CCSP and SPSP are consistent with both the 2030 General Plan and CAP. The Final Environmental Impact Report for the SPSP (also referred to as the “FEIR”) evaluates the environmental effects associated with implementation of the SPSP, as well as the General Plan update, CAP, and CCSP. The FEIR is identified by State Clearinghouse Number (SCH#) 2011082051, and the City of Oakdale (“Oakdale” or “City”) is the lead agency as defined in the California Environmental Quality Act (CEQA). (Public Resource Code §21067) The FEIR serves as an informational document for public agency decision-makers and the general public regarding the environmental effects of the SPSP and identifies feasible mitigation measures (referred to as “Required Additional Mitigating Policies and Implementation Measures”), and alternatives that would reduce or eliminate significant impacts of the proposed project. Although the scope of the FEIR evaluates not only the SPSP, but also the 2030 General Plan, CAP, and CCSP, these CEQA Findings and Statement of Overriding Considerations only addresses the SPSP.

The FEIR is the primary reference document for the development and implementation of a mitigation monitoring plan for the proposed project. Environmental impacts cannot always be mitigated to a level that is considered less than significant. In accordance with the CEQA Guidelines (Cal. Code Regs., title 14, § 15000 et seq.), if a lead agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project based on the final CEQA documents and any other information in the public record for the project. (CEQA Guidelines, § 15093, subd. (b).) This is called a “statement of overriding considerations”. (CEQA Guidelines, §15093.) (Draft Environmental Impact Report (“DEIR”), page 1-9).

The FEIR consists of the following contents:

- Chapter 1, “Introduction and Readers’ Guide”;
- Chapter 2, “Comments on the Draft EIR,” includes a copy of each of the comment letters received during the public review period. The individual comment letter numbers correspond to those responses provided in Chapter 3;
- Chapter 3, “Responses to Comments on the Draft EIR,” contains the written responses to the individual comments received during the public review period for the DEIR along with written responses to those comments;
- Chapter 4, “Minor Revisions to the Draft EIR,” contains minor changes and edits to the text of the DEIR made in response to the comments; and
- Chapter 5, “Mitigation Monitoring and Reporting Program,” contains the reporting and monitoring program that ensures that measures adopted to reduce or avoid significant environmental impacts are implemented.
- Chapter 6, “Crane Crossing Specific Plan Mitigation Monitoring and Reporting Program” contains the reporting and monitoring program that ensures that measures adopted to reduce or avoid significant environmental impacts are implemented for the CCSP.
- Chapter 7, “Sierra Pointe Specific Plan Mitigation Monitoring and Reporting Program” contains the reporting and monitoring program that ensures that measures adopted to reduce or avoid significant environmental impacts are implemented for the SPSP.
- Chapter 8 provides the list of preparers.

This document includes the CEQA Findings for approval of the SPSP, consistent with CEQA Guidelines section 150901, and includes the Statement of Overriding Considerations for the SPSP, consistent with CEQA Guidelines section 15093.

Project Description Summary

Project Description

The City of Oakdale is located at the base of the foothills of the Sierra Nevada Mountains in eastern Stanislaus County, California. Oakdale is approximately 15 miles northeast of Modesto and 30 miles southeast of Stockton. Other smaller cities surrounding Oakdale include Escalon (9 miles northwest), Riverbank (5 miles west), Waterford (10 miles southeast), Hughson (13 miles south), and Ceres (18 miles southwest). The SPSP is located along the eastern edge of the City of Oakdale, approximately 1½ miles east of the Downtown district along Highway 120/ East F Street. The SPSP area is generally bounded by Highway 120 to the north, South Stearns Road to the east, Orsi Road to the west, and Sierra Avenue to the south. The SPSP area boundaries are shown on Figure 3-1 in the DEIR.

Proposed land uses within the SPSP include residential, parks, commercial, office, and educational, as shown in Figure 3-12 Sierra Pointe Specific Plan Land Use Plan of the DEIR. The SPSP area will need to be annexed into the City of Oakdale as part of the specific plan process. The proposed land uses in SPSP include: very low, low, medium, and high density residential; general

commercial; office, public/semi public facilities; flex uses; parks; and open space. At buildout, the SPSP is planned to accommodate approximately 901 dwelling units, ultimately housing an estimated 2,487 residents, and adds about 1.1-million square feet of commercial, office, and educational uses on 297 acres. Two developed parks are included in the SPSP, each sized at just over six (6) acres for a total of 12.59 acres of parkland within the SPSP area.

Project Objectives

The following objectives have been established for the SPSP and will aid decision makers in their review of the project and associated environmental impacts:

Land Use

- **Strengthened Commercial Base.** Create a high quality commercial/mixed use corridor along Highway 120/East F Street that strengthens the City's commercial and office base.
- **Tourist Services.** Capitalize upon the significant amount of regional traffic that passes through Oakdale, increasing the City's capture of tourist related spending.
- **Educational Opportunities.** Promote the development of higher education related uses, including a potential community college satellite campus.
- **Diverse Residential Neighborhoods.** Establish walkable residential neighborhoods that offer a variety of housing types, accommodate all income levels, and help the City achieve its Regional Housing Needs Allocation (RHNA).
- **Retain Existing Neighborhood.** Maintain the integrity of the existing residential neighborhood within the SPSP area along Twildo Avenue.
- **Blueprint.** Provide for development that helps to further the San Joaquin Valley Blueprint Smart Growth Principles.
- **ALUCP.** Ensure that all new development within the southern portion of the SPSP area adequately addresses railroad activity.
- **Continued Agricultural Production.** Support the long term operation of adjacent agricultural uses, as well as continued interim agricultural production within the SPSP area.

Mobility

- **Complete Streets.** Provide an interconnected modified grid street system that expands upon the adjacent roadway pattern and comfortably provides for pedestrians, bicyclists, transit, and vehicles.
- **Citywide and Regional Facilities.** Accommodate citywide and regional circulation needs, including potential alignment of the North County Corridor.
- **Pedestrian and Bicycle Facilities.** Incorporate pedestrian and bicycle facilities that provide linkages within and outside the SPSP area, encourage non-vehicular travel, and create a pedestrian/bicycle friendly environment.
- **Transit.** Promote available transit services within the SPSP area, in particular along the Mixed Use Corridor.

Community Design

- **Balanced Design.** Create projects with superior architectural and visual interest that balance form, function and economic considerations to create inviting settings for a variety of users.
- **Walkability.** Create pedestrian and bicycle friendly designs that are walkable and provide strong connectivity between uses.
- **Enhanced Frontages.** Incorporate building orientations, massing, architectural detail, landscaping, lighting and other treatments that enhance and activate adjacent streetscapes.
- **Distinct City Gateway.** Create a distinct sense of arrival and positive physical image for Oakdale at the eastern edge of the City.
- **Context Sensitive.** Ensure that development patterns and designs respect significant natural features, as well as the character and scale of adjacent neighborhoods and uses.

Utilities

- **Extension of Utilities.** Provide for the efficient extension of water, wastewater, and storm drainage infrastructure to the SPSP area in accordance with City plans, standards, and specifications.
- **OID Facilities.** Accommodate relocation of Existing Oakdale Irrigation District Pipelines within the SPSP area.
- **Stormwater Quality.** Ensure that stormwater runoff meets NPDES and other applicable water quality standards through incorporation of Best Management Practices (BMPs) and Low Impact Development (LID) measures.
- **Solid Waste, Energy and Telecommunications.** Coordinate with local solid waste, energy and telecommunications providers to ensure that adequate services and facilities are provided.
- **Resource Conservation.** Maximize opportunities to incorporate water conservation, recycling, energy efficiency, and renewable energy systems within the SPSP area consistent with the City's Climate Action Plan and other applicable requirements.

Public Services & Safety

- **Parks and Open Space.** Incorporate parks that meet the recreational needs of future residents, allow for dual use of stormwater detention basins, and serve as focal points of community interaction and identity.
- **School Facilities.** Coordinate with the Oakdale Joint Union School District to ensure adequate school facilities to serve SPSP area students.
- **Police and Fire Services.** Provide law enforcement, fire protection and emergency medical services to the SPSP area in accordance with City standards.

Implementation

- **Phasing.** Coordinate the development of land uses with the efficient provision of required infrastructure to ensure that improvements can support associated development, and that development can support associated costs.
- **Future NCC Phase.** Structure SPSP area phasing to accommodate potential alignment of the North County Corridor.
- **Financial Feasibility.** Require that financing mechanisms be established to fully fund planned improvements and services over the long-term without creating a negative fiscal impact to the City's General Fund.

- **Fair Share Contribution.** Ensure that new development in the SPSP area provides its fair share contribution for all required services, facilities, and infrastructure.
- **Property Ownerships.** Ensure that SPSP implementation addresses the equitable contribution of passively engaged landowners in SPSP area infrastructure, financing, and reimbursement programs.
- **Subsequent Development Approvals.** Provide for the efficient approval of development projects and improvements that are consistent with the SPSP.
- **Flexibility.** Maintain adequate flexibility to respond to evolving land use, design, market, and other conditions over time.

Procedural Compliance with CEQA

Environmental Review and Public Participation

In accordance with section 15082(a) of the CEQA Guidelines, the City prepared and circulated a Notice of Preparation (NOP) of an EIR. The NOP was circulated for a 30-day comment period, which began on August 19, 2011, and ended on September 19, 2011. The City received eight (8) scoping comment letters, which were considered in the preparation of the DEIR (see DEIR Appendix A).

The DEIR was released on July 25, 2012 for a 45-day public review period. The review period closed on September 17, 2012. Sixteen (16) written comment letters were received during the review period, and two (2) letters were received after. These comments are included in their entirety in Chapter 2 of the FEIR. Substantive issues raised in all of the comment letters were addressed in the FEIR.

The FEIR was released in April 2013. While CEQA does not require the circulation of an FEIR for public comment, Public Resources Code section 21092.5(a) requires that the lead agency provide a written response to comments received from a public agency at least ten (10) days prior to certifying the EIR. This FEIR has been distributed to the commenting public agencies to meet the requirements of section 21092.5(a).

Certification of the Environmental Impact Report

The City certifies the following in accordance with CEQA Guideline Section 15090:

1. This FEIR has been completed in compliance with CEQA;
2. This FEIR was presented to the City Council, and the City Council reviewed and considered the information contained in the FEIR prior to approving the proposed project; and
3. This FEIR reflects the City's independent judgment and analysis.

Mitigation Monitoring and Reporting Programs

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project, and shall be adopted by the City Council when approving the proposed project. (See Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) The City will use the MMRP to track compliance with the proposed project mitigation measures.

Custodian of the Record of Proceedings

The City of Oakdale Community Development Department is the custodian of the FEIR, the documents related to the preparation of the FEIR, and the approval of the SPSP. The Department's offices are located at 120 South Sierra Avenue, Oakdale, CA, 95361

Environmental Impacts and Findings

CEQA Requirements

Public Resources Code section 21002 provides that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects. The required procedures are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. In the event that specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof. (Public Resources Code §21002.)

The requirements set forth in Public Resources Code section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which Environmental Impact Reports ("EIR(s)") are required. (See Pub. Resources Code § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).)

The DEIR included a detailed analysis of impacts in multiple environmental disciplines, analyzing the proposed project and alternatives, including a No Project Alternative. The EIR discloses the environmental impacts expected to result from SPSP. Where possible, mitigation measures were identified to avoid or minimize significant environmental effects. The mitigation measures identified in the EIR include the measures proposed by the project proponent as well as other measures proposed by the lead agency or responsible or trustee agencies or other persons that were not included in the proposed project. Such mitigation measures that could reasonably be expected to reduce adverse impacts if required as conditions of approving the proposed project, as required by CEQA Guidelines section 15126.4(a)(1)(A) are set forth in the FEIR. Public Resources Code section 21061.1 defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors." CEQA Guidelines section 15364 adds another factor: "legal"

considerations. (See also *Citizens of Goleta Valley v. City Council "Goleta II"* (1990) 52 Cal.3d 553, 565.)

The concept of "feasibility" also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) "[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (Id.; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) Alternatives and mitigation measures may also be determined to be infeasible if they do not "fully satisfy the objectives associated with a proposed project" or are "undesirable from a policy standpoint." (*California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957.)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's "benefits" rendered "acceptable" its "unavoidable adverse environmental effects." (CEQA Guidelines, §§ 15093, 15043, subd. (b); see also Pub. Resources Code, § 21081, subd. (b).)

Pursuant to Public Resources Code section 21081 and CEQA Guidelines section 15091, no public agency shall approve or carry out a project for which a FEIR has been certified, which identifies one or more significant effects on the environment that would occur if the project is approved or carried out, unless the public agency makes one or more of the following findings with respect to each significant impact:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

The City has made one or more of these specific written findings regarding each significant impact associated with the SPSP. These findings set forth the evidentiary and policy basis for the City Council's decision to approve the SPSP in a manner consistent with the requirements of CEQA. Those findings are presented below in **Table 1**, along with a presentation of facts in support of the findings.

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
4.1 Land Use and Agricultural Resources				
Impact 4.1.1: The proposed project could divide the physical arrangement of an established community.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Following the policies and implementation programs included as part of the 2030 General Plan would allow new development associated with the Specific Plan to represent a continuation of the existing community areas of the City and would not result in the physical division of an existing community within any of the City's Planning Areas. With implementation of the 2030 General Plan policies and programs, this impact is considered less than significant.</p>	LTS
Impact 4.1.2: The proposed project could conflict with other applicable adopted land use plans.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Development within the SPSP area is required to comply with noticing and other requirements as will be adopted in the updated ALUCP. In addition, Policy LU-6.6 requires protection of the Airport from encroachment by ensuring that all new land uses and developments are compatible with airport operations and the adopted Airport Land Use Compatibility Plan (including height restrictions and overflight requirements). Therefore the SPSP would not create a significant impact based on potential conflict with the ALUCP. This impact is less than significant.</p>	LTS
Impact 4.1.3: The proposed project would result in the substantial conversion of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) to non-agricultural uses and would involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses.	PS	Measure 4.1.3b: Agricultural mitigation within the SPSP is required to occur at a ratio of at least 1:1 for conversion of Prime Farmlands, Farmland of Statewide Importance, and Unique Farmlands (as designated by the California Department of Conservation Farmland Mapping and Monitoring Program) to residential uses, consistent with Stanislaus LAFCO policy. This can be achieved by acquisition and dedication of agricultural land, development rights and/or conservation easements to permanently protect agricultural land, or payment of in-lieu fees to an established, qualified,	<p>Finding: Although implementation of Mitigation Measure 4.1.3b would reduce Impact 4.1.3 the impact would still be significant and unavoidable. The City finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.1.3 to a less than significant I.</p> <p>Rationale: Policies are included as part of the SPSP that address agricultural impacts. For example, Policy RN-22 requires providing a masonry wall and dense</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.1.4: The proposed project could conflict with existing zoning for agricultural use or the provisions of Williamson Act contracts.	LTS	mitigation program to fully fund the acquisition and maintenance of such agricultural land, development rights or easements.	landscaping (hedgerow) at the edge of residential uses adjacent to agricultural properties to enhance screening and separation between uses. Policy RN-22 also requires recording the City's Right-to-Farm disclosure statement on all individual residential lots. In addition, Policy MU-75 requires the establishment of a minimum 25 foot buffer on Mixed Use Corridor zone parcels adjacent to active agricultural operations to the south and east of the SPSP designated for agricultural use by the General Plan. Additionally, the City's 2030 General Plan concluded that future development within existing agricultural areas would cause an overall net loss of important farmlands within the City. Therefore, implementation of the SPSP would result in a significant and unavoidable impact. Finding: The City hereby finds that this impact will be less than significant . Rationale: The SPSP area contains 21.7 acres of Williamson Act land. Consistent with section 3.7.5 Agricultural Land Mitigation of the SPSP, project level discretionary entitlements on any lands subject to Williamson Act will only be considered by the City when the land is no longer under a Williamson Act contract. It is assumed that the proper procedures (including minimizing early termination of active contracts), contained within the Williamson Act itself, will be followed as development within the Specific Plan occurs. Additionally, the SPSP supports the continued agricultural and other uses on the SPSP area's properties until such time that they are developed with Specific Plan uses. The SPSP contains multiple, individually-owned parcels with rural residential uses, which are anticipated to be consolidated and redeveloped with higher intensity uses in the future. All development is intended to be carefully integrated with existing uses. Therefore, conflicts with the Williamson Act are considered less than significant. However, these issues may need to be evaluated in the site-specific environmental review for individual development proposals.	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.1.5: The proposed project could result in a cumulative impact to land use and agricultural resources.	PS	None Feasible	<p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: Because cumulative agricultural resource impacts throughout Stanislaus County would be significant, and because the proposed project's incremental agricultural resource impacts are significant, the proposed project's incremental agricultural resource impacts are also cumulatively considerable and are significant and unavoidable.</p>	SU
4.2 Cultural Resources Impact 4.2.1: The proposed project could cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5.	PS	<p>Measure 4.2.1a: Survey Unexamined Portions of the Specific Plan Area for Historic Resources before Project Construction. The City shall ensure that the project applicant hire a professional meeting the Secretary of the Interior's Professional Qualification Standards for architectural historian to survey unexamined portions of the Specific Plan Area (including those areas within Area 1 with potential identified historic resources) for which access was restricted during preparation of the DEIR. If historic resources are identified as a result of the survey, the City shall ensure that the project applicant retain a qualified architectural historian to evaluate the significance of the resource and recommend appropriate mitigation measures for significant resources (see Mitigation Measure 4.2.1b).</p> <p>Measure 4.2.1b: Implement a Historic Properties Management Plan. At the completion of Mitigation Measure 4.2.1a and if historic properties (i.e., archaeological and/or architectural) are identified within the Specific Plan Area, the City shall ensure that the</p>	<p>Finding: Although implementation of Mitigation Measures 4.2.1a and 4.2.1b would reduce Impact 4.2.1, the impact would still be significant and unavoidable. The City of Oakdale finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.2.1 to a less than significant level.</p> <p>Rationale: While implementation of the HPMP has the potential to lessen impacts to historic resources within the Specific Plan Area, the potential destruction or alternation of historic resources (eligible for listing in the California Register) may result in impacts still considered significant and unavoidable. For this reason, impacts to historical resources would still result in a significant and unavoidable impact. No additional feasible mitigation is currently available.</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.2.2: The proposed project could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to section 15064.5	PS	<p>project applicant retain a qualified architectural historian to implement a Historic Properties Management Plan (HPMP) for each identified historic property. The HPMP will be completed and implemented prior to issuance of any permits or commencement of any ground disturbing activity within a proposed development area. The plan will include steps to identify, record, and evaluate potential historic resources for eligibility for listing in the California Register. Such steps will include archival review at both the Central California Information Center and any appropriate local repository, photo documentation of the building, recordation of the building on DPR 523 forms, and application of the California Register criteria. Site evaluation to assess the eligibility of the resource shall be conducted by a professional meeting the Secretary of the Interior's Professional Qualification Standards for architectural historian. The evaluation shall include sufficient archival research to fully address the history of the resource. The HPMP will also provide potential mitigation to lessen impacts to historic resources, such as avoidance and preservation, HABS-quality photo-documentation and recordation, building relocation or reuse, materials reuse, and/or public outreach. If the site evaluation results in an assessment that the building is not eligible, no further work or protective measures will be necessary.</p> <p>Measure 4.2.2a: Discovery of Cultural Resources during Ground-Disturbing Activities. The City shall ensure that the project applicant (or construction contractor) cease work if prehistoric, historic or paleontological subsurface cultural resources are discovered during ground-disturbing activities. If cultural resources are discovered during ground-disturbing activities, all activity in the vicinity shall cease until the discovery is evaluated by an archaeologist or paleontologist working under the direction of a Principal Investigator who meets the requirements of the Secretary of the Interior's Qualification Standards. If the archaeologist/paleontologist determines that the resources may be significant, no further work in the vicinity of the resources shall take place until</p>	<p>Finding: The City of Oakdale finds that implementation of Mitigation Measures 4.2.2a and 4.2.2b would reduce Impact 4.2.2 to a less than significant level.</p> <p>Rationale: As described above, with implementation of Mitigation Measures 4.2.2a and 4.2.2b, this impact is considered to be less than significant.</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		appropriate treatment is determined and implemented.		
		The need for archaeological and Native American monitoring during the remainder of the project will be re-evaluated by the archaeologist as part of the treatment determination, if deemed appropriate. The archaeologist shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in nature.		
		In considering any suggested mitigation proposed by the archaeologist in order to mitigate impacts to cultural resources, the project proponent will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted.		
		Measure 4.2.2b: Halt Work if Human Skeletal Remains are Identified During Construction. If human skeletal remains are uncovered during project construction, the City shall ensure that the project applicant (or construction contractor) immediately halt work and contact the Stanislaus County Coroner to evaluate the remains; the procedures and protocols set forth in section 15064.5 (e)(1) of the CEQA Guidelines must be followed. If the County Coroner determines that the remains are Native American, the project proponent will contact the NAHC, in accordance with Health and Safety Code section 7050.5, subdivision (c), and Public Resources Code section 5097.98 (as amended by AB 2641). Per Public Resources Code section 5097.98, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section (Public Resources Code § 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.2.3: Implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	PS	human remains. Implement Mitigation Measures 4.2.2a and 4.2.2b	Finding: The City of Oakdale finds that implementation of Mitigation Measures 4.2.2a and 4.2.2b would reduce Impact 4.2.3 less than significant . Rationale: As described above, with implementation of Mitigation Measures 4.2.2a and 4.2.2b, this impact is considered to be less than significant .	LTS
Impact 4.2.4: Implementation of the proposed project could result in a cumulative impact to cultural resources.	PS	Implement Mitigation Measures 4.2.2a and 4.2.2b	Finding: Although implementation of Mitigation Measures 4.2.2a and 4.2.2b would reduce Impact 4.2.4, the impact would still be significant and unavoidable. The City of Oakdale finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.2.4 less than significant . Rationale: Because the proposed project's incremental cultural resource impacts are significant, the proposed project's incremental impacts to historical resources are cumulatively considerable and this is considered a significant and unavoidable cumulative impact. General Plan policies NR-7.1, NR-7.4, NR-7.6, NR-7.7, NR-7.8, and NR-7.10 apply to the SPSP and would promote preservation and reduce impacts to cultural resources. However, the policies would not eliminate the possibility of demolition or substantial alteration to a resource that would be cumulatively significant.	SU
4.3 Public Services and Safety Impact 4.3.1: The proposed project would increase the need or use of law enforcement services in the City.	LTS	None Required	Finding: The City hereby finds that this impact will be less than significant . Rationale: Policies are included as part of the SPSP that address the need for additional law enforcement services. For example, Policy MU-20 requires incorporating crime prevention through environmental design best practices that consider building orientations, location of entrances and windows, parking lot design, visibility of activity areas and similar measures to enhance natural surveillance. Policy MU-48 requires	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.3.2: The proposed project would increase the need or use of fire protection services in the City.	LTS	None Required	<p>locating and designing landscaping and walls to not create un-safe visual surveillance situations, or create physical barriers for public safety responders. Policy POS-5 requires incorporating crime prevention through environmental design best practices to enhance natural surveillance. Buildout of the SPSP will comply with City of Oakdale policies and Police Department recommendations regarding safety and security. Proposals for development within the Planning Area will be routed to the Police Department for recommendations on design elements that affect traffic safety and crime prevention. Consequently, this impact is considered less than significant.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: The SPSP is subject to the City's adopted Capital Facilities Fee, which is collected to cover new development's fair share of Capital equipment (fire station and related equipment and facilities). In addition, the SPSP will be included in the City's Public Safety CFD, and will participate in other alternative financing mechanisms established by the City for public safety service, which includes fire protection. Buildout of the SPSP will comply with City policies and Fire Department recommendations regarding fire protection. Proposals for development within the SPSP Area will be routed to the Fire Department for recommendations on design elements that affect fire prevention and safety including access, water pressure flows, and building design. Consequently, this impact is considered less than significant.</p>	LTS
Impact 4.3.3: The proposed project would increase the need or use of school services or facilities.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: At the time of Specific Plan approval, Oakdale Joint Unified School District's ("District") staff indicated that existing school facilities within the District were adequate to serve the needs of the SPSP, with the</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.3.4: The proposed project would increase the need or use of libraries and other community facilities.	LTS	None Required	<p>exception of elementary school students. Enrollment at Sierra View Elementary School could exceed capacity with the addition of students from the SPSP. However, with adjustments to each elementary school's service boundaries and construction of the planned elementary school in the Bridle Ridge Specific Plan, demands on the school system could be rebalanced within the District. This rebalancing would allow the SPSP's elementary school students to be accommodated by the District's existing and planned school facilities. In addition, Specific Plan developers will be required to ensure that new residential development provides its fair share contribution for school facilities through the payment of fees or other negotiated methods. This impact is considered less than significant.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Implementation of the SPSP would increase the overall demand on library services within the City. New facilities, books, and personnel will be required in order to provide adequate service for future growth. Therefore, the City's costs to build and maintain new facilities and personnel would also increase. However, funding for these facilities is primarily derived from a 1/8-cent countywide sales tax, which generates revenue for ongoing operations, staffing, and the purchase of books and other materials. The additional personnel and material costs generated by buildout of SPSP would be offset through the increased revenue, and fees, generated by future development. In addition, future projects will be reviewed by the City on an individual basis and will be required to comply with requirements (i.e., impact fees, etc.) in effect at the time building permits are issued. Consequently, this impact is considered less than significant.</p>	LTS
Impact 4.3.5: The proposed project would increase the need or use of park and recreation	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
facilities.			<p>Rationale: Policies included as part of the SPSP that address the need for additional parks and recreational services are summarized above. For example, Policy POS-1 requires incorporating a range of recreational facilities to meet the needs of all age groups and abilities, and to promote the health and well being of the community. Policy POS-2 requires creating aesthetically pleasing and attractive parks that act as gathering places for residents, and enhance overall neighborhood identity and character. Policy POS-3 requires maximizing access to parks by providing direct pedestrian, bicycle and vehicle connections from adjacent neighborhoods. Policy POS-4 requires organizing lots and buildings around parks to maximize visibility from surrounding uses and that all park sites should be bordered by roadways with homes fronting on to park space. Therefore, implementation of the proposed project (including the specific plan policies identified above) would result in a less than significant impact.</p>	
Impact 4.3.6: The proposed project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: The specific plan has been developed to be consistent with all legal requirements related to emergency access and public safety. In addition, implementation of SPSP will require consistency with 2030 General Plan policies, which require the City to continue to maintain and improve emergency services planning within the City and adjacent areas (see Policy PHS-1.1) and to ensure a coordinated emergency response system is maintained with other agencies (see Policy PHS-1.2 and Policy PHS-1.3). Policy PHS-1.4 directs the City to regularly review and update the adequacy of evacuation routes for the public's use in the event of an emergency. Policy PHS-1.5 requires the City to plan for the continued function of critical facilities such as hospitals, fire stations, and emergency command centers following a major disaster to facilitate post-</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.3.7: The proposed project could expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	LTS	None Required	<p>disaster recovery. Consequently, with implementation of the 2030 General Plan policies, this impact is considered less than significant.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Development of the SPSP could expose people and structures to the threat of wildfire. However, the specific plan has been developed to be consistent with all legal requirements related to emergency access, public safety and fire protection. In addition, to help prevent urban wildfires, the City's Fire Department has implemented an aggressive weed/fire hazard abatement program that identifies properties within the Fire Department's service area that may pose a risk for fire on adjacent properties. Programs such as these dramatically cut back fire incidents in these areas. Implementation of the SPSP will also require consistency with the 2030 General Plan Policies CS-2.1 through CS-2.13 that require the City to plan for and expand fire protection services and facilities to meet current and future community needs. Other General Plan policies, Policy PHS-1.2 and Policy PHS-1.3, ensure a coordinated emergency response system is maintained with other agencies. Policy PHS-1.4 directs the City to regularly review and update the adequacy of evacuation routes for the public's use in the event of an emergency. Consequently, with implementation of the 2030 General Plan policies, this impact is considered less than significant.</p>	LTS
Impact 4.3.8: The proposed project could expose people or structures to a cumulatively significant risk of loss, injury, or death involving wildland fires.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: In consideration of the potential effects of all cumulative scenario projects and planning, implementation of the proposed project would not result in a cumulatively considerable impact to law enforcement services, fire protection services, schools,</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
4.4 Utilities				
Impact 4.4.1: The proposed project would require new or expanded water supplies, facilities, and entitlements.	LTS	None Required	<p>libraries, parks and recreation facilities, airport safety, or wildland fire threats.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Although sufficient water is available to supply the specific plan area pursuant to the Urban Water Management Plan a Water Supply Assessment (WSA) is required and has been prepared. With respect to the SPSP, the volume of water accounted for in the existing 2009 UWMP would be sufficient to provide sufficient supply to the specific plan area. The WSA for the SPSP concludes that there is sufficient water to supply for the SPSP and proposed future growth. Consequently, this impact is considered less than significant.</p>	LTS
Impact 4.4.2: The proposed project could result in wastewater treatment demand in excess of planned capacity that cannot be met by new or expanded facilities.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: The SPSP will include phased development of necessary infrastructure that includes new 6" to 10" pipelines, as described in Chapter 3.0 "Project Description". Implementation of the plan will be accomplished through the tentative maps process; this process will give the City the opportunity to ensure that necessary infrastructure is in place for future development. With current annual average daily flows of 1.4 mgd and a design capacity of 2.4 mgd, it is not anticipated that the SPSP would require upgrades to the City's wastewater treatment plant. Consequently, this impact is considered less than significant.</p>	LTS
Impact 4.4.3: The proposed project could exceed the capacity of existing or planned stormwater drainage systems.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: policies included as part of the specific plan</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.4.4: The proposed project could produce substantial amounts of solid waste that could exceed the permitted capacity of a landfill serving the City.	PS	None Feasible	<p>that would address the continued provision of adequate stormwater infrastructure are summarized below. For example, Policy MU-18 requires incorporating pervious "paved" surfaces, vegetative ground cover, and natural bio-swales where possible to increase filtration and reduce run-off. Policy MU-19 provides for treatment control measures that capture and treat stormwater runoff through settling, filtration, and/or biodegradation for all parking lots with one acre or more of impervious surface area. Because a stormwater drainage master plan has been developed for planned land uses within the specific plan area and with implementation of the policies below, this impact is considered less than significant.</p> <p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: The 2030 General Plan includes a number of policies (PF-4.1 through PF-4.9) and implementation programs designed to promote future Citywide recycling efforts and ensure the continued provision of solid waste recovery and collections services. Additionally, the City will continue to implement solid waste reduction programs in compliance with AB 939. However, to accommodate future solid waste needs resulting from additional growth associated with buildout of the SPSF, additional landfill capacity or waste disposal locations may be required for the City. It is assumed that Gilton and the Forward Landfill would continue to maximize the use of existing disposal options and plan for future waste disposal opportunities once existing disposal options reach their capacity, although future waste disposal opportunities may require greater handling</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.4.5: The proposed project would comply with all federal, state, and local statutes and regulations related to solid waste.	LTS	None Required	<p>costs depending on their location and method of transfer. Consequently, because of the uncertain availability of where and what these future waste disposal options may be to address buildout of the SPSP, this impact is considered significant and unavoidable. No additional technologically or economically feasible mitigation measures are currently available to reduce this impact to a less than significant level.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: The SPSP has been developed to be consistent with all legal requirements related to recycling and solid waste issues (consistent with AB 939, similar to the City) and would ensure that future development divert solid waste from local landfills through various conservation, recycling, and composting measures, including curbside recycling programs, household hazardous waste weekly collection site, and waste oil collection. Consequently, this impact is considered less than significant.</p>	LTS
Impact 4.4.6: The proposed project could result in a cumulative impact on utilities.	PS	None Feasible	<p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: A significant cumulative solid waste impact would result if the combination of impacts of the proposed project and the impact projections from adopted plans and population projections (identified in Table 6-1 of the DEIR) within the San Joaquin Valley region were significant when combined together, even if not independently significant. Because of the uncertain availability of where and what future waste disposal</p>	SU

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
4.5 Transportation and Circulation				
Impacts 4.5.1: The proposed project would result in a substantial increase in vehicular traffic. This would result in a significant impact to various intersections and road segments within the study area.	PS	<p>Implement Measures 4.5.1c to 4.5.1g, 4.5.1h, 4.5.1i Measure 4.5.4a: Modifying the intersection at F Street (SR 108/SR 120) / Stearns Road to add the following improvements would improve operations from unacceptable LOS F to acceptable LOS C:</p> <ul style="list-style-type: none">▪ Eastbound approach – left-turn lane and right-turn lane▪ Westbound approach – left-turn lane and shared through/right-turn lane▪ Northbound approach – left-turn lane <p>These improvements could be primarily funded by developer impact fees from the SPSP. Additionally, the City's Capital Improvement Program (CIP) identifies funding for up to ten signalized intersections whose locations are not identified. Funding for signalizing the intersection may be available from that program.</p> <p>Measure 4.5.4b: The addition of a northbound right-turn lane at Yosemite Avenue / J Street would reduce delay at this intersection to LOS C levels during both the AM and PM peak hours. The width of the roadway on the northbound approach is sufficient to accommodate the right-turn lane; therefore, this mitigation would only require restriping the approach.</p> <p>Measure 4.5.4c: Converting the intersection of Maag Avenue / J Street to all-way stop control would reduce delay at this intersection to LOS C levels during the AM peak hours.</p> <p>Measure 4.5.4d: This impact could be mitigated by widening this segment of F Street (SR 108/SR 120) to create an additional travel lane in each direction. This improvement is considered feasible is a planned Caltrans improvement. Funding is available from the City's CIP and Caltrans' Regional Surface</p>	options may be by project buildout, this impact remains significant and unavoidable at the project-level and is also considered a significant cumulative impact.	SU
			<p>Finding: Although implementation of Mitigation Measures 4.5.1c through 4.5.1i and 4.5.4a through 4.5.4h would reduce Impact 4.5.4, the impact would still be significant and unavoidable. The City of Oakdale finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.5.4 to a less than significant level.</p> <p>Rationale: Because Stanislaus County has no plans to widen several road segments and because the City cannot guarantee construction of improvements outside its jurisdiction, this impact is considered significant and unavoidable.</p>	

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		Transportation Program (RSTP).		
		Measure 4.5.4e: This impact could be mitigated by widening Warnerville Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.		
		Measure 4.5.4f: This impact could be mitigated by improving South Stearns Road from a two-lane collector to a two-lane arterial. This improvement would improve operations on the segment from LOS F to LOS D.		
		Measure 4.5.4g: This impact could be mitigated by widening Wamble Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.		
		Measure 4.5.4h: This impact could be mitigated by widening Sierra Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.		
Impacts 4.5.2: The proposed project would result in increased conflicts between vehicles/pedestrians and vehicles/bicycles which could result in unsafe conditions.	LTS	None Required	Finding: The City hereby finds that this impact will be less than significant . Rationale: Development of the proposed project would cause an increase in vehicle/pedestrian and vehicle/bicycle conflicts. As development occurs, pedestrian and bicycle facilities should be constructed to meet demand. This impact could be mitigated with implementation of the City's Bicycle Master Plan. Funding for these improvements could come from development impact fees. Therefore, this impact is considered less than significant.	LTS
Impacts 4.5.3: The proposed project would result in increased conflicts between trains and vehicles, pedestrians, and bicycles which could result in unsafe conditions.	LTS	None Required	Finding: The City hereby finds that this impact will be less than significant . Rationale: The proposed project would cause an increase in travel demand across existing at-grade railroad crossings. The proposed General Plan Policies M-5.5 and M-5.6 address the safety and operational integrity of railroad crossings through ongoing maintenance and improvement of at-grade crossing and	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
4.6 Air Quality				
Impact 4.6.1: The proposed project could expose a variety of sensitive land uses to construction-related air quality emissions.	PS	<p>Measure 4.6.1a: Dust Control Measures. The City shall ensure that the project applicant(s) for individual projects to be developed under the SPSP comply with Regulation VIII Rule 8011 and implement the following dust control measures during construction:</p> <ul style="list-style-type: none"> Submit a Dust Control Plan subject to review and approval of the SJVAPCD at least 30 days prior to the start of any construction activity on a site that includes 40 acres or more of disturbed surface area. <p>Specific control measures for construction, excavation, extraction, and other earthmoving activities required by the SJVAPCD include:</p> <ul style="list-style-type: none"> All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover in order to comply with Regulation VIII's 20 percent opacity limitation. All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water (at least two times per day) or by presoaking. When materials are transported offsite, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of 	<p>pursuit of railroad grade separations, in response to planned growth. This impact is considered less than significant.</p> <p>Finding: The City of Oakdale finds that implementation of Mitigation Measures 4.6.1a and 4.6.1b would reduce Impact 4.6.2 to a less than significant level.</p> <p>Rationale: As noted above, with implementation Mitigation Measures 4.6.1a and 4.6.1b, this impact considered less than significant.</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>freeboard space from the top of the container shall be maintained.</p> <ul style="list-style-type: none"> ▪ All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. However, the use of blower devices is expressly forbidden, and the use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. ▪ Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. ▪ Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. ▪ Any site with 150 or more vehicle trips per day shall prevent carryout and trackout. <p>Enhanced and additional control measures for construction emissions of PM10 shall be implemented where feasible. These measures include:</p> <ul style="list-style-type: none"> ▪ Limit traffic speeds on unpaved roads to 15 mph. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent. ▪ Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. ▪ Install wind breaks at windward side(s) of construction areas. ▪ Suspend excavation and grading activity when winds exceed 20 mph. ▪ Limit area subject to excavation, grading, and other construction activity at any one time. <p>Measure 4.6.1b: Indirect Source Review. The City shall require applicant(s) for individual projects to be developed under the SPSP that are subject to Rule</p>		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.6.2: The proposed project would result in a cumulatively considerable net increase of criteria air pollutants that result in a violation of an air quality standard.	PS	<p>9510 (Indirect Source Review) to comply with its requirements, including reductions of 20% of the NOx construction emissions and 45% of the PM10 construction exhaust emissions. If these emission reductions are not met, then the applicant(s) shall pay the required mitigation fees to the SJVAPCD.</p> <p>Measure 4.6.2a: Transit, Area, and Energy Source Reductions. The City shall require individual project applicant(s), where applicable, to reduce the operational impacts of the SPSP by implementing feasible mitigation measures from the following list:</p> <ol style="list-style-type: none"> Transit service infrastructure shall be approved by the City prior to development of each development phase of the Specific Plan: <p>Rideshare Measures: Implement carpool/vanpool program (e.g., carpool, ride matching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc.).</p> <p>Transit Measures: Construct transit facilities such as bus turnouts/bus bulbs, benches, transit shelters, and, route signs and displays at appropriate sites to be developed under SPSP. Project applicant(s) shall contribute to regional transit systems (e.g., right-of-way, capital improvements, and park-and-ride lots), where applicable.</p> <p>Bicycle and Pedestrian Measures: Provide direct, safe, attractive pedestrian and bicycle access to transit stops and adjacent development, including:</p> <ul style="list-style-type: none"> ▪ Provide bicycle lanes and/or paths, connected to community-wide network. ▪ Provide street lighting. ▪ Improve or construct onsite and offsite pedestrian facilities (e.g., overpasses, wide sidewalks, and building access for pedestrians). ▪ Provide pedestrian safety designs/infrastructure at crossings. 	<p>Finding: Although implementation of Mitigation Measures 4.6.2a and 4.6.2b would reduce Impact 4.6.2 the impact would still be significant and unavoidable. The City of Oakdale finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.6.2 to a less than significant level.</p> <p>Rationale: Implementation of the referenced mitigation measures would substantially reduce the level of emissions from operations; however, because of the large size of the SPSP development, emissions would still be expected to exceed the applicable thresholds of ROG and NOx. PM10. There are no other feasible mitigation measures that would further reduce the project's air impacts. Even with mitigation, the SPSP-related emissions would remain significant and unavoidable.</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
	2.	<p>Prior to the implementation of individual projects to be developed under the SPSP, the applicant(s) will present for City approval an area source and energy-conservation plan that includes consideration of each of the following potential measures. The City, in consultation with the SJVAPCD, will require implementation of clearly feasible measures from this list.</p> <ul style="list-style-type: none"> ▪ Increased energy efficiency (meet or exceed California Title 24 Requirements); ▪ Increased wall and ceiling insulation (meet or exceed California Title 24 Requirements); ▪ Energy efficient windows (double pane and/or Low-EE); ▪ High-albedo (reflecting) roofing material, or similar; ▪ Cool paving; ▪ Radiant heat barrier; ▪ Energy efficient lighting, appliances, and heating and cooling systems; ▪ Solar water-heating systems; ▪ Photovoltaic cells; ▪ Programmable thermostats for all heating and cooling systems; ▪ Awnings or other shading mechanism for windows; ▪ Porch, patio, and walkway overhangs; ▪ Ceiling fans and whole house fans; ▪ Orient buildings to maximize passive solar cooling and heating when practicable; ▪ Use passive solar cooling and heating designs; ▪ Use daylighting (natural lighting) 		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>systems such as skylights, light shelves, interior transom windows, etc.;</p> <ul style="list-style-type: none"> ▪ Use low-VOC architectural coatings; ▪ Electrical outlets around the exterior of the units, to encourage use of electric landscape maintenance equipment; ▪ Low or non-polluting landscape maintenance equipment (e.g., electric lawn movers, reel mowers, leaf vacuums, electric trimmers, and edgers, etc.); <p>Measure 4.6.2b: Indirect Source Review. The City shall require that implementation plans prepared by the applicant(s) of individual projects to be developed under the SPSP shall comply with the SJVAPCD Rule 9510 (Indirect Source Review), if applicable. Compliance with Rule 9510 would require reductions of 33.3% of the NOx operational emissions and 50% of the PM10 operational emissions. If these emission reductions are not met, then the applicant(s) shall pay the required mitigation fees by the SJVAPCD.</p> <p>Implement Measures 4.6.2a and 4.6.2b</p>		
Impact 4.6.3: The proposed project could conflict with or obstruct implementation of an applicable air quality plan.	PS		<p>Finding: Although implementation of Mitigation Measures 4.6.2a and 4.6.2b would reduce Impact 4.6.3, the impact would still be significant and unavoidable. The City finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.6.3 to a less than significant level.</p> <p>Rationale: Implementation of the referenced mitigation measures would substantially reduce the level of emissions from operations; however, because of the large size of the SPSP development, emissions would still be expected to exceed the applicable thresholds and would remain significant and unavoidable.</p>	SU
Impact 4.6.4: The proposed project could expose sensitive receptors to substantial	PS	Measure 4.6.4: Reduce Exposure to TACs. The City shall require, in consultation with the SJVAPCD, the	<p>Finding: The City finds that implementation of Mitigation Measure 4.6.4 would reduce Impact 4.6.4 to a less than</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
pollutant concentrations that could affect public health.		applicant(s) for individual projects to be developed under the Specific Plan that could expose existing or proposed sensitive receptors to TACs to develop a plan to reduce the exposure of sensitive receptors to TACs from project construction and operation. The plan shall be submitted to the City for review and approval before the approval of any grading plans. In regards to project construction, the plan may include such measures as scheduling activities when the residences are least likely to be occupied, requiring equipment to be shutdown when not in use, prohibiting heavy trucks from idling, using new diesel engines that are designed to minimize DPM emissions usually through the use of catalyzed particulate filters in the exhaust, or retrofitting older engines with catalyzed particulate filters which would reduce up to 85% of DPM emissions. With respect to operational activities, the following measures shall be applied unless site specific health risk analysis is conducted:	significant level.	
		<ul style="list-style-type: none">Proposed commercial land uses that have the potential to emit TACs (such as loading docks for diesel delivery trucks) shall be located as far away as possible from existing and proposed sensitive receptors.When determining the specific type of facility that would occupy the proposed commercial land use space, the applicant shall take into consideration the facility's potential to produce TACs.Large gasoline stations (defined as a facility with a throughput of 3.6 million gallons per year or greater) shall not be permitted within 300 feet of sensitive receptors. Require a 50 foot separation between gasoline stations with a throughput less than 3.6 million gallons per year. These distances shall also be applied to new sensitive land uses.<ul style="list-style-type: none">Dry-cleaning operation using perchloroethylene with two or more machines will not be permitted within	Rationale: With implementation of the referenced mitigation measure, the health risk associated with TAC emissions from new sources at existing or proposed sensitive receptors, or from locating new sensitive receptors in close proximity to existing sources of TACs, would be reduced to ensure that this impact would be less than significant.	

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.6.5: The proposed project could create objectionable odors affecting a substantial number of people.	PS	<p>500 feet of a sensitive land uses. For operations with one machine the separation shall be a minimum of 300 feet. For operations with three or more machines, consult the local air district. New sensitive land uses will not be sited in the same building with dry-cleaning operations that use perchloroethylene, and shall comply with the above buffer distances overall.</p> <p>Measure 4.6.5: Reduce Odors. The City shall require individual project applicant(s) to implement the following odor control measures during construction or operation:</p> <ul style="list-style-type: none"> ▪ Locate odor sensitive land uses as far as possible from odor generating land uses. ▪ Consider the odor-producing potential of land uses when the exact type of facility that would occupy areas zoned for commercial or mixed-use land uses is determined. Facilities that have the potential to emit objectionable odors would be located with appropriate buffers from existing and proposed sensitive receptors. ▪ Identify odor control devices within building permit applications to mitigate the exposure of receptors to objectionable odors if a potential odor-producing source is to occupy the project area. The identified odor control devices would be installed before the issuance of certificates of occupancy for the potentially odor-producing use. 	<p>Finding: The City finds that implementation of Mitigation Measure 4.6.5 would reduce Impact 4.6.5 to a less than significant level.</p> <p>Rationale: Implementation of the referenced mitigation measure would ensure that development of the SPSP would not result in the exposure of a substantial number of people to objectionable odors. The potential nuisance odor impact would be considered less than significant.</p>	LTS
<p>4.7 Noise</p> <p>Impact 4.7.1: Future development of noise-sensitive uses may be impacted by existing and/or future noise exposure from neighboring uses (stationary/non-transportation sources).</p>	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: General Plan Noise Policy N-1.2 requires development of new noise-sensitive land uses to mitigate where the projected exterior and interior environmental noise levels are exceeded. In addition, General Plan Noise Policy N-1.5 requires an acoustical analysis be prepared for projects that involve</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.7.2: Future development of noise-producing uses near noise-sensitive uses may result in potentially significant noise impacts (stationary/non-transportation sources).	LTS	None Required	<p>development of sensitive land uses to ensure noise standards specified in the proposed Noise Element are not exceeded. The impact would be less than significant as a result of implementation of the proposed Noise Element Goals, Policies, and Programs.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: New stationary noise sources would be required to mitigate noise impacts on noise-sensitive uses when the noise from that source alone exceeds exterior levels specified in the proposed General Plan Noise Element. In addition, General Plan Noise Policy N-1.5 requires an acoustical analysis be prepared for projects that involve development of sensitive land uses to ensure noise standards specified in the proposed Noise Element are not exceeded. Noise related to construction are limited to certain hours of the day and days of the week, while vibration noise is required not to exceed standards identified in General Plan Policy N-1.12. New industrial or other high noise-generating uses are required to be located away from noise-sensitive land uses and minimize excessive noise through project design features. The impact would be less than significant as a result of implementation of the Noise Element Goals, Policies, and Programs.</p>	LTS
Impact 4.7.3: Implementation of the proposed project would result in increased traffic noise exposure at existing noise-sensitive uses within the Planning Area (traffic/transportation source).	PS	<p>Measure 4.7.3c: The City shall require the use of noise-reducing pavement to the extent feasible on noise-impacted street segments within the Sierra Pointe Specific Plan, including but not limited to:</p> <ul style="list-style-type: none"> ▪ Sierra Road east of Yosemite Avenue ▪ S. Stearns Road south of F Street ▪ Wamble Road south of SR 120/SR 108 ▪ Warnerville Road east of Smith Road 	<p>Finding: Although implementation of Mitigation Measure 4.7.3c would reduce Impact 4.7.3, the impact would still be significant and unavoidable. The City of Oakdale finds that specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or project alternatives to reduce Impact 4.7.3 to a less than significant level.</p> <p>Rationale: Implementation of Measure 4.7.3c would reduce noise impacts for most roadway segments but may not reduce noise to a less than significant level on S. Stearns Road or Warnerville Road. In addition, the timing</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.7.4: Future development of noise-sensitive uses may be impacted by existing and/or future noise exposure from traffic, train, and/or aircraft noise sources (transportation sources).	LTS	None Required	<p>of Measure 4.7.3c is uncertain. Therefore, this impact remains significant and unavoidable.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Dwelling units on Parcels VLDR-4, LDR-2, LDR-4 to LDR-6, MDR-1, MDR-2, and MDR-3 are required to back along South Stearns Road and Sierra Road and provide masonry walls to minimize noise impacts from transportation-related sources under Policy RN-16. Preparation of site-specific noise analyses are required to determine appropriate noise mitigation efforts, including noise barrier heights and building construction improvement, if required. With implementation of proposed Noise Element, as well as the SPSP policies, this impact would be less than significant.</p>	LTS
Impact 4.7.5: Future development of acoustically-sensitive uses may be impacted by existing and/or future groundborne vibration associated with traffic or train sources (transportation sources).	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Implementation of the proposed Sierra Pointe Specific Plan would add acoustically sensitive uses (i.e., residential) near SR 108/SR 120 (near Stearns Road), the Sierra Railroad, and within Zone 3 of the Oakdale Airport. These uses would not be within 100 feet of significant groundborne vibration producing sources (i.e., SR 108, SR 120, railroad tracks). Therefore, these uses would not experience groundborne vibration levels in excess of the criteria presented in Table 4.7-8. This impact would be less than significant.</p>	LTS
4.8 Hazardous Materials Impact 4.8.1: The proposed project could create a significant hazard to the public or the environment from the transportation, use, or disposal of hazardous materials.	PS	Measure 4.8.1a: Measures to Prevent Possible Exposure to Previously Undiscovered On-site Hazardous Materials. The City shall require that, if during site preparation and construction activities, previously undiscovered or unknown hazardous materials are observed or suspected through either obvious or implied measures (e.g., stained or odorous soil),	<p>Finding: The City of Oakdale finds that implementation of Mitigation Measures 4.8.1a and 4.8.1e would reduce Impact 4.8.1 to a less than significant level.</p> <p>Rationale: Implementation of these mitigation measures shall occur prior to the change of ownership or redevelopment of specific parcels and would reduce this</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>construction contractor(s) would immediately cease all activities in the area of the find.</p> <p>The contractor(s) would immediately contact the Stanislaus County Department of Environmental Resources (County DER) staff for direction on further protocols regarding management of suspected soil or groundwater contamination and interim requirements for remediation, if any. In addition, the project applicant would contract with a qualified consultant registered in the California Department of Toxic Substances Control's (DTSC's) Registered Environmental Assessor Program to assess the situation. The Registered Environmental Assessor would collect soil and/or water samples for laboratory analysis in accordance with County DER oversight to determine whether past activities have adversely affected the site. An environmental professional would analyze the samples for contaminants determined to be a potential health concern. Any contaminated areas would be remediated in accordance with recommendations that County DER, the Central Valley Regional Water Quality Control Board, DTSC, or other appropriate federal, state, or local regulatory agencies makes. Site preparation and construction activities would not proceed until remediation is completed to the satisfaction of County DER.</p> <p>Measure 4.8.1b: Abandon On-Site Wells or Septic Systems. Before construction begins and as a condition of grading permits, the project applicant would retain a licensed well drilling contractor to abandon any on-site water wells or septic systems in accordance with County DER requirements.</p> <p>Measure 4.8.1c: Remove and Dispose of Stained Soils. Before construction begins and as a condition of grading permits, the project applicant would retain a licensed contractor to remove and properly dispose of all stained soil in accordance with the disposal facilities requirements as well as federal, state, and local regulations.</p> <p>Measure 4.8.1d: Remove On-Site Debris. Before</p>	<p>impact to a less than significant level. The mitigation measures call for site specific site assessments (i.e., Phase I Environmental Site Assessments) to confirm or deny the existence of hazardous substances (i.e., pesticides, asbestos, or petroleum products) resulting from current and/or former site activities. If it is determined that no such hazardous substances or conditions occur on a specific site, then no further mitigation would be required. With implementation of Mitigation Measures 4.8.1a through 4.8.1e, this impact is considered to be less than significant.</p>	

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>construction begins and as a condition of grading permits, the project applicant would retain a licensed contractor to remove and properly recycle or dispose debris from the project site before the start of ground-disturbing activities. If soil staining is observed after the removal of debris, soils would be removed and disposed of in accordance with federal, state, and local regulations. If structures are to be demolished on a specific site, a qualified contractor should survey and properly remove/dispose of any asbestos containing building materials or lead-based paints that are identified.</p> <p>Measure 4.8.1e: Evaluate Pole-Mounted Transformers for the Presence of Polychlorinated Biphenyls (PCBs). Before construction begins, the project applicant would contact Pacific Gas and Electric (PG&E) to assess the contents of the existing pole-mounted transformers located on the project site. PG&E would conduct an assessment and provide a letter stating whether existing electrical transformers on the site contain PCBs and whether any records of spills exist from such equipment. If PG&E identifies PCB-containing equipment, the maintenance or disposal of the transformer would be subject to the regulations of the Toxic Substances Control Act under the authority of County DER.</p>		
Impact 4.8.2: The proposed project could include uses that emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of school sites.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: The 2030 General Plan Public Health & Safety Element provides a number of policies that have been developed to address general hazardous materials concerns including: the safe storage, use, transportation, and disposal of hazardous materials (see Policy HS-4.1); continued efforts to identify sites previously used for hazardous materials storage and disposal (see Policy PHS-4.2); and requiring new development in known contamination areas to perform soil and groundwater assessments and if required undertake remediation procedures consistent with county, regional, and state regulations prior to site</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.8.3: Development under the proposed project could be located on a hazardous waste site.	PS	Implement Measures 4.8.1a through 4.8.1e	<p>disturbance or development (see Policy PHS-4.3); Furthermore, development of the SPSP will comply with all federal, state, and local hazardous materials regulations (e.g., Cal/OSHA, DTSC, CHP) and/or local jurisdictions (e.g., Stanislaus County DER). Additionally, with implementation of the various measures designed to minimize exposure to hazardous materials contained within the general plan policies, this impact is considered less than significant.</p> <p>Finding: The City finds that implementation of Mitigation Measures 4.8.1a and 4.8.1e would reduce Impact 4.8.3 to less than significant.</p> <p>Rationale: Implementation of the following mitigation measures shall occur prior to the change of ownership or redevelopment of specific parcels and would reduce this impact to less than significant. The mitigation measures call for site specific site assessments (i.e., Phase I Environmental Site Assessments) to confirm or deny the existence of hazardous substances (i.e., pesticides, asbestos, or petroleum products) resulting from current and/or former site activities. If it is determined that no such hazardous substances or conditions occur on a specific site, then no further mitigation would be required. With implementation of Mitigation Measures 4.8.1a through 4.8.1e, this impact is considered to be less than significant.</p>	LTS
Impact 4.8.4: Development under the proposed project could result in a cumulative impact with regard to hazards and hazardous materials.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Local, regional, state and federal regulations would apply to development within the Study Area, which combined with Mitigation Measures 4.8.1a through 4.8.1e, reduce the potential for cumulative impacts associated with hazards and hazardous materials to a less than significant level. The proposed project's incremental contribution to cumulative impacts would be less than significant.</p>	LTS

4.9 Hydrologic Resources

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.9.1: The proposed project could violate water quality standards or waste discharge requirements during construction-related activities.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be <i>less than significant</i> less than significant.</p> <p>Rationale: Construction-related activities occurring under the SPSP would affect water quality. However, these construction-related water quality impacts would be addressed through a variety of BMPs. The specific BMPs to be implemented would be determined prior to acquisition of coverage under the NPDES General Permit, in coordination with the CVRWQCB. Adherence to BMPs required under the NPDES General Permit would substantially reduce or prevent construction related waterborne pollutants from entering natural waters, per CVRWQCB standards. With implementation of these BMPs designed to address water quality impacts, this impact is considered less than significant.</p>	LTS
Impact 4.9.2: The proposed project could result in other water quality degradation.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be <i>less than significant</i>.</p> <p>Rationale: Development proposed under the SPSP would affect water quality. Potential for anticipated development to result in increased loading of water quality pollutants under the specific plan would be similar to that discussed for the 2030 General Plan, except reduced in extent pursuant to the Specific Plan area. In addition, an objective of SPSP is to ensure that stormwater runoff meets NPDES and other applicable water quality standards through implementation of BMP and LID measures. SPSP Policy MU-18 also requires previous surfaces be incorporated, along with vegetative groundcover and natural bio-swales where possible to increase filtration and reduce runoff. Therefore, potential water quality related effects of the specific plan would be minimized through implementation of the General Plan policies listed above. With implementation of these policy and the BMPs designed to address water quality impacts, this impact is considered less than significant.</p>	LTS
Impact 4.9.3: The proposed project could	PS	None Feasible	<p>Finding: The City finds that although changes or</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
deplete groundwater supplies or interfere with groundwater recharge.			<p>alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: The proposed project includes a number of policies and implementation programs designed to address long-term reductions in groundwater recharge conditions. However, the effectiveness of future groundwater management efforts, and whether or not these efforts will eventually reverse declining groundwater levels, is uncertain at this time. General Plan policies NR-4.2, NR-4.3, PF-3.11, PF-1.11, PF-1.12, PF-1.13, and PF-1.14 would lessen, but not avoid, these potentially significant impacts. No additional technologically or economically feasible mitigation measures are currently available to reduce this impact to a less than significant level. Consequently, this impact is considered significant and unavoidable.</p>	
Impact 4.9.4: The proposed project could alter existing drainage patterns resulting in increased erosion or siltation, or could increase surface runoff in a manner that would result in flooding on or off site.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Development proposed under the SPSP would result in changes to drainage patterns, resulting in increased stormwater flows, contributions to downstream flooding, increased erosion and sedimentation would be similar to that discussed for the 2030 General Plan, except reduced in extent pursuant to the Specific Plan area. In addition, Policy MU-18 also requires previous surfaces be incorporated, along with vegetative groundcover and natural bio-swales where possible to increase filtration and reduce runoff. Therefore, potential effects on stormwater volumes, erosion, and sedimentation would be minimized through implementation of the General Plan policies. With implementation of the water quality/drainage measures identified under these policies, this impact is considered</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.9.5: The proposed project could result in the construction of housing within areas that are subject to 100-year flooding.	LTS	None Required	<p>less than significant.</p> <p>Finding: The City hereby finds that this impact will be <i>less than significant</i>.</p> <p>Rationale: Development proposed under the SPSP could result in a small amount of increased development within areas subject to 100-year flooding similar to that described for the 2030 General Plan, except reduced in extent pursuant to the Specific Plan area. Therefore, potential flood risk impacts to future development would be minimized through implementation of the General Plan policies. With implementation of a variety of measures designed to reduce flood risk (as identified under these policies), this impact is considered less than significant.</p>	LTS
Impact 4.9.6: The proposed project could result in the construction of facilities within areas that are subject to flooding, which could redirect or impede flood flows.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be <i>less than significant</i>.</p> <p>Rationale: Development proposed under the SPSP could result in the construction of facilities within areas that are subject to flooding, which could redirect or impede flood flows. However, these potential flood risk impacts associated with future development would be minimized through implementation of the General Plan policies. With implementation of a variety of measures designed to reduce flood risk/drainage concerns (as identified under these policies), this impact is considered less than significant.</p>	LTS
Impact 4.9.7: The proposed project would result in the development of areas that are located within an existing dam failure inundation zone.	PS	None Feasible	<p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. General Plan policies PHS-2.1, PHS-2.2, PHS-2.3, PHS-2.4, PHS-2.6, and PHS-2.7 would lessen, but not avoid, these potentially significant impacts. Since no feasible mitigation measures or alternatives are available to reduce this impact to less</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
			<p>than significant, this impact remains significant and unavoidable.</p> <p>Rationale: The City will implement a variety of policies designed to address floodplain issues by requiring the preservation of floodplain areas, permitting development that addresses floodplain issues, updating FEMA flood maps, and updating flood management requirements. However, implementation of the proposed project would still result in a net increase in the number of persons located within a dam failure inundation zone. Therefore, implementation of the proposed project including the adoption of the policies and implementation programs listed above would still result in a significant and unavoidable impact. No additional technologically or economically feasible mitigation measures are currently available to reduce this impact to a less than significant level.</p>	
Impact 4.9.8: The proposed project could result in a cumulative impact on hydrological resources.	PS	None Feasible	<p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: Implementation of the proposed project would cumulatively contribute to the withdrawal of groundwater from the Modesto groundwater subbasin, wherein a trend of groundwater level reduction has been observed over recent decades. The groundwater subbasin located immediately north of the Stanislaus River, the Northeastern San Joaquin groundwater subbasin, has also shown a general decline in water levels over recent decades, as documented in the Eastern San Joaquin Integrated Regional Water Management Plan (IRWMP). Additional groundwater pumping would further draw down the aquifer, even with implementation of the policies and mitigation specified</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
4.10 Geology, Soils, Seismicity, and Mineral Resources Impact 4.10.1: The proposed project could result in substantial soil erosion or the loss of topsoil.	LTS	None Required	<p>with respect to groundwater preservation, as discussed in this section. Other regional projects that would rely on groundwater, including projects located in the Modesto and the Northeastern San Joaquin groundwater subbasin, could also contribute to additional drawdown within the vicinity of the Planning Area or region, including the Modesto and Northeastern San Joaquin subbasins. While pumping would not result in exceedance of any adjudicated or other institutionalized groundwater management threshold (see cumulative Water Supply and Delivery discussion above), groundwater levels would still draw down. Therefore, when viewed in consideration of all cumulative scenario projects relevant to the proposed project, implementation of the proposed project would result in a significant cumulative impact to groundwater levels. As noted in Impact 4.9.3, several new and revised policies and programs would reduce, but not avoid this impact (including NR-4.2, NR-4.3, PF-3.10, PF-1.5, PF-1.6, PF-1.7, PF-1.8, PF-1.11, PF-1.12, PF-1.13, PF-1.14 and Implementation Programs, PF-1, PF-2 and PF-3). It cannot be determined that these policies and programs would avoid the cumulative effects to groundwater. No additional mitigation is available at the programmatic (citywide) level.</p> <p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Erosion-related effects can be minimized through implementation of the 2030 General Plan policies and existing state and federal regulations. Policies that have been developed to ensure a safe environment for residents, visitors, and businesses are listed below. Specifically, General Plan Policy NR-4.4 relates to monitoring construction activities through NPDES enforcement, requiring the use of BMPs, and other mitigation measures designed to control erosion and protect surface water and groundwater from the</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.10.2: The proposed project could expose people to injury or structures to damage from potential rupture of a known earthquake fault, strong groundshaking, seismic-related ground failure, or landslide.	LTS	None Required	adverse effects of construction activities. Other policies from the General Plan Public Health and Safety Element (see Policies PHS-3.1 and PHS-3.3) require a detailed geotechnical study be prepared by a certified geotechnical engineer for development, recommendation measures to avoid or minimize risks, and review and enforce the minimum seismic and geologic safety standards included in the Uniform Building Code. Therefore, this impact is considered less than significant. Finding: The City hereby finds that this impact will be less than significant .	LTS
Impact 4.10.3: The proposed project could result in potential structural damage from development on a potentially unstable geologic unit or soil.	PS	Measure 4.10.3b: The City shall require project applicants to prepare site specific studies to evaluate subsurface conditions relative to the proposed uses. Future site specific studies should include laboratory testing to further define the impact potential of the on-site soils. If significant concentrations of on-site soils with moderate to high liquefaction potential are present, volume changes with increasing or decreasing soil moisture content and should be taken into consideration during design and construction of foundations and slab-on-grade floors. Studies shall be required prior to the approval of a tentative subdivision map. Where no map is required, the City may require such studies with the site plan. Implement Measure 4.10.3b	Rationale: The seismic environment for the SPSP area, which is within the Planning Area, is the same as described under the 2030 General Plan discussion. With implementation of the mentioned goals and policies, this impact is considered less than significant. Finding: The City finds that implementation of Mitigation Measure 4.10.3b would reduce Impact 4.10.3 to a less than significant level. Rationale: As stated above, with implementation of Mitigation Measure 4.10.3b, this impact would be less than significant.	LTS
Impact 4.10.4: The proposed project could increase the potential for structural damage from development on expansive soil.	PS		Finding: The City finds that implementation of Mitigation Measure 4.10.3b would reduce Impact 4.10.3 to a less than significant level . Rationale: As stated above, with implementation of Mitigation Measure 4.10.3b, this impact would be less than significant.	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.10.5: The proposed project could result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site, or a known oil and/or gas resource that would be of value to the region and residents of the state.	LTS	None Required	Finding: The City hereby finds that this impact will be <i>less than significant</i> . Rationale: Proposed loss of availability of a known mineral resource or a locally important mineral resource recovery site can be minimized through implementation of the 2030 General Plan policies applicable. With implementation of the 2030 General Plan goals and policies, this impact is considered less than significant.	LTS
Impact 4.10.6: The proposed project could result in a cumulative impact to geology, soils, and seismicity.	LTS	None Required	Finding: The City hereby finds that this impact will be <i>less than significant</i> . Rationale: As growth occurs throughout the region, additional people would be exposed to risks associated with geology, soils, and seismicity hazards. Additional people may also result in an increased use of mineral resources. However, local, regional, state and federal regulations would apply to development and any mineral extraction activities countywide, thereby reducing the potential for cumulative impacts associated with geologic and soil hazards, as well as to mineral resources to a less than significant level. The proposed project's incremental contribution to these cumulative impacts would be less than significant.	LTS
4.11 Biological Resources Impact 4.11.1: The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any special-status species.	PS	Measure 4.11.1a: Conduct Pre-Construction Surveys for Bats and Avoid Maternity Roosting Sites. The City shall require the project applicant to conduct pre-construction surveys by a qualified biologist. If tree removal or ground disturbing activities commence on the project site during the breeding season of native bat species (April 1 to August 31), then a field survey shall be conducted by a qualified bat biologist to determine whether active roosts are present on site or within 50 feet of the project boundaries. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). If no roosting bats are found,	Finding: The City finds that implementation of Mitigation Measures 4.11.1a and 4.11.1k would reduce Impact 4.11.1 to a less than significant level. Rationale: Implementation of mitigation measures 4.11.1a through 4.11.1k shall occur prior to the construction of individual projects and would reduce this impact to a less than significant level. The mitigation measures call for site specific pre-construction surveys to determine the potential for occurrence of special status species and/or their habitat on portions of the SPSP area. It is anticipated that an initial preconstruction survey would be completed to determine if any such species exist on a subject site. If	LTS

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>then no further mitigation is required.</p> <p>If roosting bats are found, then disturbance of the maternity roosts shall be avoided by halting construction until the end of the breeding season or a qualified bat biologist removes and relocates the roosting bats in consultation with California Department of Fish and Wildlife (CDFW).</p> <p>Measure 4.11.1b: Conduct Pre-Construction Surveys for California Burrowing Owls and Avoid Loss or Disturbance of Active Nests. The City shall require the project applicant to conduct pre-construction surveys for burrowing owls by a qualified biologist [as approved by CDFW] within 30-days prior to the start of work activities where land construction is planned in known or suitable habitat. If construction activities are delayed for more than 30 days after the initial preconstruction surveys, then a new preconstruction survey shall be required. All surveys shall be conducted in accordance with the CDFW/California Burrowing Owl Consortium survey protocols.</p> <p>If burrowing owls are discovered in the proposed project site vicinity during construction, the onsite biologist shall be notified immediately. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFW verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>If this criteria is not met, occupied burrows during the nesting season will be avoided by establishment of a no-work buffer of 250-foot around the occupied/active burrow. Where maintenance of a 250-foot no-work buffer zone is not practical, the project sponsor shall consult with the CDFW to determine appropriate avoidance measures. Burrows occupied during the breeding season (February 1 to August 31) will be closely monitored by the biologist until the young fledge/leave the nest. The onsite biologist shall have the</p>	<p>determined that no such species or associated habitat exists on that site, then no further mitigation would be required. With implementation of Mitigation Measures 4.11.1a through 4.11.1k, this impact is considered to be less than significant.</p>	

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>authority to stop work if it is determined that construction related activities are disturbing the owls.</p> <p>If criterion (1) or (2) above are met and as approved by CDFW, the biologist shall undertake passive relocation techniques by installing one-way doors in active and suitable burrows allowing owls to escape but not re-enter. Owls should be excluded from the immediate impact zone and within a 160-foot buffer zone by having one-way doors placed over the entrance to prevent owls from inhabiting those burrows.</p> <p>After nesting season ends (August 31) and the burrow is deemed unoccupied by the biologist, passive relocation techniques shall take place. Construction activities may occur once a qualified biologist has deemed the burrows are unoccupied.</p> <p>Measure 4.11.1c: Conduct Pre-Construction Surveys for Western Pond Turtle and Avoid Loss or Disturbance of Habitat. The City shall require the project applicant to conduct pre-construction surveys by a qualified biologist. These surveys would assess the site to determine if appropriate habitat for western pond turtle exists within or adjacent to the proposed project site. Results of the survey will be provided to the City and the CDFW to ensure that there are proper avoidance and relocation measures in place before construction starts.</p> <p>To minimize impacts to western pond turtle during construction activities where turtle habitat exists, the City will require the project applicant retain a qualified biologist to conduct surveys for western pond turtles within 24 hours of the start of construction. If a turtle is found in the construction area, the biologist shall relocate the turtle to appropriate habitat outside of the impact area. A qualified biological monitor shall be present when construction work occurs adjacent to turtle habitat and/or when western pond turtles have been detected during previous surveys.</p> <p>Measure 4.11.1d: Conduct Pre-Construction Surveys for Nesting Raptors and Other Birds. For any construction activities that will occur between March 1</p>		

TABLE 1
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Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>and August 31 of any given year, the City shall require the applicant to conduct preconstruction surveys for suitable nesting habitat within 0.5 mile of the construction area. Surveys shall be conducted by a qualified biologist. In addition, all trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree.</p> <p>If active nests are found during the survey, the applicant shall implement appropriate mitigation measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer zone as approved by CDFW, around the active nest. The no-work buffer may vary depending on species and site specific conditions as approved by CDFW. Appropriate mitigation measures include delaying construction activities until a qualified biologist determines that juveniles have fledged the nest(s), or establishing a "no construction" zone buffer around the nest.</p> <p>The results of the survey shall be documented in a letter report that is distributed to the CDWF. These measures will ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code section 3503.5.</p> <p>Measure 4.11.1e: Avoid or Identify and Compensate for Loss of Vernal Pool Habitats and Species. If during pre-construction surveys vernal pool habitat is found on the subject site, then the City shall ensure that the project applicant retain a qualified biologist to evaluate the site for the suitability of special-status vernal pool invertebrates. Based on the suitability evaluation, the project applicant shall either (a) have protocol level surveys performed to establish presence or absence or (b) assume presence and mitigate. If protocol level surveys determine that special-status vernal pool invertebrates are present or the applicant assumes presence, then the applicant shall provide on-site habitat preservation in perpetuity and purchase habitat creation credits at an USFWS approved mitigation bank and/or restore/enhance habitat as approved by USFWS to fully</p>		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>compensate for direct and indirect effects to habitat for federally listed vernal pool species at a 2:1 preservation ratio and 1:1 creation ratio for direct effects to vernal pool habitat and a 2:1 preservation ratio for indirect effects to vernal pool habitat. Habitat compensation must occur prior to or concurrent with the development of a project and must be approved by the USACE and USFWS prior to the initiation of construction activities.</p> <p>Measure 4.11.1f: Avoid or Identify and Compensate for Loss of Valley Elderberry Longhorn Beetle. If during pre-construction surveys elderberry shrubs are found on the subject site, then the City shall ensure that the project applicant will:</p> <p>a) Conduct protocol-level elderberry shrub surveys in the proposed project area. Before the beginning of ground disturbance within 100 feet of any area that may support elderberry, a qualified biologist shall conduct an elderberry shrub survey consistent with USFWS protocols for conservation of valley elderberry longhorn beetle (USFWS, 1999). All elderberry shrubs with potential to be affected by project activities shall be mapped and the number of stems greater than 1 inch in diameter on each shrub that may require removal shall be counted. Elderberry plants with no stems measuring 1 inch or greater in diameter at ground level are unlikely to be habitat for the beetle because of their small size and/or immaturity.</p> <p>b) Protect elderberry shrubs from disturbance. The applicant, through coordination with the biologist, shall ensure to the extent feasible and practicable that the footprint of project features, staging areas, and access routes are designed to ensure that no project activities would affect an elderberry with stems measuring 1 inch in diameter at ground level. Buffers of at least 100 feet shall be established around all elderberry shrubs with stems measuring 1 inch in diameter at ground level. The buffer shall be clearly identified in the field by flagging or exclusion fencing. All project</p>		

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>c) activity shall be prohibited within the buffer areas.</p> <p>If effects on shrubs cannot be avoided, then develop and implement a mitigation plan approved by the USFWS. If maintaining 100-foot protection buffers is not feasible, consultation with USFWS will be required and an incidental take permit may be required. During this consultation, an appropriate and feasible mitigation plan shall be developed and provided to USFWS for approval (USFWS, 1999).</p> <p>Measure 4.11.1g: Avoid or Identify and Compensate for Loss of Annual Grasslands Habitat. The City shall ensure that the project applicant avoid or minimize the loss of annual grassland habitat, including Swainson's hawk (foraging habitat). To compensate for the loss of Swainson's hawk foraging habitat, the CDFW guidance will be evaluated to determine potential foraging habitat mitigation needs at a project site. An appropriate mitigation ratio will be developed in coordination with CDFW and will be dependent upon the development's distance to the nearest known Swainson's hawk nest site. A typical mitigation ratio may consist of a 0.75:1 requirement to reduce potential effects related to foraging habitat loss.</p> <p>Measure 4.11.1h: Avoid or Identify and Compensate for the Loss of Special-Status Plants. The City shall ensure that the project applicant avoid or minimize the loss of sensitive or special status plant species. To compensate for the loss of special status plants, the City shall ensure that vegetated portions of the project site including possible wetland habitats conduct surveys by a qualified botanist for special-status plants following established CDFW <i>Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities</i> (CDFG, 2009). Additional compensation measures will include the following:</p> <ul style="list-style-type: none"> ▪ Avoid existing, known populations where possible; ▪ Minimize impacts by restricting removal of plants to a few individuals of a population where 		

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>possible;</p> <ul style="list-style-type: none"> ▪ Prepare a Mitigation and Monitoring Plan to relocate plants and/or seed banks or reintroduce new populations in suitable habitat and soil types within the on-site Preserve or at a CDFG or USFWS-approved off-site location; ▪ Restore or enhance suitable habitat within the Plan Area under the Wetland Management Plan. The Wetland Management Plan would include specific goals to improve habitat conditions for these species within the Preserve, and would include a long-term (at least 5 years) monitoring component to ensure the success of restoration and enhancement activities. <p>Measure 4.11.1i: Conduct Worker Awareness Training. When special-status species or sensitive natural communities are found within the boundaries of proposed projects, then the City shall ensure that the project applicant (or construction contractor) implement Worker Environmental Awareness Program (WEAP) training for construction crews and the construction foreman prior to the commencement of any construction activities. The WEAP training would be conducted by a qualified wildlife biologist. The training would include a brief review of the special status species and other sensitive resources that could occur in the project area (including their life history and habitat requirements and where on the project site they may be found) and their legal status and protection. The program would also cover all relevant mitigation measures, permit conditions and BMP plans, such as the Stormwater Pollution Prevention Plan (SWPPP) and/or erosion control and sediment plan. During WEAP training, construction personnel would be informed of the importance of avoiding ground-disturbing activities outside of the designated work area. A designated environmental inspector would be responsible for ensuring that construction personnel adhere to the guidelines and restrictions and that all persons working on site have attended a WEAP training session. WEAP</p>		

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>training sessions would be conducted as needed for new personnel brought onto the job throughout the duration of construction.</p> <p>Measure 4.11.1j: Limit Project Access Routes/Staging Areas. The City shall ensure that the project applicant (or construction contractor) limit the total number of access routes, number and size of staging areas, and the total area of project activity to those areas identified in the approved construction drawings and/or plans or as otherwise approved per permit conditions. Access routes and project boundaries would be clearly marked at all times. Access routes for heavy equipment and from the project site would be restricted to established roadways to minimize habitat disturbance. The storing of construction equipment, vehicles, and supplies would be restricted to the designated construction staging areas outside of the proposed Preserve, wetland avoidance areas, and riparian buffer areas. All fueling, cleaning and maintenance activities of vehicles and other equipment would be performed only in designated areas and at least 250 feet away from avoided/preserved habitats. As part of WEAP training required under measure 4.11.1i, all workers would be informed of the importance of preventing spills and appropriate measures to take in the event of a spill. All spills would be cleaned up immediately.</p> <p>Measure 4.11.1k: Protect Preserved and Avoided Habitats During Construction-Related Activities. The City shall ensure that the project applicant (or construction contractor) avoid and preserve sensitive habitats from construction activities. Habitat protection measures would include the following:</p> <ul style="list-style-type: none"> ▪ A USFWS-approved biologist (monitor) would inspect all construction-related activities at the project site to ensure that no unauthorized take of listed species or destruction of their habitat occurs. The biologist would have the authority to stop any activities that may result in such take or destruction until appropriate corrective measures have been completed. The biologist also would be required to report immediately any unauthorized 		

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.11.2: The proposed project will have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.	PS	<ul style="list-style-type: none"> ▪ impacts to the USFWS and the CDFW. ▪ Adequate fencing would be placed and maintained around all avoided (preserved) vernal pool habitat to prevent direct impacts from construction. The location of fencing shall be marked in the field with stakes and flagging and shown on the construction drawings. 	<p>Finding: The City finds that implementation of Mitigation Measures 4.11.1e, 4.11.1g, 4.11.1k and 4.11.2a through 4.11.2c would reduce Impact 4.11.2 to a less than significant level.</p> <p>Rationale: Implementation of the Sierra Pointe Specific Plan may result in the loss, disturbance, or degradation of sensitive natural communities. While there are little or no sensitive natural communities remaining in the Sierra Pointe Specific Plan Area, sensitive natural communities with potential to occur within the specific plan area include annual grasslands, wetland areas, other Waters of the U.S., and vernal pools. Direct or indirect impacts resulting from development within the SPSP to these sensitive natural communities could pose a significant impact. With implementation of Mitigation Measures 4.11.1e, 4.11.1g, 4.11.1k and 4.11.2a through 4.11.2c, this impact is considered to be less than significant.</p>	LTS
		<p>Measures 4.11.1e, 4.11.1g, 4.11.1k</p> <p>Measure 4.11.2a: Implement Water Quality Best Management Practices to Minimize Impacts to Sensitive Natural Communities. The City shall ensure that the project applicant (or construction contractor) implement all applicable water quality best management practices (BMPs) during construction-related activities. Use of BMPs for stormwater control is expected to reduce the potential for preserved and avoided sensitive natural communities (including wetlands, vernal pools, and other sensitive aquatic habitats) to be indirectly affected by sediment-laden discharges from construction sites. The performance and effectiveness of these BMPs would be determined either by visual means, where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where the verification of containment reduction or elimination is required to determine the adequacy of the measures. BMPs to be implemented would include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ All disturbed surfaces or stockpile areas would be protected with erosion control measures in place during the period of October 1 through April 30. ▪ Erosion control or BMP measures will be implemented for ground-disturbance areas located uphill and within 500 feet from a water body. BMPs for temporary erosion control (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) would be employed per the product specifications for disturbed areas, stockpiled soil, 		

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Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		and along culverts and drainage ditches on active construction sites and in downstream areas that may be affected by construction activities. Requirements for the placement and monitoring of the BMPs would be part of the contractor's project specifications. The construction specifications shall contain clear language that prohibits construction-related activities, vehicle operation, material and equipment storage, trenching, grading, or other surface-disturbing activities outside of the designated construction area. Signs shall be erected along the protective fencing at a maximum spacing of one sign per 50 feet of fencing. The signs shall state: "This area is environmentally sensitive; no construction or other operations may occur beyond this fencing. Violators may be subject to prosecution, fines, and imprisonment." The signs shall be clearly readable at a distance of 20 ft, and shall be maintained for the duration of construction activities in the area. Performance and adequacy of the measures would be determined visually by site construction management and verified by the City and Central Valley Regional Water Quality Control Board as appropriate.		
		<ul style="list-style-type: none"> ▪ Dirt and debris would be swept from paved areas in construction zones on a daily basis as necessary to remove excessive accumulations of silt, mud or other debris. Sweeping and dust removal would be implemented by the contractor and oversight of these operations the responsibility of the construction site superintendent. ▪ All exposed/disturbed areas, left barren of vegetation due to project related activities, would be seeded, mulched and fertilized with a blend of native and/or naturalized grass and forb species. Locally native wildflower and/or shrub seeds may be included in the seed mix. Planted areas must achieve an 80% acreage coverage rate to be considered successful. All exposed areas where 		

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SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>seeding is considered unsuccessful after 90 days, would received appropriate soil preparation and a second application of seed/mulch/fertilizer. Quarterly monitoring events would be conducted for a period of one year or until the target goal is met. The application, schedule, and maintenance of the vegetative cover would be the responsibility of the contractor and requirements to establish a vegetative cover would be included in the construction contractor's project specifications.</p> <ul style="list-style-type: none"> ▪ If discharges of sediment or hazardous substances to drainage ways are observed, construction would be halted until the source of contamination is identified and remediated. Visual indications of such contamination include an oily sheen or coating on water, and noticeable turbidity (lack of clarity) in the water. <p>Measure 4.11.2b: Protect Sensitive Tree Resources Adjacent to Construction Activities. The City shall ensure that the project applicant (or construction contractor) implement all applicable measures prior to and during construction-related activities to protect sensitive tree resources. Sensitive tree resources adjacent to construction activities may require additional protection. Where feasible, buffer zones should include a minimum one-foot-wide buffer zone outside the dripline for oaks and landmark trees. The locations of these resources should be clearly identified on the construction drawings and marked in the field. Fencing or other barriers would remain in place until all construction and restoration work that involves heavy equipment is complete. Construction vehicles, equipment, or materials should not be parked or stored within the fenced area. No signs, ropes, cables, or other items should be attached to the protected trees. Grading, filling, trenching, paving, irrigation, and landscaping within the driplines of oak trees should be limited. Grading within the driplines of oak trees should not be permitted unless specifically authorized by a Certified Arborist.</p>		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>The City shall ensure that project applicants will comply with the City of Oakdale's Municipal Code, Chapter 32, <i>Section 32-7 Trimming or removal of trees generally</i>. Prior to construction, the applicant shall conduct a tree survey for oak trees that may be impacted by the project. The applicant shall coordinate with the City Building Official to ensure that impacts to oak trees and heritage oak trees are avoided to the extent feasible. In the event that oak trees must be removed, the applicant shall coordinate with the City to determine the number of trees that would be affected.</p> <p>Removed trees will be replaced at a ratio of 2:1. All trees planted shall be purchased from a locally adapted genetic stock obtained within 50 miles and 1,000 feet in elevation of a project site. A Maintenance and Monitoring Plan shall be developed to provide cages or support stakes for each sapling, identify a weed control schedule, and outline a watering regime for the plantings. If the site does not have adequate room for replanting trees, the City may require payment to a tree replacement fund.</p> <p>Annual monitoring of the planted trees for three years shall be conducted following completion of construction to ensure the continued survival of retained native trees and newly planted trees. A Certified Arborist shall be contacted to discuss success criteria and required length of monitoring prior to conducting the first annual survey.</p> <p>Measure 4.11.2c: Avoid or Identify and Compensate for Loss of Wetlands and other Waters of the U.S. The City shall ensure that the project applicant of subsequent projects within the Specific Plan area shall reconfigure project designs, to the maximum extent feasible, to avoid waters of the U.S., including wetlands. Projects shall minimize disturbances and construction footprints near such areas to the extent feasible.</p> <p>Where impacts are identified to specific wetlands or other Waters of the U.S., the City shall ensure that the project applicant shall retain a qualified biologist to perform a formal wetland delineation to be submitted to the U.S. Army Corps of Engineers (ACOE) for</p>		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		verification.		
		<p>If it is determined that the project will impact waters of the U.S., The City shall ensure that the project applicant will obtain all required permit approvals from the ACOE, RWQCB, CDFW and any other agencies with permitting responsibilities for construction activities within jurisdictional features. Permit approvals and certifications would likely include the following:</p> <ul style="list-style-type: none"> ▪ Clean Water Act section 404. Permit approval from the ACOE shall be obtained for the placement of dredge or fill material in waters of the U.S. pursuant to section 404 of the federal Clean Water Act. The section 404 permit application would require a delineation of wetlands and other waters of the U.S., a jurisdictional determination from the ACOE, and preparation of a Pre-Construction Notification (PCN) and supporting documentation. A PCN outlines project activities, areas of impact, construction techniques, and methods for avoiding and reducing impacts to jurisdictional features. State and federal regulations require that the project applicant avoid or minimize impacts to wetlands and waters and develop appropriate protection for wetlands. Wetlands that cannot be avoided must be compensated to result in "no net loss" of wetlands to ensure that the project would maintain the current functions and values of onsite wetland habitats. ▪ Clean Water Act section 401 Water Quality Certification/Porter-Cologne Act. Approval of Water Quality Certification (WQC) under the CWA and/or Waste Discharge Requirements (WDRs) under the Porter-Cologne Act shall be obtained from the RWQCB for work within jurisdictional waters. Application for a WQC requires an application and supporting materials, including construction techniques, areas of impact, mitigation measures, project schedule, and proof of CEQA compliance. Application for a WDR requires an application and supporting materials, 		

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
		<p>including a characterization of the discharge which includes but is not limited to: design and actual flows; a list of constituents and the discharge concentration of each constituent; a list of other appropriate waste discharge characteristics; a description and schematic drawing of all treatment process; a description of any BMPs used; and a description of disposal methods. Proof of CEQA compliance is also required.</p> <ul style="list-style-type: none"> California Fish and Game Code section 1602. CDFW requires a Streambed Alteration Agreement for activities that result in alteration of the bed or bank of a stream (typically the top of bank or edge of riparian habitat, whichever is greater), or that adversely impact fish or wildlife resources. The notification package must include supporting materials, including construction techniques, areas of impact, mitigation measures, project schedule, and proof of CEQA compliance. <p>Additionally, the City shall ensure that permanent degradation of aquatic habitats will be compensated for at a 1:1 ratio through the purchase of similar habitat value from a USFWS approved conservation bank. Compensation shall take the form of wetland and/or riverine preservation or creation in accordance with ACOE and CDFW mitigation requirements, as required under project permits. Preservation and creation may occur onsite through a conservation agreement or offsite through purchasing credits at an ACOE approved mitigation bank.</p>		
Impact 4.11.3: The proposed project could have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.	PS	Measures 4.11.1k, 4.11.2a, and 4.11.2c	<p>Finding: The City finds that implementation of Mitigation Measures 4.11.1k, 4.11.2a, and 4.11.2c would reduce Impact 4.2.2 to a less than significant level.</p> <p>Rationale: Implementation of the proposed SPSP may result in the loss, disturbance, or degradation of potential jurisdictional aquatic features (including seasonal wetlands), which are considered wetlands and or waters of the U.S. and subject to the provisions of sections 401 and 404 of the Clean Water Act and</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.11.4: The proposed project could interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites.	PS	Measures 4.11.1k, 4.11.2a, 4.11.2b, and 4.11.2c	<p>Sections 1600 through 1616 of the California Fish and Game Code, and section 401 Regional Water Quality Control Board certification or waiver. Implementation of the proposed SPSP may result in the loss, disturbance, or degradation of these features that qualify as wetlands and/or waters of the U.S. under the jurisdictional purview of the ACOE. With implementation of Mitigation Measures 4.11.1k, 4.11.2a, and 4.11.2c, this impact is considered to be less than significant.</p> <p>Finding: The City finds that implementation of Mitigation Measures 4.11.1k, 4.11.2a, 4.11.2b, and 4.11.2c would reduce Impact 4.11.4 to a less than significant level.</p> <p>Rationale: The area does not adjoin the Stanislaus River corridor, but it does contain the Adam's Creek Drainage carrying overflow irrigation water that could be utilized by wildlife for dispersal. Implementation of the Specific Plan may result in the disturbance, degradation, or removal of this corridor thereby impacting the movement of common and special-status species. With implementation of Mitigation Measures 4.11.1k, 4.11.2a, 4.11.2b, and 4.11.2c, this impact is considered to be less than significant.</p>	LTS
Impact 4.11.5: The proposed project could conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, or any local ordinances protecting biological resources.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: Implementation of the proposed SPSP would not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other adopted biological resources recovery or conservation plan of any federal or state agency. Development under the 2030 General Plan and CAP would be consistent with the Oakdale Tree Preservation Ordinance, and obtain a Tree Removal Permit prior to removing any trees that meet the criteria of the ordinance. Consequently, this impact is considered to be less than significant.</p>	LTS
Impact 4.11.6: Implementation of the proposed project could result in a cumulative impact on biological resources.	PS	None Feasible	<p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or</p>	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
			<p>other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: Cumulative development would result in the conversion of open habitat landscapes to smaller patches of habitat surrounded by urban development, which would make riverine and seasonal wetland habitat more vulnerable to the effect of habitat fragmentation and other indirect impacts (predator introduction, degradation of water quality, hydrologic alterations, and reduction of habitat functions of on-site wetlands and downstream wetlands). Therefore the proposed project would result in a cumulatively considerable contribution towards the loss of the aforementioned habitats in the region if full buildout occurred without mitigation. The 2030 General Plan includes a number of policies designed to address potential impacts to sensitive natural communities. Policy NR-1.8 requires the preservation of significant native and heritage trees, and mitigation through replanting programs. Policy NR-1.9 also requires the preservation and enhancement of wildlife corridors (including the Stanislaus River Corridor). Policies NR-1.4 and NR-1.5 require the future evaluation and preservation of habitat areas that support both special status species along with common wildlife/plant species. Policy NR-1.3 highlights the importance of the Stanislaus River Corridor and the preservation of its natural open space and biological resources. However, indirect effects described above may still occur as a result of cumulative development in the region (including development beyond the jurisdiction of the lead agency). Thus, the proposed project's incremental contribution to these cumulative impacts would be significant and unavoidable.</p>	SU
4.12 Visual Resources				
Impact 4.12.1: The proposed project could change the visual character of an area and its	PS	None Feasible	Finding: The City finds that although changes or alterations have been required in, or incorporated into	SU

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
surroundings, which could degrade the existing visual character or quality.			<p>the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: The City will continue to pursue a variety of measures to preserve the existing visual character or quality of the site and its surroundings. However, even with implementation of policies measures, new development in the Specific Plan area would change the existing visual character or quality of the site and its surroundings through the introduction of developed uses within areas currently used for open space/agricultural activities, which could degrade the visual quality. General Plan policies listed on page 4.12-16 of the DEIR would lessen, but not avoid, these potentially significant impacts. As a result, the impact remains significant and unavoidable.</p>	
Impact 4.12.2: The proposed project could have a substantial adverse effect on a scenic vista or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: A review of the Caltrans Map of Designated Scenic Routes indicates that there are no highways designated as eligible or officially designated scenic highways within or adjacent to the SPSP. While implementation of the proposed project would affect the existing visual character or quality of the Planning Area, this issue is addressed above under Impact 4.12.1. Consequently, this impact is considered less than significant.</p>	LTS
Impact 4.12.3: The proposed project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the Planning Area.	LTS	None Required	<p>Finding: The City hereby finds that this impact will be less than significant.</p> <p>Rationale: As planned growth and development occur through the SPSP area, additional lighting will be required to provide nighttime street and building illumination, security lighting, traffic lights, and light</p>	LTS

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.12.4: The proposed project could result in a cumulative impact on visual resources.	LTS	None Required	<p>associated with new recreation areas. The SPSP includes a variety of policies addressing lighting standards, neighborhood design, grading, and architectural form which are designed to address the light and glare impacts of future development. With implementation of these policies designed to address light and glare impacts, this impact is considered less than significant.</p> <p>Finding: The City finds that although changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen this impact, specific economic, legal, social, technological, or other considerations make infeasible additional mitigation measures or alternatives identified in the environmental impact report. Since no feasible mitigation measures or alternatives are available to reduce this impact to less than significant, this impact remains significant and unavoidable.</p> <p>Rationale: Implementation of the SPSP along with increases in regional growth, land use changes, and transportation network improvements would result in additional opportunities for adverse impacts on panoramic views, views of significant landscape features, scenic highways, visual character, and light and glare to occur. The combination of the direct and cumulative aesthetic and visual resource-related impacts from the projects and adopted plans described above that would affect the San Joaquin Valley region could result in significant cumulative aesthetic and visual impacts. Because cumulative aesthetic and visual resource impacts throughout the San Joaquin Valley region would be significant, and because the proposed project's incremental aesthetic and visual resource impacts are significant, the proposed project's incremental aesthetic and visual resource impacts are also cumulatively considerable and significant and unavoidable.</p>	LTS

4.13 Energy and Global Climate Change

TABLE 1
SUMMARY OF ENVIRONMENTAL IMPACTS, FINDINGS, AND RATIONALE FOR FINDINGS

Impact	Level of Significance Before Mitigation	Mitigation Measures	Findings/Rationale for Finding	Level of Significance after Mitigation
Impact 4.13.1: The proposed project could result in the wasteful, inefficient, or unnecessary consumption of energy by residential, commercial, industrial, or public uses associated with increased demand due to anticipated development in the City.	LTS	None Required	Finding: The City hereby finds that this impact will be <i>less than significant</i> . Rationale: Implementation of goals, policies, and implementation programs in the 2030 General Plan would assist in minimization of energy consumption associated with urban development. In particular, policies in the proposed Public Facilities Element require the installation of energy efficient lighting and appliances, as well as renewable energy systems, by large employers and in City facilities, where feasible. Other policies include strategies to improve energy conservation and encourage the use of alternative modes of transportation to reduce vehicular travel.	LTS
Impact 4.13.2: The proposed project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.	PS	Measure 4.13.2: Implement the City of Oakdale Climate Action Plan. As previously discussed, the Oakdale CAP contains many GHG reduction goals and strategies related to 5 broad topics: energy efficiency, transportation and land use, solid waste reduction, and water and wastewater use. For example, energy reduction strategies include promoting energy efficiency rebates, programs, and benchmarking for residential, commercial, and industrial users. All industrial users over 3,000 sf will be required to offset 20% of their building energy consumption with on-site renewable energy or 40% of their energy with off-site renewable energy by 2019. CAP strategies encourage higher-density development and commute trip reduction programs, as well as building out the proposed bicycle network and 75% solid waste diversion by 2020. With implementation of the above City policies and the City of Oakdale CAP reduction strategies, buildout of the 2030 General Plan Update would achieve more than a 29% reduction compared to BAU and would thus not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, nor would the General Plan conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.	Finding: The City finds that implementation of Mitigation Measure 4.13.2 would reduce Impact 4.13.2 to a <i>less than significant</i> . Rationale: As discussed in the City's adopted CAP, the City is adopting a community-wide emissions reduction target of 29% below "business-as-usual" (BAU) Forecasts for 2020, following guidance from the California Air Resources Board (CARB). This reduction is deemed by CARB and the California Attorney General to be consistent with the statewide AB 32 goal of reducing emissions to 1990 levels. This commitment also aligns with guidance from the SJVAPCD.	LTS

Findings - Project Alternatives

Alternative Selection Process

The CEQA Guidelines recommend that an EIR briefly describe the rationale for selecting the alternatives to be discussed, identify any alternatives that were considered by the lead agency but were rejected as infeasible, and briefly explain the reasons underlying the lead agency's determination (CEQA Guidelines, § 15126.6(c)).

The alternatives addressed in this EIR were selected in consideration of one or more of following factors:

- the extent to which the alternative would accomplish most of the basic goals and objectives of the proposed project (shown in Chapter 3.0 Project Description of the DEIR);
- the extent to which the alternative would avoid or lessen any of the identified significant effects of the proposed project;
- the feasibility of the alternative, taking into account site suitability, economic viability, availability of infrastructure, General Plan consistency, and consistency with other applicable plans and regulatory limitations;
- the appropriateness of the alternative in contributing to a "reasonable range" of alternative necessary to permit a reasoned choice; and
- the requirement of the CEQA Guidelines to consider a "no project" alternative and to identify an "environmentally superior" alternative in addition to the no-project alternative (CEQA Guidelines, § 15126.6(e)).

Alternatives Screened Out from Detailed Consideration in the DEIR

The following alternative was eliminated from further consideration:

- **Alternative Location.** None of the alternatives includes consideration of an alternative location. The CEQA Guidelines section 15126.6 (f) (2) recommend considering an alternative location to reduce potential impacts of a project. However, the goals and policies of the proposed project are specific to the geographic context of the City's 2030 Planning Area. Buildout consistent with the goals and policies of the proposed project at another location does not make sense for a specific plan for a particular area. Thus, this DEIR does not evaluate an Alternative Location Alternative.

The City finds that the above alternative, which was eliminated from further consideration in the DEIR, is infeasible, would not meet most project objectives and/or would not reduce or avoid any of the significant effects of the proposed project.

Alternatives Analyzed in the EIR

The FEIR examined a reasonable range of alternatives to the proposed project to determine whether any of these alternatives could meet most or all of the proposed project's objectives, while avoiding or substantially lessening its significant, unavoidable impacts.

The following three alternatives were selected for further examination:

- Alternative 1: No Project Alternative/;
- Alternative 2: Commercial along Stearns Road with NCC Alternative; and
- Alternative 3: No Development in NCC Phase with NCC Alternative.

Alternative 1: No Project Alternative/2015 Oakdale General Plan

Description

Section 15126.6(e) of the CEQA Guidelines requires that an EIR evaluate and analyze the environmental impacts of the "No Project" Alternative. Under this alternative current development patterns are assumed to occur in accordance with the adopted 2015 General Plan, which includes the SPSP area.

The currently adopted 2015 General Plan allows for a full range of urban uses within the 16.6 acre Primary Study Area (shown in Figure 3-4 Adopted General Plan Land Use), which includes the City, its sphere of influence (SOI), and unincorporated County land. The 2015 General Plan assumes full buildout of Planning Areas 1, 3, and 9, as well as Future Specific Plan Areas 2, 5, and 8. The SPSP area includes Planning Area 9 in its entirety. Under the No Project Alternative, the SPSP area would include low density residential homes with parks, and a school. The easternmost edge of the SPSP area would serve as a medium density residential reserve area for future development.

In addition, Planning Area 6, located north of Stanislaus River, was also designated for general commercial and low density residential uses. The 2030 General Plan designates land uses for a smaller area than the 2015 General Plan, and excludes Planning Area 6 from the 2030 Planning Area. The 2030 General Plan assumes Planning Area 6 would revert back to Stanislaus County General Plan land uses and remain as agriculture. As a result, more intense development would occur in the SPSP area under the adopted 2015 General Plan alternative than the 2030 General Plan, as shown in Table 5-1 of the DEIR.

Ability to Meet Project Objectives

Under the No Project Alternative, the City would continue with implementation of its adopted 2015 General Plan, which would remain as the adopted long-range planning policy document for the City. Current development patterns would continue to occur in accordance with the 2015 General Plan, and more compact and diverse development that is located adjacent to a mix of uses, as well as services, schools, and parks concentrated within designated growth areas would

not occur. Specifically, low density residential uses would be the primary use in the SPSP area. Consequently, this alternative would fundamentally fail to meet a majority of the Project Objectives described in Chapter 3.0 Project Description. The SPSP area would not contain diverse residential neighborhoods, provide educational opportunities, or be consistent with the San Joaquin Valley Blueprint Smart Growth Principles. Implementation of this alternative would also not enable the City to capitalize on tourist services in the SPSP. The City's mobility system would not serve as many different types of users or operate as efficiently under the No Project Alternative. The lack of updated economic vitality policies or programs may also make it more difficult to strengthen and diversify the City's economic base. However, it is assumed that the City would continue to coordinate and cooperate with other local agencies and organizations on a variety of relevant land management issues whether the proposed project is implemented or not.

Summary of Environmental Impacts

Land Use and Agricultural Resources

Neither the No Project Alternative nor the 2030 General Plan would result in the division or alteration of an existing community. However, under the adopted 2015 General Plan, the City would have less of an ability to direct specific development changes to ensure that new development is well-connected and compatible with surrounding uses. Similar to the 2030 General Plan, development proposed under the No Project Alternative would still need to be consistent with existing plans and policies. Existing General Plan policies would generally ensure that new development is compatible with surrounding land uses. For these reasons, the land use impacts of the No Project Alternative are considered to be similar to those of the 2030 General Plan and are less than significant.

Implementation of this alternative would result in a larger development footprint and allow urban development north of Stanislaus River in Planning Area 6, when compared to the proposed project. Planning Area 6 currently contains a small amount of Prime Farmland and Unique Farmland, and the remainder of the area contains Farmland of Local Importance, Grazing Land, and rural residential uses. Implementation of this alternative would result in a greater amount of important farmland converted to non-agricultural uses. Impacts would be slightly greater in magnitude than the proposed project, and are potentially significant.

Cultural Resources

Land that has been used for various types of agricultural or open space uses that do not require extensive excavation and/or grading activities may be more likely to contain previously undiscovered cultural resources, particularly near local waterways. Urbanized areas may also contain a variety of historic resources (i.e., buildings, bridges, etc.). The existing 2015 General Plan does not have the full range of policies designed to address cultural resources. Policies provided as part of the 2030 General Plan are considerably more comprehensive and detailed, including, in particular, those related to historic resources. Similar to the 2030 General Plan, urbanization associated with future growth under this alternative could damage or destroy a variety of cultural resources during various construction-related activities. Additionally, development under the No Project Alternative would expand urban development north of the

Stanislaus River into Planning Area 6, which is primarily used for agriculture and potentially disturb a larger area. As such, impacts under the No Project Alternative would be greater in magnitude than those under the proposed project and are potentially significant for historical resources and less than significant for archaeological and paleontological resources.

Public Services and Safety

Buildout under the adopted 2015 General Plan would have a larger development footprint and would result in more dwelling units, residents, nonresidential uses and employees than under the 2030 General Plan. The additional personnel and materials costs required to serve development under the existing 2015 General Plan would be offset through the increased revenue, and fees, generated by future development. In addition, future projects will be reviewed by the City on an individual basis and will be required to comply with requirements (i.e., impact fees, etc.) in effect at the time building permits are issued. However, public service personnel would be required to serve a larger area under implementation of the 2015 General Plan, and would likely necessitate a second bridge at Crane Road to cross the Stanislaus River to effectively serve the development in Planning Area 6. Therefore, impacts to public services under the No Project Alternative would be greater than those of the 2030 General Plan Update but are less than significant.

Utilities

Buildout under the 2015 General Plan would have a larger development footprint and would result in more dwelling units, residents, nonresidential uses and employees than under the 2030 General Plan. Most utilities to serve new development would be partially funded through the City's existing Capital Facilities Fee. However, with more development allowed north of the Stanislaus River, additional utilities such as water and wastewater infrastructure across the River may be necessary to more efficiently serve new development under the No Project Alternative. Impacts would be slightly greater under the No Project than the proposed project and are less than significant.

In addition, with more development, more solid waste would be generated which could exceed the permitted capacity of the landfill serving the City. As such, impacts to solid waste under the No Project Alternative would be greater than those of the 2030 General Plan and are potentially significant.

Transportation and Circulation

Buildout of the No Project Alternative allows a substantial amount of land use growth north of the Stanislaus River, as well as north and south of River Road. Development north of the River would require supporting transportation infrastructure, such as a second bridge, which would result in high costs. Roadway improvement assumptions are the same between the No Project Alternative and the Cumulative Plus Project Alternative 1 scenario, so the difference in traffic impacts is attributable to differences in land use between the two scenarios. Similar to the proposed project, several roadway segments throughout the Planning Area would operate unacceptably under the No Project Alternative and is potentially significant.

Air Quality

Under the No Project Alternative, the City would continue to function under the direction of the existing General Plan. Consequently, buildout under the existing General Plan would result in a larger development footprint as well as more dwelling units and residents than the 2030 General Plan. These increases in dwelling units and other types of development would result in increased levels of construction emissions, criteria air pollutants and toxic air contaminants from mobile, area, and stationary sources, as well as exposure of residents to odors. Thus, implementation of the No Project Alternative would be similar but slightly greater in magnitude than the proposed project and result in potentially significant impacts because growth would still contribute to air pollutant emissions that would exceed the daily SJVAPCD thresholds and could conflict with applicable air quality plans.

Noise

Under the No Project Alternative, the City would continue to function under the direction of the adopted 2015 General Plan. Consequently, buildout under the 2015 General Plan would result in a larger development footprint as well as more dwelling units, residents, nonresidential square footage, and employees than under the 2030 General Plan. These increases would result in an approximate 22% increase in traffic trips, which would increase noise levels from mobile sources. Thus, implementation of the No Project Alternative would also result in greater impacts than the proposed project and impacts are potentially significant because growth would contribute additional sources of noise that could exceed local standards.

Hazardous Materials

The No Project Alternative proposes development that is similar in nature to that anticipated under the 2030 General Plan. The No Project Alternative would not include the additional hazardous materials and public safety policies and implementation programs contained as part of the 2030 General Plan. However, hazardous materials generation, storage and clean-up are heavily regulated by federal, State and local regulations that would apply to both the No Project Alternative and the proposed project. For this reason, hazards and hazardous materials impacts under the No Project Alternative are considered to be similar but slightly greater than those of the proposed project and are less than significant.

Hydrologic Resources

Under the No Project Alternative, development would convert more open space and agricultural land to urban uses than under the 2030 General Plan. As with the 2030 General Plan, the creation of impervious surfaces associated with urbanization would increase the amount of runoff, which could affect water quality. An increase in impervious surfaces could also reduce groundwater recharge potential within the Planning Area. In addition, greater amount of development would also result in an increase in water demand, which could affect groundwater supplies. As such, impacts to groundwater levels and groundwater recharge potential would be similar but slightly greater than the proposed project and are potentially significant.

Development under this alternative would expose more residents and employees to potential hazards related to dam failure inundation zones. Impacts under the No Project Alternative would be similar but slightly greater than the proposed project and are potentially significant.

Geology, Soils, Seismicity, and Mineral Resources

The No Project Alternative proposes development that is similar in nature to that anticipated under the 2030 General Plan. Current State and federal regulations require specific engineering and design criteria to avoid impacts related to geologic, soils, and seismic hazards, which would apply to development under both the No Project Alternative and the 2030 General Plan. Any mineral resource extraction activities are regulated by the State. For this reason, geologic, soils, seismicity, and mineral resource impacts under the No Project Alternative are considered to be similar but slightly greater than those of the 2030 General Plan and are less than significant.

Biological Resources

Under the No Project Alternative, the City would continue to function under the direction of the adopted 2015 General Plan. Consequently, buildout under the 2015 General Plan would result in a larger development footprint as well as more dwelling units and residents than the proposed project. Buildout of the 2015 General Plan under this alternative relative to the 2030 General Plan would result in more development that could result in adverse impacts to sensitive habitats, wetlands, riparian areas, wildlife movement, and significant trees. In addition, the new goals and policies included as part of the 2030 General Plan to protect federal and State listed and threatened species are more comprehensive than those in the 2015 General Plan. Therefore, as with the 2030 General Plan, the No Project Alternative would also result in growth that would occur over currently undeveloped or habitat land and would result in the overall reduction of a plant or wildlife species habitat. Impacts would be greater under this alternative than the proposed project and are potentially significant.

Visual Resources

The No Project Alternative proposes development that is similar in nature to that anticipated under the proposed project. The 2015 General Plan includes some policy guidance with respect to community appearance; however, the proposed goals and policies provided as part of the 2030 General Plan are considerably more comprehensive and detailed than those in the 2015 General Plan. Similar to the proposed project, development under this alternative would degrade the existing visual character of and introduce new sources of light to the area and result in potentially significant impacts.

Energy and Climate Change

Under the No Project Alternative, the City would continue to function under the direction of the 2015 General Plan. Consequently, buildout under the 2015 General Plan would result in a larger development footprint as well as more dwelling units and residents than the proposed project. These increases in dwelling units and other types of development would result in increased energy demand and greenhouse gas emissions from direct and indirect sources (such as on-road transportation, off-road equipment and vehicles, energy generation, etc.). In addition, under the

No Project Alternative, the Climate Action Plan (CAP) and the corresponding greenhouse gas emission reduction measures would not be implemented. Thus, the increased development of the No Project Alternative, in comparison to the proposed project, would not be able to achieve the target 29 percent reduction at buildout without compliance with the CAP. Thus, implementation of the No Project Alternative would not comply with the AB 32 reduction goal and result in greater impacts than the proposed project. This impact would be significant.

Finding/Rationale

The City finds that this alternative is infeasible. Specifically, this alternative would fundamentally fail to meet all the Project Objectives described above because failure to update the City's 2015 General Plan will not result in a comprehensive update to the City's existing goals and policies to help incorporate current planning, environmental, and regulatory trends and objectives. Failure to incorporate these updated goals and policies would make it more difficult to provide the necessary planning framework to develop standards for the protection of open space areas, habitats, agricultural areas, and scenic landscapes. Implementation of this alternative would not enable the SPSP area to contain diverse residential neighborhoods, provide educational opportunities, or be consistent with the San Joaquin Valley Blueprint Smart Growth Principles. Additionally, the SPSP area would not be able to provide tourist services. Implementation of this alternative would also not enable the City to capitalize on tourist services in the SPSP. This alternative is also rejected as being infeasible on the grounds that it does not represent the desired policy of the City. (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957)

Alternative 2: Commercial along Stearns Road with NCC Alternative

Description

This alternative assumes the North County Corridor (NCC) alignment would traverse the SPSP plan area, and no residential uses would be constructed in the NCC Phase of SPSP. Instead, the land along Stearns Road would be designated as FLEX/GC (approximately 44 acres) where commercial would be the primary use, as shown in Figure 5-3 of the DEIR. Land located just west of the commercial uses would be designated as parkland, also as shown in Figure 5-3 of the DEIR. As a result, up to an additional 575,000 sf of retail uses and nineteen (19) acres of a regional park under this alternative would replace the 238 residential units and the six (6) acre local park currently proposed in SPSP. The remaining portion of the SPSP area (the northern 2/3 of the area) would develop as proposed under the SPSP and 2030 General Plan.

Ability to Meet Project Objectives

Implementation of the Increased Commercial along Stearns Road alternative would generally meet the SPSP project objectives associated with land use, mobility, community design, utilities, public services and safety, and implementation, as shown in Chapter 3.0 Project Description of the DEIR. However, with a reduction of 238 residential units, implementation of this alternative may not be able to fully meet the SPSP objective of providing a variety of housing types to accommodate all income levels and help Oakdale to achieve its regional housing allocation. On the other hand, with increased retail uses, implementation of this alternative would help the City

in meeting the SPSP objective of strengthening the City's commercial and office base. In addition, this alternative would result in an additional thirteen (13) acres of parkland, which would help the City fully meet the SPSP objective of providing parks that meet the recreational needs of future residents. With implementation of the NCC, the City would also be able to more fully meet the SPSP objective of accommodating citywide and regional circulation needs that includes the NCC.

Summary of Environmental Impacts

The environmental impacts of the Increased Commercial along Stearns Road with NCC Alternative are summarized below.

Land Use

Neither implementation of this alternative nor the SPSP would result in the division or alteration of an existing community. Under this alternative, the City would have the same ability to direct specific development changes to ensure that new development is well-connected and compatible with surrounding uses. Furthermore, development proposed under this alternative would still need to be consistent with SPSP plans and policies. SPSP policies would generally ensure that new development is compatible with surrounding land uses. For these reasons, the land use impacts of this alternative are considered to be similar to those of the SPSP, and less than significant.

Cultural Resources

Land that has been used for various types of agricultural or open space uses that do not require extensive excavation and/or grading activities may be more likely to contain previously undiscovered cultural resources. Similar to the SPSP, implementation of this alternative would result in the conversion of agricultural land and open space to urban uses. Therefore, similar to the SPSP, urbanization associated with this alternative could damage or destroy a variety of cultural resources during various construction-related activities. Impacts would be similar to the proposed project and are potentially significant for historical resources and less than significant for archaeological and paleontological resources.

Public Services and Safety

Buildout under this alternative would result in fewer dwelling units and residents than the SPSP but up to an additional 575,000 sf of retail use. Development under this alternative would also require public services, and all future projects will be reviewed by the City on an individual basis and will be required to comply with requirements and pay any applicable fees. For these reasons, impacts to public services of this alternative are considered to be similar but slightly less in magnitude than those of the SPSP and are less than significant.

Utilities

Buildout under this alternative would result in 238 fewer dwelling units and an additional 575,000 commercial square footage than that proposed under the SPSP. This level of development would result in similar impacts on utilities in the City. The infrastructure necessary to serve new urban uses within the SPSP area would be partially funded through the City's existing Capital Facilities Fee, which applies to all development. Impacts under this alternative

would be similar to the proposed project and are less than significant. However, because development under this alternative, similar to the proposed project, may exceed the permitted capacity of the landfill that serves the City and it is uncertain where future waste disposal would be hauled to, this solid waste impact is potentially significant.

Transportation and Circulation

Under this alternative, the NCC traverses the SPSP area. With the NCC, and a reduction of 238 residential uses would occur. Instead, the area along Stearns Road would be designated as FLEX/GC (approximately 44 acres), where commercial would be the primary use. Land located just west of the commercial uses would be designated as parkland. As a result, up to an additional 575,000 sf of retail uses and 19 acres of a regional park under this alternative would replace the 238 residential units and the six acre local park currently proposed in SPSP. The remaining portion of the SPSP area (the northern 2/3 of the area) will develop as proposed under the SPSP and the 2030 General Plan.

As a result of the increased commercial land use, gross trip generation would increase by about 440 trips in the a.m. peak hour, 1,970 trips in the p.m. peak hour, and 22,900 daily trips. The increase in vehicle trips would be most noticeable on adjacent roadways like South Stearns Road and Orsi Road, and Sierra Road, worsening operations and increasing impacts. These effects would be localized due to the alignment of the NCC.

Impacts with the Increased Commercial along Stearns Road alternative, measured in terms of traffic volumes on study roadways vehicle travel measured in terms of vehicle miles of travel and vehicle hours of travel are anticipated to be greater than the proposed project, as shown in Table 5-8 of the DEIR. However, the increased travel is due to more commercial development along the NCC. Consequently, many of these trips may be pass-by trips (i.e., trips attracted from the NCC) from vehicles traveling through Oakdale and not new trips associated with growth in the specific plan. Traffic impacts would be greater than the proposed project, and are potentially significant.

Air Quality

Buildout under this alternative would result in fewer dwelling units and more commercial square footage than that proposed under the SPSP, which would result in a net increase of 22,900 daily vehicle trips. The substantial increase in daily trips would result in a proportional increase in mobile source emissions in comparison to the SPSP. Overall, development associated with this alternative would result in increased levels of construction emissions, criteria air pollutants and toxic air contaminants from mobile, area, and stationary sources. In addition, housing in the SPSP area would expose residents to the air contaminants generated from vehicles traveling on the NCC. However, implementation of this alternative would result in fewer residents on site, which would equate to fewer people being exposed to odors. Implementation of this alternative would also result in greater magnitude of impacts than the proposed project and potentially significant impacts because the substantial growth would contribute to air pollutant emissions that could exceed the daily SJVAPCD thresholds and could conflict with applicable air quality plans.

Noise

Buildout under this alternative would result in fewer dwelling units and more commercial square footage than that proposed under the SPSP. This development would also result in a net increase of 22,900 daily vehicle trips, and correspondingly, increased levels of both mobile and stationary noise sources throughout the SPSP area and the Planning Area. However, a comparison of traffic segment volumes generated for this alternative to those used in the traffic noise analysis for the Cumulative Plus Project – Alternative 2 scenario was used to assess traffic noise for this alternative. With this alternative, traffic noise exposure for this alternative relative to the Cumulative Plus Project – Alternative 2 conditions would yield relatively small traffic noise exposure increases (0.5 dB or less) on most analyzed segments, increases of 1-2 dB relative to the Cumulative Plus Project – Alternative 2 condition was determined on Warnerville Road between Smith Road and Emery Road, South Stearns Road between SR 108/SR 120 and Warnerville Road, Sierra Road between Pedersen Road and South Stearns Road, and Orsi Road between Sierra Road and F Street. Estimated traffic noise exposure and traffic noise exposure increases relative to the Cumulative (No Project) condition for these roadway segments is summarized in Table 5-9 of the DEIR. As shown, traffic noise exposure increases due to implementation of this alternative would be similar but slightly greater in magnitude than the proposed project and are potentially significant.

A traffic noise assessment completed for the NCC yielded the noise exposure and contour distances presented in Table 5-10 of the DEIR. The closest residential (noise-sensitive) uses in the SPSP are approximately 325 feet from the centerline of the NCC. As shown in Table 5-9 of the DEIR, the unmitigated 65 dB Ldn noise contour distance for the NCC between Yosemite Avenue and Stearns Road would be approximately 334 feet from the NCC centerline, very close to the setback distance of the residential land use. In order for proposed residential receivers to avoid traffic noise exposure in excess of 65 dB Ldn, outdoor recreation areas associated with residential uses should not be constructed inside the 65 dB Ldn contour as measured from the centerline of the future NCC. All residential uses under this alternative would be located outside of the 65 dB Ldn; therefore, the noise impact of future traffic on the proposed NCC would be similar to the proposed project and are less than significant.

Hazardous Materials

Development under this alternative proposes urban uses that are similar in nature to that anticipated under the SPSP. This alternative would implement the additional hazardous materials and public safety policies and implementation programs contained as part of the SPSP. However, hazardous materials generation, storage and clean-up are heavily regulated by federal, State and local regulations. For this reason, hazards and hazardous materials impacts under this alternative are considered to be similar to those of the SPSP and are less than significant.

Hydrologic Resources

Implementation of this alternative would result in a slightly smaller development footprint and fewer impervious surfaces would be developed. As with the proposed project, the creation of impervious surfaces associated with urbanization would increase the amount of runoff, which could affect water quality. An increase in impervious surfaces could also reduce groundwater

recharge potential. Therefore, hydrologic impacts associated with groundwater recharge and groundwater supplies under Alternative 1 are considered similar but slightly less in magnitude than those of the SPSP and are potentially significant.

Development under this alternative would expose fewer residents but more employees to potential hazards related to dam failure. Impacts would be similar to the proposed project, and are potentially significant.

Geology, Soils, Seismicity, and Mineral Resources

This alternative proposes development that is similar in nature to that anticipated under the SPSP but would result in fewer residents and more employees. Current State and federal regulations require specific engineering and design criteria to avoid impacts related to geologic, soils, and seismic hazards, which would apply to both implementation of this alternative and the SPSP. For this reason, geologic and soils impacts under this alternative are considered to be similar to those of the SPSP and are potentially significant.

Biological Resources

Under this alternative, development would convert a slightly less amount of open space and agricultural land to urban uses within the SPSP area than the proposed project. However, buildout of this alternative relative to the proposed project would result in similar development that could result in adverse impacts to sensitive habitats, wetlands, riparian areas, wildlife movement, and significant trees. In addition, implementation of this alternative would result in growth that would convert currently undeveloped or habitat land to urban uses, and would result in the overall reduction of plant and wildlife species habitat in the SPSP area. Impacts under this alternative associated with biological resources would be similar but slightly less in magnitude than the proposed project and are potentially significant.

Visual Resources

This alternative proposes development that is similar in nature to that anticipated under the SPSP. The proposed goals, policies, and implementation programs provided as part of the SPSP would also apply to all development under this alternative. Similar to the proposed project, this alternative would result in potentially significant impacts because new development would occur on currently undeveloped or agricultural land. This growth would affect the existing visual character of the City and would also result in increased sources of nighttime light and glare.

Energy and Climate Change

Buildout under this alternative would result in fewer dwelling units and more commercial square footage than that proposed under the SPSP, which would result in a net increase of 22,900 daily vehicle trips. Implementation of this alternative involves land use changes that would result in increased energy demand and greenhouse gas emissions from direct and indirect sources (such as on-road transportation, off-road equipment and vehicles, energy generation, etc.). The CAP established GHG reduction strategies to achieve a target of twenty-nine (29) percent reduction. The CAP assumes that much of the development proposed under the SPSP would be built by

2020 and the established target of GHG reduction would be met, resulting in a less than significant impact. However, with the increased retail development under this alternative, in comparison to the proposed project, may not be able to achieve the target 29 percent reduction at buildout even with compliance with the CAP. Thus, implementation of this alternative would comply with the AB 32 reduction goal by 2020 but impacts would be greater in magnitude than the proposed project and is potentially significant for development through full buildout.

Finding/Rationale:

The City finds that this alternative is infeasible. Specifically, this alternative would not fully satisfy all the Project Objectives, as discussed above. This alternative is also considered environmentally infeasible as it would increase certain environmental impacts (described above). This alternative is also rejected as being infeasible on the grounds that it does not represent the desired policy of the City. (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957)

Alternative 3: No Development in NCC Phase with NCC Alternative

Description

This alternative also assumes that the NCC alignment would traverse the SPSP plan area, and the NCC Phase of SPSP does not get developed, as shown in Figure 5-5 of the DEIR. This would result in a reduction of 238 residential units and a six (6) acre park not being developed for SPSP.

Ability to Meet Project Objectives

Implementation of the No Development in NCC Phase Alternative would generally meet the SPSP project objectives associated with land use, mobility, community design, utilities, public services and safety, and implementation, as shown in Chapter 3.0 Project Description. With implementation of the NCC, the City would be able to more fully meet the SPSP objective of accommodating citywide and regional circulation needs that includes the NCC. However, with a reduction of 238 residential units, implementation of this alternative may not be able to fully meet the SPSP objective of providing a variety of housing types to accommodate all income levels and help Oakdale to achieve its regional housing allocation.

Summary of Environmental Impacts

The environmental impacts of the No Development in NCC Phase with NCC Alternative are summarized below.

Land Use

Neither this alternative nor the SPSP would result in the division or alteration of an existing community. Under this alternative, the City would have the same ability to direct specific development changes to ensure that new development is well-connected and compatible with surrounding uses. Furthermore, development proposed under this alternative would still need to be consistent with SPSP plans and policies. SPSP policies would generally ensure that new

development is compatible with surrounding land uses. For these reasons, the land use impacts of this alternative are considered to be similar but less in magnitude than those of the SPSP, and are less than significant.

Implementation of this alternative would convert less open space and farmland to urban uses. The loss of significant farmlands would be less in magnitude than the proposed project and is potentially significant.

Cultural Resources

Land that has been used for various types of agricultural or open space uses that do not require extensive excavation and/or grading activities may be more likely to contain previously undiscovered cultural resources. Implementation of this alternative would result in the conversion of agricultural land and open space to urban uses, which could damage or destroy a variety of cultural resources during construction-related activities. However, the development footprint is smaller under this alternative and impacts would be less in magnitude than the proposed project. Impacts to historical resources are potentially significant and archaeological impacts are less than significant.

Public Services and Safety

Buildout under this alternative would result in fewer dwelling units and residents than the SPSP. This lower level of residential growth and development would result in fewer impacts to public services in the City that would be required to be provided. Future projects will be reviewed by the City on an individual basis and will be required to comply with requirements and pay any applicable fees. For these reasons, impacts to public services are considered to be similar but less in magnitude than those of the SPSP, and are less than significant.

Utilities

Buildout under this alternative would result in less development than that proposed under the SPSP, and the area designated as the Potential NCC Phase would not be developed. The infrastructure necessary to serve new urban uses in the remainder of the SPSP area would be partially funded through the City's existing Capital Facilities Fee, which applies to all development. These utility impacts would be similar to but less in magnitude than the proposed project and are less than significant impact. However, because implementation of this alternative may exceed the permitted capacity of the landfill serving the City and it is uncertain where future waste disposal would be hauled to, this solid waste impact is similar but less in magnitude than the proposed project and is potentially significant.

Transportation and Circulation

The SPSP is located south of SR 120 just west of the planning area boundary. This alternative also assumes that the NCC alignment would traverse the SPSP plan area, and the NCC Phase of SPSP does not get developed. This would result in a reduction of 238 residential units and a six acre (6) park not being developed for SPSP.

The land use change would lead to a small decrease in gross trip generation of about 140 trips in the a.m. peak hour, 180 trips in the p.m. peak hour, and 1,700 daily trips. The decrease in vehicle trips during all analysis periods would lead to a decrease in vehicles on city streets used to access the area, such as South Stearns Road and Oris Road, improving operations and reducing impacts. Further, the decrease in trips would likely decrease travel and congestion on SR 120 and SR 108.

Impacts with the No Development in NCC Phase Alternative, measured in terms of traffic volumes on study roadways, vehicle travel measured in terms of vehicle miles of travel and vehicle hours of travel are anticipated to be less than the proposed project but are considered to be potentially significant.

Air Quality

Buildout under this alternative would result in less development than that proposed under the SPSP. A reduction in approximately 1,700 daily vehicle trips would occur and result in decreased levels of construction emissions, criteria air pollutants and toxic air contaminants from mobile, area, and stationary sources, as well as exposure to fewer residents, in comparison to the SPSP. However, implementation of this alternative would result in potentially significant impacts because the substantial growth would still contribute to air pollutant emissions that could exceed the daily SJVAPCD thresholds and could conflict with applicable air quality plans.

Noise

Buildout under this alternative would result in less development than that proposed under the SPSP, and a reduction in approximately 1,700 daily vehicle trips would occur. Correspondingly, development under this alternative would result in decreased levels of both mobile and stationary noise sources. Implementation of this alternative would result in similar but slightly less impacts than the proposed project. However, noise impacts would be potentially significant because growth would contribute additional sources of noise within the SPSP area that could exceed local standards.

Hazardous Materials

Implementation of this alternative would result in development that is similar in nature to that anticipated under the SPSP, and include the hazardous materials and public safety policies and implementation programs contained as part of the SPSP. However, hazardous materials generation, storage and clean-up are heavily regulated by federal, State and local regulations that would apply to development in SPSP under both the alternative and the proposed project. For this reason, hazards and hazardous materials impacts under this alternative are considered to be similar but less in magnitude to those of the SPSP, and are less than significant.

Hydrologic Resources

Under this alternative, development would convert less open space and agricultural land to urban uses within the SPSP area. As with the proposed project, the creation of impervious surfaces associated with urbanization would increase the amount of runoff, which could affect water quality. An increase in impervious surfaces could also reduce groundwater recharge potential, and

any development within the SPSP area would result in a demand for groundwater. Therefore, hydrologic impacts under this alternative would be similar but slightly less in magnitude than to those of the SPSP, and are potentially significant.

Development under this alternative would expose fewer residents to potential hazards related to dam failure inundation zones. Impacts would be similar but slightly less in magnitude than the proposed project, and are potentially significant.

Geology, Soils, Seismicity, and Mineral Resources

Alternative 3 proposes development that is similar in nature to that anticipated under the SPSP. Current State and federal regulations require specific engineering and design criteria to avoid impacts related to geologic, soils, and seismic hazards, which would apply to both this alternative and the SPSP. For this reason, geologic and soils impacts under this alternative are considered to be similar to those of the SPSP.

Biological Resources

This alternative would convert less open space and agricultural land to urban uses as the SPSP. Therefore, buildout of this alternative relative to the SPSP would result in less development that could result in adverse impacts to sensitive habitats, wetlands, riparian areas, wildlife movement, and significant trees. Impacts would be similar but less in magnitude than the proposed project and are potentially significant.

Visual Resources

This alternative proposes development that is similar in nature to that anticipated under the SPSP but less overall development would occur on the SPSP site. The proposed goals, policies, and implementation programs associated with visual resources are provided as part of the SPSP and would apply under this alternative. Implementation of this alternative would be similar but slightly less in magnitude than the proposed project and is potentially significant as additional growth would affect the existing visual character of the SPSP area and the City and result in increased sources of nighttime light and glare.

Energy and Climate Change

Buildout under this alternative would result in less development consisting of 238 fewer dwelling units than that proposed under the SPSP. Decreased development and approximately 1,700 daily vehicle trips would result in decreased energy demand and greenhouse gas emissions from direct and indirect sources (such as on-road transportation, off-road equipment and vehicles, energy generation, etc.). Similar to the proposed project but slightly less in magnitude, buildout of decreased development under this alternative would also be considered less than significant after CAP compliance.

Finding/Rationale:

The City finds that this alternative is infeasible. Specifically, this alternative would not fully satisfy all the Project Objectives, as discussed above. This alternative is also considered environmentally

infeasible as it would increase certain environmental impacts (described above). This alternative is also rejected as being infeasible on the grounds that it does not represent the desired policy of the City. (See *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957)

Adoption of a Mitigation Monitoring and Reporting Program

Public Resources Code section 21081.6 requires the City to adopt a monitoring or reporting program regarding the changes in the project and mitigation measures imposed to lessen or avoid significant effects on the environment. The MMRP adopted because it fulfills the CEQA mitigation monitoring requirements:

- The MMRP is designed to ensure compliance with the changes in the proposed project and mitigation measures imposed on the Project during Project implementation.
- Measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

The proposed project MMRP is included as Chapter 7 of the Final EIR.

Findings on Disagreement among Experts

To the extent the comment letters and correspondence submitted by the public or outside agencies or organizations are considered expert opinion, the City finds that the assumptions, data, methodology, and analysis included in the FEIR (not including the comment letters) prepared by the City and its Consultants, is supported by substantial evidence and was the appropriate assumption, data, methodology, and analysis to use to support the impact conclusion reached in the FEIR.

The City further finds that the following do not change the impact conclusions reached in the FEIR or otherwise trigger recirculation under CEQA: (1) information submitted and incorporated into the FEIR; (2) revisions incorporated into the proposed project after release of the Draft EIR; (3) all oral and written comments and testimony received by the City.

Statement of Overriding Considerations

As set forth in the preceding sections, the City Council's approval of the SPSP will result in significant adverse environmental impacts that cannot be avoided even with the adoption of all feasible mitigation measures.

In the City's judgment, the benefits of the SPSP, as approved, outweigh its unavoidable significant effects. Having adopted all feasible mitigation measures, rejected as infeasible alternatives to the Project discussed above, and recognized all significant, unavoidable impacts, the City has weighed the economic, legal, social, technological, and other benefits of the SPSP against unavoidable significant environmental impacts in determining whether to approve the proposed project.

Specific benefits of the SPSP include:

- Implementation of the general plan. Implementation of the specific plan will implement the general plan policies within the SPSP area.
- Orderly development of the specific plan area. Implementation of the specific plan will provide the community design standards, infrastructure planning, and mix of land uses to ensure orderly development.
- Environmental benefit. Although future development is associated with potentially significant and unavoidable environmental effects, the proposed plan includes additional policies and implementation measures that would reduce the overall environmental impact (see discussion of the No Project Alternative, above).
- Economic benefit. The proposed general plan would provide economic benefits, including increased property taxes and sales tax revenue by creating a fiscally positive land use balance, as analyzed in the Public Facilities Financing Plan and Fiscal Impact Analysis prepared for the SPSP.

In accordance with section 15093 of the CEQA Guidelines, the City hereby finds that the benefits of the SPSP outweigh its unavoidable adverse environmental effects such that the adverse environmental effects may be considered “acceptable.”

CHAPTER 7

Sierra Pointe Specific Plan Mitigation Monitoring and Reporting Program

7.1 Introduction

The purpose of this Mitigation Monitoring and Reporting Program (MMRP) is to describe the City of Oakdale's roles and responsibilities in the mitigation monitoring process for the proposed project, pursuant to CEQA Guidelines Section 15097 and Public Resources Code Section 21081.6.

A reporting and monitoring program ensures that measures adopted to reduce or avoid significant environmental impacts are implemented. It is a working guide to facilitate not only the implementation of mitigation measures, but also the monitoring, compliance, and reporting activities of the City of Oakdale. The MMRP includes a description of the requirements of CEQA and a compliance checklist. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the EIR for this project.

7.2 Compliance Checklist

This MMRP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with the approved mitigation measures during all phases of project implementation. The mitigation measures identified in this MMRP were identified in the EIR prepared for the project. Mitigation is defined by CEQA Guidelines Section 15370 as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures. Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Oakdale. **Table 7-1** identifies the mitigation measure, the

monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The City of Oakdale will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP.

7.3 Mitigation Monitoring Program

Table 7-1 indicates the mitigation measure number along with the mitigation measure text consistent with the impacts discussion presented in the EIR. Additionally, it identifies the agency or individual responsible for the implementation and monitoring of the measure, the timing for implementation of the mitigation or monitoring actions, and an area for the assigned inspector to verify compliance. The following mitigation measures apply to development associated with the Sierra Pointe Specific Plan area. This MMRP contains mitigation measures under the heading of the 2030 General Plan that apply citywide, which includes the SPSP area. Additional mitigation measures specific to development associated with the SPSP also apply, and are under the heading of SPSP.

**TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
Land Use and Agricultural Resources			
SPSP			
Measure 4.1.3b: Agricultural mitigation within the SPSP is required to occur at a ratio of at least 1:1 for conversion of Prime Farmlands, Farmland of Statewide Importance, and Unique Farmlands (as designated by the California Department of Conservation Farmland Mapping and Monitoring Program) to residential uses, consistent with Stanislaus LAFCO policy. This can be achieved by acquisition and dedication of agricultural land, development rights and/or conservation easements to permanently protect agricultural land, or payment of in-lieu fees to an established, qualified, mitigation program to fully fund the acquisition and maintenance of such agricultural land, development rights or easements.	Planning Division	Easement required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.	
Cultural Resources			
SPSP			
Measure 4.2.1a: Survey Unexamined Portions of the Specific Plan Area for Historic Resources before Project Construction. The City shall ensure that the project applicant hire a professional meeting the Secretary of the Interior's Professional Qualification Standards for architectural historian to survey unexamined portions of the Specific Plan Area (including those areas within Area 1 with potential identified historic resources) for which access was restricted during preparation of the DEIR. If historic resources are identified as a result of the survey, the City shall ensure that the project applicant retain a qualified architectural historian to evaluate the significance of the resource and recommend appropriate mitigation measures for significant resources (see Mitigation Measure 4.2.1b).	Planning Division	Survey required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.	
Measure 4.2.1b: Implement a Historic Properties Management Plan. At the completion of Mitigation Measure 4.2.1a and if historic properties (i.e., archaeological and/or architectural) are identified within the Specific Plan Area, the City shall ensure that the project applicant retain a qualified architectural historian to implement a Historic Properties Management Plan (HPMP) for each identified historic property. The HPMP will be completed and implemented prior to issuance of any permits or commencement of any ground disturbing activity within a proposed development area. The plan will include steps to identify, record, and evaluate potential historic resources for eligibility for listing in the California Register. Such steps will include archival review at both the Central California Information Center and any appropriate local repository, photo documentation of the building, recordation of the building on DPR 523 forms, and application of the California Register criteria. Site evaluation to assess the eligibility of the resource shall be conducted by a professional meeting the Secretary of the Interior's Professional Qualification Standards for architectural historian. The evaluation shall include sufficient archival research to fully address the history of the resource. The HPMP will also provide potential mitigation to lessen impacts to historic resources, such as avoidance and preservation, HABS-quality photo-documentation and recordation, building relocation or reuse, materials reuse, and/or public outreach. If the site evaluation results in an assessment that the building is not eligible, no further work or protective measures will be necessary.	Planning Division	Prior to issuance of first building permit, grading permit, or encroachment permit.	
Measure 4.2.2a: Discovery of Cultural Resources during Ground-Disturbing Activities. The City shall ensure that the project applicant (or construction contractor) cease work if prehistoric, historic or paleontological subsurface cultural resources are discovered during ground-disturbing activities. If	Planning Division	Ongoing during project construction.	

TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>cultural resources are discovered during ground-disturbing activities, all activity in the vicinity shall cease until the discovery is evaluated by an archaeologist or paleontologist working under the direction of a Principal Investigator who meets the requirements of the Secretary of the Interior's Qualification Standards. If the archaeologist/paleontologist determines that the resources may be significant, no further work in the vicinity of the resources shall take place until appropriate treatment is determined and implemented.</p> <p>The need for archaeological and Native American monitoring during the remainder of the project will be re-evaluated by the archaeologist as part of the treatment determination, if deemed appropriate. The archaeologist shall consult with appropriate Native American representatives in determining appropriate treatment for unearthed cultural resources if the resources are prehistoric or Native American in nature.</p> <p>In considering any suggested mitigation proposed by the archaeologist in order to mitigate impacts to cultural resources, the project proponent will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted.</p> <p>Measure 4.2.2b: Halt Work if Human Skeletal Remains are Identified During Construction. If human skeletal remains are uncovered during project construction, the City shall ensure that the project applicant (or construction contractor) immediately halt work and contact the Stanislaus County Coroner to evaluate the remains; the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines must be followed. If the County Coroner determines that the remains are Native American, the project proponent will contact the NAHC, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section (Public Resources Code 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.</p>	Planning Division	Ongoing during project construction.	
<p>Transportation and Circulation</p> <p>2030 General Plan and SPSP</p> <p>Measure 4.5.1c: This impact could be mitigated by widening SR 108 to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.</p> <p>Measure 4.5.1d: This impact could be mitigated by widening F Street (SR 108) to create an additional through lane in each direction. Implementation of this mitigation measure would reduce the impact to less than significant. This improvement is partially funded by the City's Capital Improvement Program (CIP). Caltrans has no plans to widen this segment, but does plan to relinquish F Street to the City after construction of the North County Corridor. Adopting the proposed General Plan Policy M-2.7 would reduce the City's LOS standard on this segment of roadway from LOS D to LOS F. While this would eliminate any policy conflicts, the impact to traffic operations would remain significant relative to Caltrans' significance criteria.</p>	<p>Public Works Department</p> <p>Public Works Department</p>	<p>City shall consider feasibility of including project as part of the next regional transportation plan (RTP).</p> <p>CIP timing to be coordinated with Caltrans relinquishment.</p>	

TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
Measure 4.5.1e: This impact could be mitigated by widening SR 108/SR 120 to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City shall consider feasibility of including improvements as part of the next RTP.	
Measure 4.5.1f: This impact could be mitigated by widening Valley Home Road (SR 120) to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City shall consider feasibility of including project as part of the next RTP.	
Measure 4.5.1g: This impact could be mitigated by widening Yosemite Avenue (SR 120) to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City shall consider feasibility of including improvements as part of the next RTP.	
Measure 4.5.1h: This impact could be mitigated by widening Yosemite Avenue/Albers Road to four lanes. This improvement is partially funded by the City's CIP. Adopting the proposed General Plan Policy M-2.7 would reduce the City's LOS standard on this segment of roadway from LOS D to LOS F.	Public Works Department	CIP timing to be coordinated with buildout of SPSP.	
Measure 4.5.1i: This impact could be mitigated by widening Patterson Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City and County shall consider feasibility of including improvements as part of the next RTP.	
Measure 4.5.4c: Converting the intersection of Maag Avenue / J Street to all-way stop control would reduce delay at this intersection to LOS C levels during the AM peak hours.	Public Works Department	Prior to acceptance of public improvements by the City within the SPSP.	
Measure 4.5.4d: This impact could be mitigated by widening this segment of F Street (SR 108/SR 120) to create an additional travel lane in each direction. This improvement is considered feasible is a planned Caltrans improvement. Funding is available from the City's CIP and Caltrans' Regional Surface Transportation Program (RSTP).	Public Works Department	City shall monitor Caltrans project planning.	
Measure 4.5.4e: This impact could be mitigated by widening Warnerville Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City and County shall consider feasibility of including project as part of the next RTP.	
Measure 4.5.4f: This impact could be mitigated by improving South Stearns Road from a two-lane collector to a two-lane arterial. This improvement would improve operations on the segment from LOS F to LOS D.	Public Works Department	City shall consider proposed improvements as part of the next Capital Improvement Program (CIP).	
Measure 4.5.4h: This impact could be mitigated by widening Sierra Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City and County shall consider feasibility of including project as part of the next RTP.	

**TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
SPSP			
<p>Measure 4.5.4a: Modifying the intersection at F Street (SR 108/SR 120) / Stearns Road to add the following improvements would improve operations from unacceptable LOS F to acceptable LOS C:</p> <ul style="list-style-type: none"> ▪ Eastbound approach – left-turn lane and right-turn lane ▪ Westbound approach – left-turn lane and shared through/right-turn lane ▪ Northbound approach – left-turn lane <p>These improvements could be primarily funded by developer impact fees from the Sierra Pointe Specific Plan. Additionally, the City's CIP identifies funding for up to ten signalized intersections whose locations are not identified. Funding for signalizing the intersection may be available from that program.</p> <p>Measure 4.5.4b: The addition of a northbound right-turn lane at Yosemite Avenue / J Street would reduce delay at this intersection to LOS C levels during both the AM and PM peak hours. The width of the roadway on the northbound approach is sufficient to accommodate the right-turn lane; therefore, this mitigation would only require restriping the approach.</p> <p>Measure 4.5.4g: This impact could be mitigated by widening Wamble Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.</p>	Public Works Department	Prior to acceptance of public improvements by the City within the SPSP.	
	Public Works Department	Prior to acceptance of public improvements by the City within the SPSP.	
	Public Works Department	City and County shall consider feasibility of including project as part of the next RTP.	
2030 General Plan			
<p>Mitigation Measure 4.5.7a: This impact could be mitigated by adding a southbound right-turn lane and modifying signal operations at the intersection to include right-turn overlap phasing on the northbound and southbound approaches. This mitigation would improve operations in the PM peak hour from LOS F to LOS D. Funding for this improvement could come from development impact fees.</p> <p>Mitigation Measure 4.5.7b: This impact could be mitigated by modifying the traffic signal timings at F Street (SR 108) / Willowood Drive. This mitigation would improve operations from unacceptable LOS D to acceptable LOS C. Funding for this relatively low-cost improvement could come from development impact fees.</p> <p>Mitigation Measure 4.5.7c: This impact could be mitigated by widening F Street (SR 108) to create an additional lane in each direction at the intersection. This improvement is partially funded by the City's CIP; if full funding could be identified, implementation of this mitigation would reduce the impact to less than significant. However, this is a Caltrans facility and Caltrans has no plans to widen this segment, but does plan to relinquish F Street to the City after construction of the North County Corridor. Adopting the proposed General Plan Policy M-2.7 would reduce the City's LOS standard at this intersection from LOS D to LOS F. While this would eliminate any policy conflicts, the impact to traffic operations would remain significant relative to Caltrans' significance criteria.</p> <p>Mitigation Measure 4.5.7d: This impact could be mitigated by modifying the intersection at F Street (SR 108/SR 120) / South Stearns Road to install a traffic signal and add the following lanes:</p> <ul style="list-style-type: none"> ▪ Eastbound approach – left-turn lane, through lane, and right-turn lane 	Public Works Department	City shall consider proposed improvements as part of the next CIP.	
	Public Works Department	City shall consider proposed improvements as part of the next CIP.	
	Public Works Department	CIP timing to be coordinated with Caltrans relinquishment.	
	Public Works Department	City shall consider feasibility of including project as part of the next RTP.	

**TABLE 7-1
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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<ul style="list-style-type: none"> Westbound approach – through lane Northbound approach – left-turn lane <p>This would improve operations from unacceptable LOS F to acceptable LOS D or better during both peak hours. These improvements could be primarily funded by developer impact fees from the Sierra Pointe Specific Plan. Additionally, the City's CIP identifies funding for up to ten signalized intersections whose locations are not identified. Funding for signalizing the intersection may be available from that program.</p> <p>Mitigation Measure 4.5.7e: This impact could be mitigated by installing a traffic signal at SR 108/SR 120 / Wamble Road and adding left-turn lanes on the eastbound and westbound approaches. Implementation of this mitigation measure would reduce the impact to less than significant.</p> <p>Mitigation Measure 4.5.7f: This impact could be mitigated by modifying the traffic signal timings. Implementation of this mitigation measure would reduce delay at this intersection to LOS C levels during the PM peak hour.</p> <p>Mitigation Measure 4.5.7g: The addition of the following lanes at Yosemite Avenue / J Street would reduce delay at this intersection to LOS C during both the AM and PM peak hours:</p> <ul style="list-style-type: none"> Westbound approach – left-turn lane Northbound approach – through lane and right-turn lane Southbound approach – through lane <p>The width of the roadway on the northbound approach is sufficient to accommodate the right-turn lane. However, the other improvements are considered infeasible due to physical constraints. Adopting General Plan Policy M-2.7 would reduce the LOS standard at this intersection from LOS C to LOS F.</p> <p>Mitigation Measure 4.5.7h: The addition of a southbound right-turn lane at Yosemite Avenue / Greger Street/Wakefield Drive would reduce delay at this intersection to LOS C levels during the PM peak hour. This improvement is considered feasible. Adopting the proposed General Plan Policy M-2.7 would reduce the City's LOS standard on this segment of roadway from LOS D to LOS F. While this would eliminate any policy conflicts, the impact to traffic operations would remain significant relative to the currently adopted threshold (the 2015 General Plan) unless the physical improvement described above is constructed.</p> <p>Mitigation Measure 4.5.7i: This impact could be mitigated by modifying the intersection at Greger Street / Kaufman Road to install a traffic signal. This would improve operations from unacceptable LOS F to acceptable LOS C or better during both peak hours. The City's CIP identifies funding for up to ten signalized intersections whose locations are not identified. Funding for signalizing the intersection may be available from that program.</p> <p>Mitigation Measure 4.5.7j: This impact could be mitigated by modifying the intersection at Fifth Avenue / J Street to install a traffic signal and changing the configuration to include a left-turn lane and a shared through/right-turn lane on each approach. This mitigation is considered feasible and would likely only require minor increases in right-of-way and/or parking restrictions. This would improve operations from unacceptable LOS F to acceptable LOS D during both peak hours. The City's CIP identifies funding for up to ten signalized intersections whose locations are not identified. Funding for signalizing the intersection may be available from that program.</p>	<p>Public Works Department</p> <p>Public Works Department</p> <p>Public Works Department</p> <p>Public Works Department</p> <p>Public Works Department</p> <p>Public Works Department</p>	<p>City and County shall consider feasibility of including project as part of the next RTP.</p> <p>City shall consider proposed improvements as part of the next CIP.</p> <p>Right turn lane shall be considered as part of the next CIP.</p> <p>Improvements shall be considered as part of the next CIP.</p> <p>Improvements shall be considered as part of the next CIP.</p> <p>Improvements shall be considered as part of the next CIP.</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p>

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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
Mitigation Measure 4.5.7k: This impact could be mitigated by converting the Maag Avenue / Sierra Road intersection to all-way stop control. This mitigation is considered feasible. This would improve operations from unacceptable LOS F to acceptable LOS B during the PM peak hour.	Public Works Department	Improvements shall be considered as part of the next CIP.	
Mitigation Measure 4.5-7l: This impact could be mitigated by modifying the intersection at South Stearns Road / Sierra Road to install a traffic signal and the following lanes: <ul style="list-style-type: none"> ▪ Eastbound approach – Left-turn lane and right-turn lane ▪ Westbound approach- Left-turn lane ▪ Southbound approach – Left-turn lane and right-turn lane ▪ Northbound approach- Left-turn lane This would improve operations from unacceptable LOS F to acceptable LOS C or better during both peak hours. These improvements could be primarily funded by developer impact fees. Additionally, the City's CIP identifies funding for up to ten signalized intersections whose locations are not identified. Funding for signalizing the intersection may be available from that program.	Public Works Department	Improvements shall be considered as part of the next CIP.	
Mitigation Measure 4.5.7m: This impact could be mitigated by widening Crane Road to four lanes. A portion of this widening is already in place. This improvement is partially funded by the City's CIP.	Public Works Department	Improvements shall be considered as part of the next CIP.	
Mitigation Measure 4.5.7n: This impact could be mitigated by improving Maag Avenue from a two-lane collector to a two-lane arterial. This improvement would improve operations on the segment from LOS E to LOS D.	Public Works Department	Improvements shall be considered as part of the next CIP.	
Mitigation Measure 4.5.7o: This impact could be mitigated by widening South Stearns Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City and County shall consider inclusion of this project in the next RTP.	
Mitigation Measure 4.5.7p: This impact could be mitigated by widening Wamble Road to four lanes. Implementation of this mitigation measure would reduce the impact to less than significant.	Public Works Department	City and County shall consider inclusion of this project in the next RTP.	
Mitigation Measure 4.5.7q: This impact could be mitigated by improving J Street from a two-lane collector to a two-lane arterial. This improvement would improve operations on the segment from LOS D to LOS C.	Public Works Department	Improvements shall be considered as part of the next CIP.	
Mitigation Measure 4.5.7r: This impact could be mitigated by widening Greger Street to a two-lane arterial. Implementation of this mitigation measure would improve operations from LOS F to LOS D.	Public Works Department	Improvements shall be considered as part of the next CIP.	
Mitigation Measure 4.5.7s: This impact could be mitigated by improving Sierra Road to a two-lane arterial. Adopting the proposed General Plan Policy M-2.7 would reduce the City's LOS standard on this segment of roadway from LOS C to LOS D.	Public Works Department	Improvements shall be considered as part of the next CIP.	

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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>Air Quality</p> <p>SPSP</p> <p>Measure 4.6.1a: Dust Control Measures. The City shall ensure that the project applicant(s) for individual projects to be developed under the Specific Plans comply with Regulation VIII Rule 8011 and implement the following dust control measures during construction:</p> <ul style="list-style-type: none"> ▪ Submit a Dust Control Plan subject to review and approval of the SJVAPCD at least 30 days prior to the start of any construction activity on a site that includes 40 acres or more of disturbed surface area. <p>Specific control measures for construction, excavation, extraction, and other earthmoving activities required by the SJVAPCD include:</p> <ul style="list-style-type: none"> ▪ All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover in order to comply with Regulation VIII's 20 percent opacity limitation. ▪ All onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. ▪ All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water (at least two times per day) or by presoaking. ▪ When materials are transported offsite, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. ▪ All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. However, the use of blower devices is expressly forbidden, and the use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. ▪ Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. ▪ Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. ▪ Any site with 150 or more vehicle trips per day shall prevent carryout and trackout. <p>Enhanced and additional control measures for construction emissions of PM10 shall be implemented where feasible. These measures include:</p> <ul style="list-style-type: none"> ▪ Limit traffic speeds on unpaved roads to 15 mph. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent. 	<p>Planning Division/SJVAPCD</p>	<p>Review for conformance and/or consultation with SJVAPCD required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.</p>	

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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<ul style="list-style-type: none"> Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. Install wind breaks at windward side(s) of construction areas. Suspend excavation and grading activity when winds exceed 20 mph. Limit area subject to excavation, grading, and other construction activity at any one time. <p>Measure 4.6.1b: Indirect Source Review. The City shall require applicant(s) for individual projects to be developed under the Specific Plans that are subject to Rule 9510 (Indirect Source Review) to comply with its requirements, including reductions of 20% of the NOx construction emissions and 45% of the PM10 construction exhaust emissions. If these emission reductions are not met, then the applicant(s) shall pay the required mitigation fees to the SJVAPCD.</p> <p>Measure 4.6.2a: Transit, Area, and Energy Source Reductions. The City shall require individual project applicant(s), where applicable, to reduce the operational impacts of the Specific Plans by implementing feasible mitigation measures from the following list:</p> <ol style="list-style-type: none"> Transit service infrastructure shall be approved by the City prior to development of each development phase of the Specific Plan: <ul style="list-style-type: none"> Rideshare Measures: Implement carpool/vanpool program (e.g., carpool, ride matching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc.). Transit Measures: Construct transit facilities such as bus turnouts/bus bulbs, benches, transit shelters, and, route signs and displays at appropriate sites to be developed under CCSP. Project applicant(s) shall contribute to regional transit systems (e.g., right-of-way, capital improvements, and park-and-ride lots), where applicable. <p>Bicycle and Pedestrian Measures: Provide direct, safe, attractive pedestrian and bicycle access to transit stops and adjacent development, including:</p> <ul style="list-style-type: none"> Provide bicycle lanes and/or paths, connected to community-wide network. Provide street lighting. Improve or construct onsite and offsite pedestrian facilities (e.g., overpasses, wide sidewalks, and building access for pedestrians). Provide pedestrian safety designs/infrastructure at crossings. 	<p>Planning Division/SJVAPCD</p> <p>Planning Division/SJVAPCD</p>	<p>Review for conformance and/or consultation with SJVAPCD required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.</p> <p>Prior to approval of infrastructure improvement plans, tentative map, or if no map is required, prior to issuance of first building permit.</p>	
<ol style="list-style-type: none"> Prior to the implementation of individual projects to be developed under the Specific Plan, the applicant(s) will present for City approval an area source and energy-conservation plan that includes consideration of each of the following potential measures. The City, in consultation with the SJVAPCD, will require implementation of clearly feasible measures from this list. <ul style="list-style-type: none"> Increased energy efficiency (meet or exceed California Title 24 Requirements); Increased wall and ceiling insulation (meet or exceed California Title 24 Requirements); Energy efficient windows (double pane and/or Low-EE); High-albedo (reflecting) roofing material, or similar; Cool paving; 			

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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<ul style="list-style-type: none"> ▪ Radiant heat barrier; ▪ Energy efficient lighting, appliances, and heating and cooling systems; ▪ Solar water-heating systems; ▪ Photovoltaic cells; ▪ Programmable thermostats for all heating and cooling systems; ▪ Awnings or other shading mechanism for windows; ▪ Porch, patio, and walkway overhangs; ▪ Ceiling fans and whole house fans; ▪ Orient buildings to maximize passive solar cooling and heating when practicable; ▪ Use passive solar cooling and heating designs; ▪ Use daylighting (natural lighting) systems such as skylights, light shelves, interior transom windows, etc.; ▪ Use low-VOC architectural coatings; ▪ Electrical outlets around the exterior of the units, to encourage use of electric landscape maintenance equipment; ▪ Low or non-polluting landscape maintenance equipment (e.g., electric lawn mowers, reel mowers, leaf vacuums, electric trimmers, and edgers, etc.); 			
<p>Measure 4.6.2b: Indirect Source Review. The City shall require implementation plans prepared by the applicant(s) of individual projects to be developed under the Specific Plans shall comply with the SJVAPCD Rule 9510 (Indirect Source Review), if applicable. Compliance with Rule 9510 would require reductions of 33.3% of the NOx operational emissions and 50% of the PM10 operational emissions. If these emission reductions are not met, then the applicant(s) shall pay the required mitigation fees by the SJVAPCD.</p> <p>Measure 4.6.4: Reduce Exposure to TACs. The City shall require, in consultation with the SJVAPCD, the applicant(s) for individual projects to be developed under the Specific Plan that could expose existing or proposed sensitive receptors to TACs to develop a plan to reduce the exposure of sensitive receptors to TACs from project construction and operation. The plan shall be submitted to the City for review and approval before the approval of any grading plans.</p> <p>In regards to project construction, the plan may include such measures as scheduling activities when the residences are least likely to be occupied, requiring equipment to be shutdown when not in use, prohibiting heavy trucks from idling, using new diesel engines that are designed to minimize DPM emissions usually through the use of catalyzed particulate filters in the exhaust, or retrofitting older engines with catalyzed particulate filters which would reduce up to 85% of DPM emissions.</p> <p>With respect to operational activities, the following measures shall be applied unless site specific health risk analysis is conducted:</p> <ul style="list-style-type: none"> ▪ Proposed commercial land uses that have the potential to emit TACs (such as loading docks for diesel delivery trucks) shall be located as far away as possible from existing and proposed 	Planning Division/SJVAPCD	Review for conformance and/or consultation with SJVAPCD required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.	
	Planning Division/SJVAPCD	Review for conformance and/or consultation with SJVAPCD required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.	

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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>sensitive receptors.</p> <ul style="list-style-type: none"> When determining the specific type of facility that would occupy the proposed commercial land use space, the applicant shall take into consideration the facility's potential to produce TACs. Large gasoline stations (defined as a facility with a throughput of 3.6 million gallons per year or greater) shall not be permitted within 300 feet of sensitive receptors. Require a 50 foot separation between gasoline stations with a throughput less than 3.6 million gallons per year. These distances shall also be applied to new sensitive land uses. Dry-cleaning operation using perchloroethylene with two or more machines will not be permitted within 500 feet of a sensitive land uses. For operations with one machine the separation shall be a minimum of 300 feet. For operations with three or more machines, consult the local air district. New sensitive land uses will not be sited in the same building with dry-cleaning operations that use perchloroethylene, and shall comply with the above buffer distances overall. 	Planning Division/SJVAPCD	Review for conformance and/or consultation with SJVAPCD required prior to approval of tentative map, or if no map is required, prior to issuance of first building permit.	
<p>Measure 4.6.5: Reduce Odors. The City shall require individual project applicant(s) to implement the following odor control measures during construction or operation:</p> <ul style="list-style-type: none"> Locate odor sensitive land uses as far as possible from odor generating land uses. Consider the odor-producing potential of land uses when the exact type of facility that would occupy areas zoned for commercial or mixed-use land uses is determined. Facilities that have the potential to emit objectionable odors would be located with appropriate buffers from existing and proposed sensitive receptors. Identify odor control devices within building permit applications to mitigate the exposure of receptors to objectionable odors if a potential odor-producing source is to occupy the project area. The identified odor control devices would be installed before the issuance of certificates of occupancy for the potentially odor-producing use. 			
Noise			
2030 General Plan			
<p>Measure 4.7.3a: The City shall require the use of noise-reducing pavement to the extent feasible on noise-impacted street segments, including but not limited to:</p> <ul style="list-style-type: none"> Crane Road south of F Street Pontiac Street from Crane Road to Oak Avenue Greger Street from Crane Road to Yosemite Avenue Sierra Road from Yosemite Avenue to Stearns Road Maag Avenue south of F Street River Road west of Yosemite Avenue Wamble Road south of SR120/SR 108 Warnerville Road east of Smith Road 	Planning Division	Incorporation of feasible noise-reducing pavement specifications shall be considered for future resurfacing/reconstruction projects at the identified roadways.	

TABLE 7-1
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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<ul style="list-style-type: none"> G Street west of Yosemite Avenue I Street west of Yosemite Avenue <p>This Measure shall be incorporated into an implementation program under General Plan Policy NR-1.8, Transportation Noise Mitigation. The implementation of noise reducing pavement should be considered within the established road maintenance schedule.</p> <p>SPSP</p> <p>Measure 4.7.3c: The City shall require the use of noise-reducing pavement to the extent feasible on noise-impacted street segments within the Sierra Pointe Specific Plan, including but not limited to:</p> <ul style="list-style-type: none"> Sierra Road east of Yosemite Avenue S. Stearns Road south of F Street Wamble Road south of SR 120/SR 108 Warnerville Road east of Smith Road 	Planning Division	Incorporation of feasible noise-reducing pavement specifications shall be considered prior to approval of public improvement plans for SPSP.	
<p>Hazardous Materials</p> <p>SPSP</p> <p>Measure 4.8.1a: Measures to Prevent Possible Exposure to Previously Undiscovered On-site Hazardous Materials. The City shall require that, if during site preparation and construction activities, previously undiscovered or unknown hazardous materials are observed or suspected through either obvious or implied measures (e.g., stained or odorous soil), construction contractor(s) would immediately cease all activities in the area of the find.</p> <p>The contractor(s) would immediately contact the Stanislaus County Department of Environmental Resources (County DER) staff for direction on further protocols regarding management of suspected soil or groundwater contamination and interim requirements for remediation, if any. In addition, the project applicant would contract with a qualified consultant registered in the California Department of Toxic Substances Control's (DTSC's) Registered Environmental Assessor Program to assess the situation. The Registered Environmental Assessor would collect soil and/or water samples for laboratory analysis in accordance with County DER oversight to determine whether past activities have adversely affected the site. An environmental professional would analyze the samples for contaminants determined to be a potential health concern. Any contaminated areas would be remediated in accordance with recommendations that County DER, the Central Valley Regional Water Quality Control Board, DTSC, or other appropriate federal, state, or local regulatory agencies makes. Site preparation and construction activities would not proceed until remediation is completed to the satisfaction of County DER.</p> <p>Measure 4.8.1b: Abandon On-Site Wells or Septic Systems. Before construction begins and as a condition of grading permits, the project applicant would retain a licensed well drilling contractor to abandon any on-site water wells or septic systems in accordance with County DER requirements.</p>	Planning Division/County Department of Environmental Resources	Ongoing during construction	Prior to construction, as a condition of tentative map and/or grading permit

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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>Measure 4.8.1c: Remove and Dispose of Stained Soils. Before construction begins and as a condition of grading permits, the project applicant would retain a licensed contractor to remove and properly dispose of all stained soil in accordance with the disposal facilities requirements as well as federal, state, and local regulations.</p> <p>Measure 4.8.1d: Remove On-Site Debris. Before construction begins and as a condition of grading permits, the project applicant would retain a licensed contractor to remove and properly recycle or dispose debris from the project site before the start of ground-disturbing activities. If soil staining is observed after the removal of debris, soils would be removed and disposed of in accordance with federal, state, and local regulations. If structures are to be demolished on a specific site, a qualified contractor should survey and properly remove/dispose of any asbestos containing building materials or lead-based paints that are identified.</p> <p>Measure 4.8.1e: Evaluate Pole-Mounted Transformers for the Presence of Polychlorinated Biphenyls (PCBs). Before construction begins, the project applicant would contact Pacific Gas and Electric (PG&E) to assess the contents of the existing pole-mounted transformers located on the project site. PG&E would conduct an assessment and provide a letter stating whether existing electrical transformers on the site contain PCBs and whether any records of spills exist from such equipment. If PG&E identifies PCB-containing equipment, the maintenance or disposal of the transformer would be subject to the regulations of the Toxic Substances Control Act under the authority of County DER.</p> <p>Geology, Soils, Seismicity, and Mineral Resources</p> <p>SPSP</p> <p>Measure 4.10.3b: The City shall require project applicants to prepare site specific studies to evaluate subsurface conditions relative to the proposed uses. Future site specific studies should include laboratory testing to further define the impact potential of the on-site soils. If significant concentrations of on-site soils with moderate to high liquefaction potential are present, volume changes with increasing or decreasing soil moisture content and should be taken into consideration during design and construction of foundations and slab-on-grade floors. Studies shall be required prior to the approval of a tentative subdivision map. Where no map is required, the City may require such studies with the site plan.</p> <p>Biological Resources</p> <p>SPSP</p> <p>Measure 4.11.1a: Conduct Pre-Construction Surveys for Bats and Avoid Maternity Roosting Sites. The City shall require the project applicant to conduct pre-construction surveys by a qualified biologist. If tree removal or ground disturbing activities commence on the project site during the breeding season of native bat species (April 1 to August 31), then a field survey shall be conducted by a qualified bat biologist to determine whether active roosts are present on site or within 50 feet of the project boundaries. Field surveys shall be conducted early in the breeding season before any construction activities begin, when bats are establishing maternity roosts but before pregnant females give birth (April through early May). If no roosting bats are found, then no further mitigation is required.</p> <p>If roosting bats are found, then disturbance of the maternity roosts shall be avoided by halting</p>	<p>Planning Division/County Department of Environmental Resources</p> <p>Planning Division/County Department of Environmental Resources</p> <p>Planning Division/County Department of Environmental Resources</p> <p>Building Safety Division</p> <p>Planning Division</p>	<p>Prior to construction, as a condition of tentative map and/or grading permit</p> <p>Prior to construction, as a condition of tentative map and/or grading permit</p> <p>Prior to construction. Include as a condition of tentative map, public improvement plan, or grading plan.</p> <p>Prior to approval of tentative map, or if no map is required, prior to approval of building permit.</p> <p>Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition) between April 1 and August 31.</p>	

**TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>construction until the end of the breeding season or a qualified bat biologist removes and relocates the roosting bats in consultation with CDFG.</p> <p>Measure 4.11.1b: Conduct Pre-Construction Surveys for California Burrowing Owls and Avoid Loss or Disturbance of Active Nests. The City shall require the project applicant to conduct pre-construction surveys for burrowing owls by a qualified biologist [as approved by the California Department of Fish and Game (CDFG)] within 30-days prior to the start of work activities where land construction is planned in known or suitable habitat. If construction activities are delayed for more than 30 days after the initial preconstruction surveys, then a new preconstruction survey shall be required. All surveys shall be conducted in accordance with the CDFG/California Burrowing Owl Consortium survey protocols.</p> <p>If burrowing owls are discovered in the proposed project site vicinity during construction, the onsite biologist shall be notified immediately. Occupied burrows should not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the CDFG verifies through non-invasive methods that either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.</p> <p>If this criteria is not met, occupied burrows during the nesting season will be avoided by establishment of a no-work buffer of 250-foot around the occupied/active burrow. Where maintenance of a 250-foot no-work buffer zone is not practical, the project sponsor shall consult with the Department of Fish and Game to determine appropriate avoidance measures. Burrows occupied during the breeding season (February 1 to August 31) will be closely monitored by the biologist until the young fledgeline the nest. The onsite biologist shall have the authority to stop work if it is determined that construction related activities are disturbing the owls.</p> <p>If criterion 1 or 2 above are met and as approved by CDFG, the biologist shall undertake passive relocation techniques by installing one-way doors in active and suitable burrows allowing owls to escape but not re-enter. Owls should be excluded from the immediate impact zone and within a 160-foot buffer zone by having one-way doors placed over the entrance to prevent owls from inhabiting those burrows.</p> <p>After nesting season ends (August 31) and the burrow is deemed unoccupied by the biologist, passive relocation techniques shall take place. Construction activities may occur once a qualified biologist has deemed the burrows are unoccupied.</p> <p>Measure 4.11.1c: Conduct Pre-Construction Surveys for Western Pond Turtle and Avoid Loss or Disturbance of Habitat. The City shall require the project applicant to conduct pre-construction surveys by a qualified biologist. These surveys would assess the site to determine if appropriate habitat for western pond turtle exists within or adjacent to the proposed project site. Results of the survey will be provided to the City and the CDFG to ensure that there are proper avoidance and relocation measures in place before construction starts.</p> <p>To minimize impacts to western pond turtle during construction activities were turtle habitat exists, the City will require the project applicant retain a qualified biologist to conduct surveys for western pond turtles within 24 hours of the start of construction. If a turtle is found in the construction area, the biologist shall relocate the turtle to appropriate habitat outside of the impact area. A qualified biological monitor shall be present when construction work occurs adjacent to turtle habitat and/or when western pond turtles have been detected during previous surveys.</p>	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition).	
	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition).	

TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>Measure 4.11.1d: Conduct Pre-Construction Surveys for Nesting Raptors and Other Birds. For any construction activities that will occur between March 1 and August 31 of any given year, the City shall require the applicant to conduct preconstruction surveys for suitable nesting habitat within 0.5 mile of the construction area. Surveys shall be conducted by a qualified biologist. In addition, all trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree.</p> <p>If active nests are found during the survey, the applicant shall implement appropriate mitigation measures to ensure that the species will not be adversely affected, which will include establishing a no-work buffer zone as, approved by CDFG, around the active nest. The no-work buffer may vary depending on species and site specific conditions as approved by CDFG. Appropriate mitigation measures include delaying construction activities until a qualified biologist determines that juveniles have fledged the nest(s), or establishing a "no construction" zone buffer around the nest.</p> <p>The results of the survey shall be documented in a letter report that is distributed to the California Department of Fish and Game. These measures will ensure compliance with the Migratory Bird Treaty Act and California Department of Fish and Game Code 3503.5.</p>	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition) between March 1 and August 31.	
<p>Measure 4.11.1e: Avoid or Identify and Compensate for Loss of Vernal Pool Habitats and Species. If during pre-construction surveys vernal pool habitat is found on the subject site, then the City shall ensure that the project applicant retain a qualified biologist to evaluate the site for the suitability of special-status vernal pool invertebrates. Based on the suitability evaluation, the project applicant shall either (a) have protocol level surveys performed to establish presence or absence or (b) assume presence and mitigate. If protocol level surveys determine that special-status vernal pool invertebrates are present or the applicant assumes presence, then the applicant shall provide on-site habitat preservation in perpetuity and purchase habitat creation credits at an USFWS approved mitigation bank and/or restore/enhance habitat as approved by USFWS to fully compensate for direct and indirect effects to habitat for federally listed vernal pool species at a 2:1 preservation ratio and 1:1 creation ratio for direct effects to vernal pool habitat and a 2:1 preservation ratio for indirect effects to vernal pool habitat. Habitat compensation must occur prior to or concurrent with the development of a project and must be approved by the USACE and USFWS prior to the initiation of construction activities.</p>	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition). Compliance must be demonstrated prior to issuance of building permit.	
<p>Measure 4.11.1f: Avoid or Identify and Compensate for Loss of Valley Elderberry Longhorn Beetle. If during pre-construction surveys elderberry shrubs are found on the subject site, then the City shall ensure that the project applicant will:</p> <p>a) Conduct protocol-level elderberry shrub surveys in the proposed project area. Before the beginning of ground disturbance within 100 feet of any area that may support elderberry, a qualified biologist shall conduct an elderberry shrub survey consistent with USFWS protocols for conservation of valley elderberry longhorn beetle (USFWS, 1999). All elderberry shrubs with potential to be affected by project activities shall be mapped and the number of stems greater than 1 inch in diameter on each shrub that may require removal shall be counted. Elderberry plants with no stems measuring 1 inch or greater in diameter at ground level are unlikely to be habitat for the beetle because of their small size and/or immaturity.</p> <p>b) Protect elderberry shrubs from disturbance. The applicant, through coordination with the biologist, shall ensure to the extent feasible and practicable that the footprint of project features, staging</p>	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition). Compliance must be demonstrated prior to issuance of building permit.	

TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>areas, and access routes are designed to ensure that no project activities would affect an elderberry with stems measuring 1 inch in diameter at ground level. Buffers of at least 100 feet shall be established around all elderberry shrubs with stems measuring 1 inch in diameter at ground level. The buffer shall be clearly identified in the field by flagging or exclusion fencing. All project activity shall be prohibited within the buffer areas.</p>	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition). Compliance must be demonstrated prior to issuance of building permit.	
<p>c) If effects on shrubs cannot be avoided, then develop and implement a mitigation plan approved by the USFWS. If maintaining 100-foot protection buffers is not feasible, consultation with USFWS will be required and an incidental take permit may be required. During this consultation, an appropriate and feasible mitigation plan shall be developed and provided to USFWS for approval (USFWS, 1999).</p>			
<p>Measure 4.11.1g: Avoid or Identify and Compensate for Loss of Annual Grasslands Habitat. The City shall ensure that the project applicant avoid or minimize the loss of annual grassland habitat, including Swainson's hawk (foraging habitat). To compensate for the loss of Swainson's hawk foraging habitat, the California Department of Fish and Game (CDFG) guidance will be evaluated to determine potential foraging habitat mitigation needs at a project site. An appropriate mitigation ratio will be developed in coordination with CDFG and will be dependent upon the development's distance to the nearest known Swainson's hawk nest site. A typical mitigation ratio may consist of a 0.75:1 requirement to reduce potential effects related to foraging habitat loss.</p>	Planning Division	Prior to any ground disturbing activities (including grading, clearing & grubbing, or demolition). Compliance must be demonstrated prior to issuance of building permit.	
<p>Measure 4.11.1h: Avoid or Identify and Compensate for the Loss of Special-Status Plants. The City shall ensure that the project applicant avoid or minimize the loss of sensitive or special status plant species. To compensate for the loss of special status plants, the City shall ensure that vegetated portions of the project site including possible wetland habitats conduct surveys by a qualified botanist for special-status plants following established CDFG <i>Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities</i> (CDFG, 2009). Additional compensation measures will include the following:</p>			
<ul style="list-style-type: none"> ▪ Avoid existing, known populations where possible; ▪ Minimize impacts by restricting removal of plants to a few individuals of a population where possible; ▪ Prepare a Mitigation and Monitoring Plan to relocate plants and/or seed banks or reintroduce new populations in suitable habitat and soil types within the on-site Preserve or at a CDFG or USFWS-approved off-site location; ▪ Restore or enhance suitable habitat within the Plan Area under the Wetland Management Plan. The Wetland Management Plan would include specific goals to improve habitat conditions for these species within the Preserve, and would include a long-term (at least 5 years) monitoring component to ensure the success of restoration and enhancement activities. 	Planning Division	Prior to start of construction.	
<p>Measure 4.11.1i: Conduct Worker Awareness Training. When special-status species or sensitive natural communities are found within the boundaries of proposed projects, then the City shall ensure that the project applicant (or construction contractor) implement Worker Environmental Awareness Program (WEAP) training for construction crews and the construction foreman prior to the commencement of any construction activities. The WEAP training would be conducted by a qualified wildlife biologist. The</p>			

TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>training would include a brief review of the special status species and other sensitive resources that could occur in the project area (including their life history and habitat requirements and where on the project site they may be found) and their legal status and protection. The program would also cover all relevant mitigation measures, permit conditions and BMP plans, such as the Stormwater Pollution Prevention Plan (SWPPP) and/or erosion control and sediment plan. During WEAP training, construction personnel would be informed of the importance of avoiding ground-disturbing activities outside of the designated work area. A designated environmental inspector would be responsible for ensuring that construction personnel adhere to the guidelines and restrictions and that all persons working on site have attended a WEAP training session. WEAP training sessions would be conducted as needed for new personnel brought onto the job throughout the duration of construction.</p> <p>Measure 4.11.1j: Limit Project Access Routes/Staging Areas. The City shall ensure that the project applicant (or construction contractor) limit the total number of access routes, number and size of staging areas, and the total area of project activity to those areas identified in the approved construction drawings and/or plans or as otherwise approved per permit conditions. Access routes and project boundaries would be clearly marked at all times. Access routes for heavy equipment to and from the project site would be restricted to established roadways to minimize habitat disturbance. The storing of construction equipment, vehicles, and supplies would be restricted to the designated construction staging areas outside of the proposed Preserve, wetland avoidance areas, and riparian buffer areas. All fueling, cleaning and maintenance activities of vehicles and other equipment would be performed only in designated areas and at least 250 feet away from avoided/preserved habitats. As part of WEAP training, all workers would be informed of the importance of preventing spills and appropriate measures to take in the event of a spill. All spills would be cleaned up immediately.</p> <p>Measure 4.11.1k: Protect Preserved and Avoided Habitats During Construction-Related Activities. The City shall ensure that the project applicant (or construction contractor) avoid and preserve sensitive habitats from construction activities. Habitat protection measures would include the following:</p> <ul style="list-style-type: none"> ▪ A USFWS-approved biologist (monitor) would inspect all construction-related activities at the project site to ensure that no unauthorized take of listed species or destruction of their habitat occurs. The biologist would have the authority to stop any activities that may result in such take or destruction until appropriate corrective measures have been completed. The biologist also would be required to report immediately any unauthorized impacts to the USFWS and the CDFG. ▪ Adequate fencing would be placed and maintained around all avoided (preserved) vernal pool habitat to prevent direct impacts from construction. The location of fencing shall be marked in the field with stakes and flagging and shown on the construction drawings. <p>Measure 4.11-2a: Implement Water Quality Best Management Practices to Minimize Impacts to Sensitive Natural Communities. The City shall ensure that the project applicant (or construction contractor) implement all applicable water quality best management practices (BMPs) during construction-related activities.</p> <p>Use of BMPs for stormwater control is expected to reduce the potential for preserved and avoided sensitive natural communities (including wetlands, vernal pools, and other sensitive aquatic habitats) to be indirectly affected by sediment-laden discharges from construction sites. The performance and</p>	<p>Planning Division</p> <p>Planning Division</p> <p>Planning Division</p>	<p>Prior to issuance of grading permits, encroachment permits or approval of public improvement plans.</p> <p>Prior to start of construction.</p> <p>Ongoing during construction. SWPPP may be required prior to start of construction (for projects over one acre).</p>	

**TABLE 7-1
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Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>effectiveness of these BMPs would be determined either by visual means, where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where the verification of containment reduction or elimination is required to determine the adequacy of the measures. BMPs to be implemented would include, but are not limited to, the following:</p> <ul style="list-style-type: none"> All disturbed surfaces or stockpile areas would be protected with erosion control measures in place during the period of October 1 through April 30. 	<p>Erosion control or BMP measures will be implemented for ground-disturbance areas located uphill and within 500 feet from a water body. BMPs for temporary erosion control (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) would be employed per the product specifications for disturbed areas, stockpiled soil, and along culverts and drainage ditches on active construction sites and in downstream areas that may be affected by construction activities. Requirements for the placement and monitoring of the BMPs would be part of the contractor's project specifications. The construction specifications shall contain clear language that prohibits construction-related activities, vehicle operation, material and equipment storage, trenching, grading, or other surface-disturbing activities outside of the designated construction area. Signs shall be erected along the protective fencing at a maximum spacing of one sign per 50 feet of fencing. The signs shall state: "This area is environmentally sensitive; no construction or other operations may occur beyond this fencing. Violators may be subject to prosecution, fines, and imprisonment." The signs shall be clearly readable at a distance of 20 ft, and shall be maintained for the duration of construction activities in the area. Performance and adequacy of the measures would be determined visually by site construction management and verified by the City of Oakdale and Central Valley Regional Water Quality Control Board as appropriate.</p>		
<ul style="list-style-type: none"> Dirt and debris would be swept from paved areas in construction zones on a daily basis as necessary to remove excessive accumulations of silt, mud or other debris. Sweeping and dust removal would be implemented by the contractor and oversight of these operations the responsibility of the construction site superintendent. 			
<ul style="list-style-type: none"> All exposed/disturbed areas, left barren of vegetation due to project related activities, would be seeded, mulched and fertilized with a blend of native and/or naturalized grass and forb species. Locally native wildflower and/or shrub seeds may be included in the seed mix. Planted areas must achieve an 80% acreage coverage rate to be considered successful. All exposed areas where seeding is considered unsuccessful after 90 days, would received appropriate soil preparation and a second application of seed/mulch/fertilizer. Quarterly monitoring events would be conducted for a period of one year or until the target goal is met. The application, schedule, and maintenance of the vegetative cover would be the responsibility of the contractor and requirements to establish a vegetative cover would be included in the construction contractor's project specifications. 			
<ul style="list-style-type: none"> If discharges of sediment or hazardous substances to drainage ways are observed, construction would be halted until the source of contamination is identified and remediated. Visual indications of such contamination include an oily sheen or coating on water, and noticeable turbidity (lack of clarity) in the water. 			

**TABLE 7-1
SIERRA POINTE SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure	Monitoring Responsibility	Timing	Sign Off
<p>Measure 4.11.2b: Protect Sensitive Tree Resources Adjacent to Construction Activities. The City shall ensure that the project applicant (or construction contractor) implement all applicable measures prior to and during construction-related activities to protect sensitive tree resources. Sensitive tree resources adjacent to construction activities may require additional protection. Where feasible, buffer zones should include a minimum one-foot-wide buffer zone outside the dripline for oaks and landmark trees. The locations of these resources should be clearly identified on the construction drawings and marked in the field. Fencing or other barriers would remain in place until all construction and restoration work that involves heavy equipment is complete. Construction vehicles, equipment, or materials should not be parked or stored within the fenced area. No signs, ropes, cables, or other items should be attached to the protected trees. Grading, filling, trenching, paving, irrigation, and landscaping within the driplines of oak trees should be limited. Grading within the driplines of oak trees should not be permitted unless specifically authorized by a Certified Arborist.</p> <p>The City of Oakdale shall ensure that project applicants will comply with the City of Oakdale's Municipal Code, Chapter 32, <i>Section 32-7 Trimming or removal of trees generally</i>. Prior to construction, the applicant shall conduct a tree survey for oak trees that may be impacted by the project. The applicant shall coordinate with the City of Oakdale's Building Official to ensure that impacts to oak trees and heritage oak trees are avoided to the extent feasible. In the event that oak trees must be removed, the applicant shall coordinate with the City of Oakdale to determine the number of trees that would be affected.</p> <p>Removed trees will be replaced at a ratio of 2:1. All trees planted shall be purchased from a locally adapted genetic stock obtained within 50 miles and 1,000 feet in elevation of a project site. A Maintenance and Monitoring Plan shall be developed to provide cages or support stakes for each sapling, identify a weed control schedule, and outline a watering regime for the plantings. If the site does not have adequate room for replanting trees, the City may require payment to a tree replacement fund.</p> <p>Annual monitoring of the planted trees for three years shall be conducted following completion of construction to ensure the continued survival of retained native trees and newly planted trees. A Certified Arborist shall be contacted to discuss success criteria and required length of monitoring prior to conducting the first annual survey.</p>	Planning Division	Tree survey shall be completed prior to issuance of building or grading permit. Monitor protection measures during construction. Post-construction monitoring annually for three years.	
<p>Measure 4.11.2c: Avoid or Identify and Compensate for Loss of Wetlands and other Waters of the U.S. The City shall ensure that the project applicant of subsequent projects within the Specific Plan area shall reconfigure project designs, to the maximum extent feasible, to avoid waters of the U.S., including wetlands. Projects shall minimize disturbances and construction footprints near such areas to the extent feasible.</p> <p>Where impacts are identified to specific wetlands or other Waters of the U.S., the City shall ensure that the project applicant shall retain a qualified biologist to perform a formal wetland delineation to be submitted to the U.S. Army Corps of Engineers (ACOE) for verification.</p> <p>If it is determined that the project will impact waters of the U.S., The City shall ensure that the project applicant will obtain all required permit approvals from the ACOE, RWQCB, CDFG and any other agencies with permitting responsibilities for construction activities within jurisdictional features. Permit approvals and certifications would likely include the following:</p> <ul style="list-style-type: none"> ▪ <u>Clean Water Act Section 404</u>. Permit approval from the ACOE shall be obtained for the placement of 	Planning Division	Demonstrate compliance prior to issuance of building or grading permit.	

**TABLE 7-1
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<p>dredge or fill material in waters of the U.S. pursuant to Section 404 of the federal Clean Water Act. The Section 404 permit application would require a delineation of wetlands and other waters of the U.S., a jurisdictional determination from the ACOE, and preparation of a Pre-Construction Notification (PCN) and supporting documentation. A PCN outlines project activities, areas of impact, construction techniques, and methods for avoiding and reducing impacts to jurisdictional features. State and federal regulations require that the project applicant avoid or minimize impacts to wetlands and waters and develop appropriate protection for wetlands. Wetlands that cannot be avoided must be compensated to result in "no net loss" of wetlands to ensure that the project would maintain the current functions and values of onsite wetland habitats.</p>			
<ul style="list-style-type: none">▪ <u>Clean Water Act Section 401 Water Quality Certification/Porter-Cologne Act</u>, Approval of Water Quality Certification (WQC) under the CWA and/or Waste Discharge Requirements (WDRs) under the Porter-Cologne Act shall be obtained from the RWQCB for work within jurisdictional waters. Application for a WQC requires an application and supporting materials, including construction techniques, areas of impact, mitigation measures, project schedule, and proof of CEQA compliance. Application for a WDR requires an application and supporting materials, including a characterization of the discharge which includes but is not limited to: design and actual flows; a list of constituents and the discharge concentration of each constituent; a list of other appropriate waste discharge characteristics; a description and schematic drawing of all treatment process; a description of any BMPs used; and a description of disposal methods. Proof of CEQA compliance is also required.			
<ul style="list-style-type: none">▪ <u>California Fish and Game Code Section 1602</u>, CDFG requires a Streambed Alteration Agreement for activities that result in alteration of the bed or bank of a stream (typically the top of bank or edge of riparian habitat, whichever is greater), or that adversely impact fish or wildlife resources. The notification package must include supporting materials, including construction techniques, areas of impact, mitigation measures, project schedule, and proof of CEQA compliance.			
<p>Additionally, the City shall ensure that permanent degradation of aquatic habitats will be compensated for at a 1:1 ratio through the purchase of similar habitat value from a USFWS approved conservation bank. Compensation shall take the form of wetland and/or riverine preservation or creation in accordance with U.S. Army Corps of Engineers and California Department of Fish and Game (CDFG) mitigation requirements, as required under project permits. Preservation and creation may occur onsite through a conservation agreement or offsite through purchasing credits at a U.S. Army Corps of Engineers approved mitigation bank.</p>			
<p>Energy and Global Climate Change</p>			
<p>2030 General Plan and SPSP</p>			
<p>Measure 4.13.2: Implement the City of Oakdale Climate Action Plan. As previously discussed, the Oakdale CAP contains many GHG reduction goals and strategies related to 5 broad topics: energy efficiency, transportation and land use, solid waste reduction, and water and wastewater use. For example, energy reduction strategies include promoting energy efficiency rebates, programs, and benchmarking for residential, commercial, and industrial users. All industrial users over 3,000 sf will be required to offset 20% of their building energy consumption with on-site renewable energy or 40% of their</p>	Planning Division		Implement following approval of CAP. Monitor progress annually as part of General Plan progress report.

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energy with off-site renewable energy by 2019, CAP strategies encourage higher-density development and commute trip reduction programs, as well as building out the proposed bicycle network and 75% solid waste diversion by 2020. With implementation of the above City policies and the City of Oakdale CAP reduction strategies, buildout of the 2030 General Plan Update would achieve more than a 29% reduction compared to BAU and would thus not generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment, nor would the General Plan conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.			



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

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

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

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

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

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

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

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

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

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



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

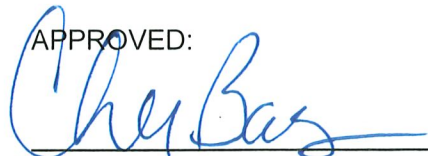
IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF OAKDALE AS
FOLLOWS:

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

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

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

APPROVED:


Cherilyn Bairos, Mayor

ATTEST:


Patrick Mondragon, City Clerk



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

EXHIBIT A

Affected Parcels

APN List for Sierra Point Annexation

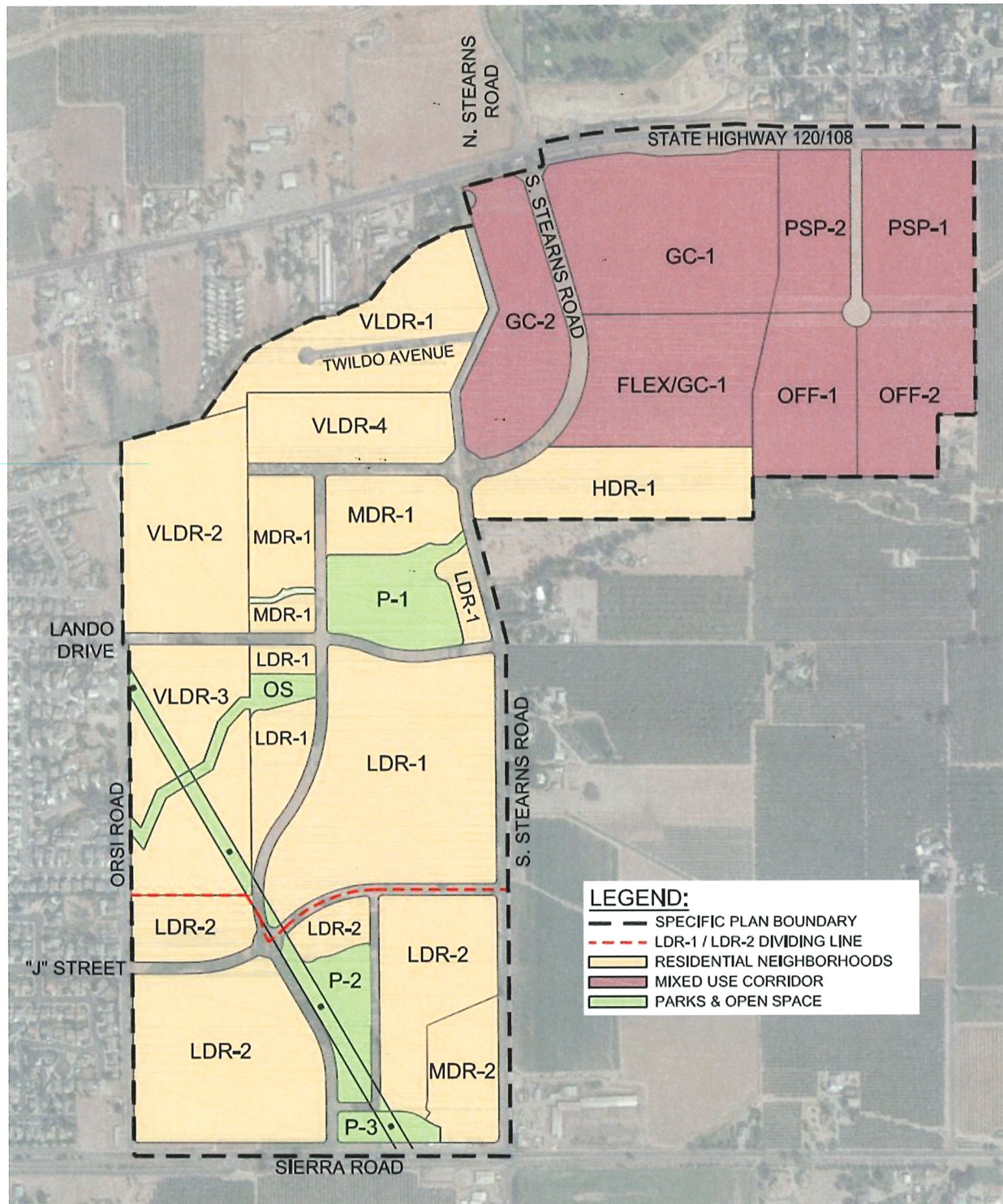
010-022-012	064-018-042
010-022-013	064-018-043
064-017-002	064-018-044
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064-017-018	064-018-047
064-018-001	064-018-049
064-018-002	064-018-050
064-018-003	064-019-010
064-018-004	064-020-001
064-018-006	064-020-002
064-018-007	064-020-003
064-018-008	064-020-005
064-018-010	064-020-006
064-018-011	064-020-007
064-018-012	064-020-008
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064-018-034	064-021-027
064-018-035	064-021-028
064-018-036	064-021-029
064-018-037	
064-018-038	
064-018-039	
064-018-040	
064-018-041	



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

EXHIBIT B

Prezoning



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EXHIBIT E

**Draft LAFCO Resolution
No. 2025-11**

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**STANISLAUS COUNTY LOCAL AGENCY
FORMATION COMMISSION**

RESOLUTION

DATE: July 23, 2025

NO. 2025-11

**SUBJECT: LAFCO APPLICATION NO. 2025-02 – SIERRA POINTE CHANGE OF
ORGANIZATION TO THE CITY OF OAKDALE**

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

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

THE FOLLOWING RESOLUTION WAS ADOPTED:

WHEREAS, the City of Oakdale has requested to annex approximately 304 acres to the City;

WHEREAS, the City of Oakdale approved a Resolution of Application and rezoned the subject
territory;

WHEREAS, there are more than twelve (12) registered voters within the area and it is thus
considered inhabited;

WHEREAS, the City of Oakdale, as Lead Agency, has prepared the environmental
documentation and has certified a Final Environmental Impact Report and Addendum for the
proposal, in compliance with the California Environmental Quality Act (CEQA) and State CEQA
Guidelines;

WHEREAS, the City of Oakdale shall be responsible for mitigation monitoring and reporting to
ensure CEQA compliance;

WHEREAS, the City of Oakdale has determined that there are impacts, which could not be
mitigated to acceptable levels and adopted CEQA Findings of Fact and Statement of Overriding
Considerations, as put forth in the City of Oakdale Resolution No. 2014-27;

WHEREAS, the Commission has reviewed the environmental documentation prepared by the
City of Oakdale, including the Final Environmental Impact Report, Addendum and Statement of
Overriding Considerations, and has not identified any feasible mitigation measures that would
substantially lessen the identified impacts of the proposal;

WHEREAS, there are two active Williamson Act Contracts (No. 78-3114 & No. 85-3989) within
the proposal area which were protested by the City of Oakdale and not upheld by LAFCO;

WHEREAS, pursuant to Government Code Section 56856.5(c), the Commission may approve a
change of organization that would result in the annexation of Williamson Act lands when it
makes a specific finding;

WHEREAS, the City of Oakdale shall succeed to the rights, duties, and powers of the County under the contracts as set forth in Government Code section 51243;

WHEREAS, the Commission has reviewed the Plan for Agricultural Preservation submitted by the City with this proposal which provides information regarding impacts to agricultural lands and the City's strategy to minimize the loss of agricultural lands;

WHEREAS, the City and County executed a Master Property Tax Revenue Agreement on July 5, 2022, pursuant to Section 99 of the California Revenue and Taxation Code;

WHEREAS, the Commission conducted a duly noticed public hearing on July 23, 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 Commission has, in evaluating the proposal, considered the report submitted by the Executive Officer, the factors set forth in Section 56668 of the California Government Code and testimony and evidence presented at the meeting held on July 23, 2025.

NOW, THEREFORE, BE IT RESOLVED that this Commission:

1. Acting as a "Responsible Agency" pursuant to CEQA Guidelines Sections 15051, 15052, 15096, and 15381, the Commission has reviewed and considered the Environmental Impact Report (SCH # 2011082051) and addendum for the City of Oakdale's Sierra Pointe Specific Plan proposal; adopts the same findings regarding the environmental impacts of the proposal and the statement of overriding considerations, all as approved and adopted by the City of Oakdale acting as the "Lead Agency" and put forth in Oakdale City Council Resolutions No. 2014-27 and No. 2025-014; and additionally makes the following findings:
 - A. As a "Responsible Agency", Stanislaus LAFCO has independently evaluated the City's certified EIR and addendum, and has complied with all actions and guidelines pursuant to CEQA Guidelines Section 15096(a-i), and has reached an independent conclusion that determines the EIR and addendum adequately addressed the potential impacts related to the proposal that the Stanislaus LAFCO has been asked to approve;
 - B. On the basis of substantial evidence in light of the whole record, none of the conditions identified in the CEQA Guidelines Section 15052 have occurred that would necessitate LAFCO assuming the role of Lead Agency from the City of Oakdale;
 - C. On the basis of substantial evidence in light of the whole record, none of the conditions identified in CEQA Guidelines Section 15162 or 15163 have occurred that would necessitate preparation of a Subsequent EIR or Supplemental EIR as certified by the City of Oakdale;
 - D. On the basis of substantial evidence in light of the whole record, in compliance with CEQA Guidelines Section 15096(g)(2), that there are no feasible alternatives to the proposal or feasible mitigation measures within the Stanislaus

LAFCO's powers that would substantially lessen or avoid any significant effect the proposal would have on the environment;

- E. On the basis of substantial evidence in light of the whole record, in compliance with CEQA Guidelines Section 15096(h), that the Stanislaus LAFCO, as a "Responsible Agency" adopts the same findings put forth in Oakdale City Council Resolutions No. 2014-27 and 2025-14, as required by Section 15091(a) for each significant effect of the proposal and makes the findings in Section 15093 as necessary, adopts the same Statement of Overriding Considerations, also contained in said referenced Resolution Nos. 2014-27 and No to further require the filing of a Notice of Determination in compliance with CEQA Guidelines Section 15096(i); and,
 - F. The City of Oakdale shall be responsible for the Mitigation Monitoring and Reporting Program, all as approved and adopted by the City to ensure CEQA Compliance.
- 2. Determines that the Plan for Agricultural Preservation, as submitted by the City, contains sufficient evidence demonstrating consistency with the goals of the Commission's Agricultural Preservation Policy.
 - 3. Finds, pursuant to Government Code Section 56856.5, that the change of organization of the "Sierra Pointe Specific Plan" area is appropriate to provide necessary urban services to a planned, well-ordered, and efficient urban development pattern by the City of Oakdale, whose adopted plans and policies includes appropriate consideration for the preservation of open space lands within those urban development patterns upon annexation.
 - 4. Approves the proposal subject to the following terms and conditions:
 - A. The applicant shall pay State Board of Equalization fees and 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 territory to the City of Oakdale.
 - 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 no limited to the following: sidewalks, trails, landscaped areas, open space, street lights, signals, bridges, storm drains, and pipes shall vest in the City; except for those properties to be retained by the County.

5. Designates the proposal as the “Sierra Pointe Change of Organization to the City of Oakdale.”
6. Designates the Commission as conducting authority pursuant to Government Code Section 56029 for the change of organization.
7. Authorizes and directs the Executive Officer, pursuant to Government Code Section 56881(d), to initiate the protest proceedings for the change of organization pursuant to Part 4, commencing with Section 57000, in compliance with this Resolution and upon receipt of a map and legal description accepted to form by the Executive Officer.

DRAFT

ATTEST:

Sara Lytle-Pinhey
Executive Officer