



**STANISLAUS LAFCO
LOCAL AGENCY FORMATION COMMISSION**

Sara Lytle-Pinhey, Executive Officer
1010 10th Street, Third Floor
Modesto, California 95354
Phone: 209-525-7660
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Chair Terry Withrow, County Member
Vice Chair Sue Zwahlen, City Member
Amy Bublak, 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, June 24, 2026
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. Response Letter to the City of Modesto's Notice of Preparation of an Environmental Impact Report – Tivoli North Specific Plan dated May 29, 2026.

2. CALAFCO Member Update, May 2026.

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 27, 2026, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)

6. PUBLIC HEARING

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

A. **LAFCO APPLICATION NO. 2026-04 – CERES FIRE PROTECTION DISTRICT REORGANIZATION TO THE STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT:** Request to annex the Ceres Fire Protection District territory, which is comprised of approximately 2,444 acres, and simultaneously dissolve the Ceres Fire Protection District. The reorganization will also include a Sphere of Influence amendment for the Stanislaus Consolidated Fire Protection District. The Ceres Fire Protection District area is located south of the City of Ceres between the Union Pacific Railroad and Faith Home Road. The proposal is considered exempt for purposes of the California Environmental Quality Act (CEQA) pursuant to §15320 and §15061(b)(3). Section 15320 categorically exempts changes of organization or reorganization of local governmental agencies where the proposal does not change the geographical area in which previously existing powers are exercised. Section 15061(b)(3) exempts the project though the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It has been determined with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2026-13.)

7. OTHER BUSINESS

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 July 22, 2026.
- B. Adjournment

LAFCO Disclosure Requirements

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

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

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

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

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

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

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

May 29, 2026

Jessica Hill
City of Modesto, Planning Division
1010 10th Street, 3rd Floor
Modesto, CA 95354

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE TIVOLI NORTH SPECIFIC PLAN**

Dear Ms. Hill:

Thank you for the opportunity to review the Notice of Preparation (NOP) for the City's preparation of a draft Environmental Impact Report (EIR) for the Tivoli North Specific Plan. The proposal includes a large-scale annexation of 663+/- acres, the majority designated for residential uses, north of the City and along the future North County Corridor. As Lead Agency, the City of Modesto is responsible for considering the effects, both individual and collective, of all activities involved in the project (Public Resources Code §21102.1). LAFCO, as a Responsible Agency, will utilize the CEQA documents prepared by the City in reviewing the subject proposal.

Among the purposes of LAFCO are discouraging urban sprawl, preserving open space and agricultural lands, encouraging the efficient provision of services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (Government Code section 56301). The Commission has adopted local policies and findings related to these purposes. The following summarizes some of these policies, as well as information the Commission will need in order to make determinations related to the proposed annexation:

1. Agricultural Resources – The majority of the acreage in the annexation proposal is considered unique or prime farmland. One of LAFCO's main charges, as set forth by the Legislature, is to protect and promote agriculture. The Commission's Agricultural Preservation Policy (Policy 22) requires the City to prepare a Plan for Agricultural Preservation ("Plan"). The Plan must include information such as the proposal's direct and indirect impacts to agricultural resources, the availability of other lands in the City's existing boundaries, and relevant General Plan policies. Consistent with Commission's Policy 22, the Plan must also specify the method or strategy proposed to minimize the loss of agricultural lands. For example, the Founders Point East Specific Plan area (annexed in 2025) and the Fairview Village No. 2 area (annexed in 2022), incorporated agricultural mitigation at a ratio of 1:1 as the identified agricultural preservation strategy, consistent with LAFCO's policy. If the City intends to use a similar strategy for the current proposal, the mitigation measure and appropriate mechanisms to require its implementation should be included in the EIR.
2. Timing / Demonstration of Need – State law and Commission policies encourage the development of vacant or underutilized land within an agency's existing boundaries *prior* to

annexation of additional land. As part of the City's Plan for Agricultural Preservation, the City must also demonstrate that there is insufficient alternative land available within the existing boundaries of the agency. Additional annexations will not be approved unless development is shown to be imminent. The Plan should discuss the development status of other recently annexed areas within the City and the expectation for timing of development of the Tivoli North area. The project description identifies various objectives for the proposed annexation, including supporting regional commercial and mixed-use development and "coordinating" with the North County Corridor. While there is discussion of the need for employment generation, sales tax revenue, and retail services to the area, the City proposes rezoning the majority of annexation area as low-density residential and mixed-use (which also allows for residential development) with 9.4 acres (or 1% of the Specific Plan) as strictly commercial uses.

3. Williamson Act Lands – The proposed Master Plan area includes lands with active Williamson Act Contracts. The Williamson Act is considered a mechanism to preserve agricultural land both in the short and long term. Government Code §56856.5 prohibits the Commission from approving an annexation that contains Williamson Act lands unless it makes specific findings. The EIR should discuss the location of these lands as it relates to general plan policies, development, and financing scenarios that would preserve the agricultural viability of this land for as long as possible. Ultimately, the City's resolution of application to LAFCO will also need to identify the City's intent to succeed or not succeed to the Williamson Act contracts.
4. Public Services and Facilities – Pursuant to LAFCO policies, the proposal must show that the City has the necessary public services available to serve the development upon annexation. This analysis, also known as a "Plan for Services," is outlined in Government Code Section 56653 and must include detailed evidence of current service levels, sufficient sewer capacity, sufficient quantities and quality of water, adequate levels of fire and police protection, plans for associated infrastructure and roads improvements, as well as information on financing mechanisms for these services.
5. Impacts to Special Districts – The proposed annexation is located within the boundaries of the Stanislaus Consolidated Fire Protection District. Commission policies recognize that city spheres of influence generally take precedence over district spheres. The environmental analysis should identify the intended detachment of territory from the District and include a discussion of any service and/or financial impacts as a result.

LAFCO Staff has provided this response for the City's use in the development of an environmental impact report and other studies that will assist in LAFCO's review of the project. If you have any questions regarding these comments, please contact our office at (209) 525-7660.

Sincerely,



Sara Lytle-Pinhey
Executive Officer

cc: LAFCO Commissioners
Shaun Wahid, LAFCO Counsel

Since the March Quarterly Newsletter, CALAFCO has stayed busy on the work that matters most to members: education and training, legislative advocacy, communications improvements, governance implementation, and day-to-day support for LAFCOs of every size and region.

One thing has become especially clear this year: members truly value staying connected with colleagues across California. Workshops, trainings, and committee discussions give commissioners, staff, and partners, whether you are new to LAFCO work or have decades of experience, the chance to share ideas, learn from one another, and build lasting relationships.

HERE'S WHERE THAT STANDS.

Board Governance and Strategic Planning:

Following the Special Membership Meeting in February, the Board has been putting into place the governance changes the membership approved earlier this year.

Those changes take effect with the 2026 election cycle.

In February, the Board also held a full-day strategic planning workshop focused on governance, communications, education, and strengthening member involvement and statewide coordination.

Staff will begin distributing election materials this summer as CALAFCO prepares for the 2026 Board election cycle under the newly adopted governance structure.

Educational Programs Continue to Grow:

Interest in CALAFCO's education and training programs keeps growing.

In February, CALAFCO-U hosted LAFCO 101 with more than 100 registrants, and in April, LAFCO 201 drew another 100-plus participants for a deeper look at governance, legal, and operational topics. It is great to see so many members learning side by side.

CALAFCO also launched free, on-demand SB 827 ethics compliance training in partnership with BBK and Regional Government Services. The training is available to every member through December 31, 2026. If your team hasn't completed it yet, there is still plenty of time.

Staff Workshop in Pismo Beach: The 2026 CALAFCO Staff Workshop was held May 6-8 in Pismo Beach with approximately 85 attendees from throughout California, and was a huge success!

The workshop centered on practical, hands-on discussions and peer learning, giving LAFCO staff from large multi-county offices to single-staff LAFCOs time to connect and work through the day-to-day challenges so many of us share.

A special thank you again to San Luis Obispo LAFCO for serving as the host LAFCO and helping make the workshop a success.

2026 Biennial Survey: CALAFCO also completed its 2026 Biennial Survey of California LAFCOs, with 51 LAFCOs participating.

The survey offers valuable statewide insight into staffing models, budgets, workloads, shared services, and operational trends. LAFCOs of all sizes use the results for benchmarking, organizational planning, budget development, and compensation discussions.

Legislative Engagement Remains Strong: CALAFCO's Legislative Committee is actively reviewing legislation that affects LAFCOs and the local government services communities rely on across California. This work draws on the combined efforts of CALAFCO staff, Board members, Executive Officers, and our lobbying team. There is always room for more members to weigh in, and we welcome your input.

The CALAFCO Legislative Committee also formally opposed AB 2083 (Jackson, 2026) due to concerns regarding consistency with existing Cortese-Knox-Hertzberg processes and the broader precedent the legislation could create for future LAFCO proceedings statewide.

Membership and Organizational Sustainability: At the May Board meeting, the Board approved CALAFCO's FY 2026-27 operating budget and approved moving forward with additional discussions regarding CALAFCO's long-term dues and membership structure.

The Board also approved the creation of a Membership and Dues Review Committee, with appointments expected later this summer. The review will look closely at CALAFCO's membership and dues structure with fairness, predictability, member value, and long-term financial stability all on the table. We especially want to hear from LAFCOs of every size as this work moves forward, and there will be several opportunities for members to share their perspectives.

Communications and Website Improvements: Staff have also started implementing several practical website and communications improvements in response to member feedback. Current efforts are focused on simplifying key pages, improving the visibility of events and updates, and organizing information more clearly to make the website easier for members to navigate and use.

Planning Ahead: The Board also approved the locations for the 2027-2029 Staff Workshops and Annual Conferences, allowing staff to continue long-range planning for future events and contracts. Planning is also underway for the 2026 CALAFCO Annual Conference in Sacramento, October 21-23. The Board approved updated Achievement Award nomination materials, including several new categories that recognize emerging leaders, creative partnerships, and project-based work across the LAFCO community. We encourage every LAFCO to consider nominating a colleague. Great work happens at organizations of all sizes. Nomination materials will be distributed in June.

SO, WHAT'S NEXT:

Between now and the Annual Conference, CALAFCO's focus remains straightforward:

- 1) Put the membership-approved governance changes fully into effect.
- 2) Keep improving our communications and website so information is easy to find.
- 3) Strengthen financial reporting and day-to-day operations.
- 4) Expand practical education and training opportunities for members at every level.
- 5) Prepare for the 2026 Annual Conference and 2026 Board election cycle.

CALAFCO There's still important work ahead, but CALAFCO is clearly moving in a positive direction. Our focus remains on doing the work well, communicating openly, following through, and delivering practical support and real value to LAFCOs of every size across California.

What makes CALAFCO valuable is the willingness of commissioners, staff, and partners throughout California to stay involved, share ideas, and support one another. Whether your LAFCO is large or small, urban or rural, your voice and participation strengthen the whole community.

As always, I'm grateful for the support, participation, and engagement of LAFCOs across California. I warmly welcome those of you who are newer to CALAFCO or simply looking for ways to get more involved.

Michelle McIntyre

IN THE NEWS

Newspaper Articles

- Modesto Bee, May 29, 2026, “Water deliveries will continue to Diablo Grande resort in western Stanislaus County”
- Westside Connect, May 29, 2026, “Ambulance district keeps parcel tax proposal on hold amid board concerns.”
- Turlock Journal, May 29, 2026, “Council extends fire admin contract with Modesto Fire.”
- Modesto Bee, June 3, 2026, “In updated, unofficial results, Salida voters reject Measure J fire-service tax.”
- Modesto Bee, June 5, 2026, “Emergency care unit proposed to fill a void in portion of Stanislaus County.”

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IN THE NEWS – Modesto Bee, May 29, 2026

Water deliveries will continue to Diablo Grande resort in western Stanislaus County

By Ken Carlson

The Western Hills Water District said it's reached an agreement with the Kern County Water Agency to continue water deliveries to the Diablo Grande community in western Stanislaus County and also erase a \$14 million debt.

A joint news release Wednesday said the two entities have a framework for an agreement, which will relieve the debt burden on Western Hills and allow the district to purchase water annually for the 600 homes at Diablo Grande southwest of Patterson.

Earlier this year, the Kern County agency (KCWA) had announced the agencies were not close to agreement over \$14 million in unpaid water transfer charges. Kern threatened to stop water deliveries to Diablo Grande as of May 31 if an agreement was not reached.

Diablo Grande residents were informed in a recent Nextdoor post there was no threat of a water service suspension, and a district board meeting was held Wednesday to update community residents.

"First and foremost, the \$14 million we owe is going to be erased," said Mark Kovich, Western Hills board president.

The district no longer will be required to buy 8,000 acre-feet of water annually; instead, water purchases from Kern will be based on actual usage. The agreement also will provide an option to purchase additional amounts of water if development resumes at the Diablo Grande resort.

Kovich said in the news release that the agreement marks "an important milestone toward achieving long-term certainty, operational stability and continued reliability of water service for the Diablo Grande community."

Eric Averett, general manager of KCWA, said, "We are pleased with the progress made and look forward to completing the definitive agreement. This agreement reflects the commitment of both agencies to resolve outstanding issues and ensure that Western Hills customers continue to receive uninterrupted water service."

Western Hills entered a contract years ago with the Kern water agency near Bakersfield to purchase 8,000 acre-feet annually for the Diablo Grande golf course and residential development. But the project stalled during the nation's economic upheaval in 2008, after just 600 homes were built.

The Western Hills district stopped making contractual payments to Kern in 2019 and has struggled financially as it continues to operate the water system. The water purchased from Kern County is delivered to Diablo Grande through an elaborate transfer using the California Aqueduct.

The foothills development never used the entire 8,000-acre-foot allocation and the negotiations with Kern partly focused on what happened to the leftover water. Kovich said at Wednesday's meeting that the district is giving the allocation to KCWA in exchange for eliminating the \$14 million in debt.

Kovich, a Diablo Grande homeowner, lavished praise on key district officials and thanked residents for their patience and endurance during the water service crisis. The majority have paid monthly water bills of

IN THE NEWS – Modesto Bee, May 29, 2026 - Continued

\$600 or more after a large increase was approved last year in order to make monthly payments to KCWA and buy time for finding a solution.

Kovich said the district will work on an interim water-rate reduction next month, but it may be fairly modest. The water rates need to cover \$200,000 in monthly operating expenses. The district needs to build up financial reserves. And it needs to prevail in litigation against a former of Diablo Grande developer that neglected financial obligations, Kovich said.

“We have a lot of work cut out for us,” Kovich said.

Ambulance district keeps parcel tax proposal on hold amid board concerns

By Navtej Hundal

Plans for a parcel tax ballot measure for the West Side Community Healthcare District remain on hold after the Board of Directors voiced their concerns of pursuing it on Monday, leaving the district to possibly explore other options to generate revenue.

A resolution on whether or not to pursue the ballot measure was not made as Board President David Varnell was absent.

The proposed property tax measure is \$69 per parcel, and it's expected to generate a revenue of \$600,000 for the district, according to a staff report from an April 27 meeting. It's the exact same proposal that has failed to receive two-thirds of votes in Stanislaus and Merced counties in each of the last two elections.

The measure will also allow 3% annual increase to adjust with rising inflation.

Similar to the previous attempts, the proposal also didn't provide voters on where the proceeds will be allocated towards such as purchasing new ambulances or increasing employees' salaries.

With nothing different, this drew scrutiny from board member Bob Vargas. Vargas questioned if it's worth the district's time and effort to pursue the measure, especially with it proposing the same parcel tax amount as the previous two attempts. He said the district should not pursue the measure if there's no changes.

After further discussion, the board voted 5-0 to instruct district staff to explore possible suggestions of where to allot the revenue.

WSCHD will have until July 6 to submit the paperwork for the measure to appear on the ballot for both counties in November.

The conversation comes at a time where the district has dealt with financial hardships. In October 2025, the Board of Directors approved sending a two-page letter to local agencies, including Stanislaus County Board of Supervisors and Merced County Board of Supervisors, for financial assistance.

Three property tax measures presented

Jessica Vived, an attorney at Fresno-based Wanger Jones Helsley PC, presented a PowerPoint presentation of three property tax options - a flat parcel tax, a parcel tax based on building square footage and a reduced rate for developed and undeveloped parcels.

The flat rate option charges \$69.36 per parcel regardless of size, use or development status. This means a single-family home, business, agriculture and undeveloped parcels will pay the same rate.

While the cost is consistent, it will rely on parcel count rather than acreage and building size, Vived said.

Unlike the previous option, charging a tax by square footage will vary for different properties with a 5.1 cents tax per building square feet. For example, a 1,500-square-foot single-family home will pay an annual tax amount of \$76.54. The largest revenue earners for the district with the option will come from a 50,000-square-foot grocery store building and 100,000-square-foot warehouse or industrial building at \$2,551.24 and \$5,102.48, respectively.

IN THE NEWS – Westside Connect, May 29, 2026 - Continued

Vived said the option could avoid burdening large agricultural and undeveloped areas that aren't near ambulance services. However, homeowners would pay \$7.18 more as opposed to a flat rate. Two-thirds of the district's parcels are residential, according to the presentation.

Rates will be dependent on whether a lot of square footage is developed or undeveloped in the third option. The initiative could cost developed lots 9.6 cents per 1,000-square-foot and 1 cent per 1,000-square-foot for undeveloped lots.

For example, a 5,000-square-foot residential lot could generate an estimated 48 cents in annual tax and undeveloped 5-acre property is estimated to bring \$2.15 annually to WSCHD.

While this is the lowest direct cost for residential homeowners, the option could be difficult to present to voters as a ballot measure with it dependent on development status and lot square footage, Vived said. She added It could also create a revenue burden on large developed parcels.

"Those who own more land that is developed, they're going to be able to mobilize and they're going to be able to often have more money to be able to oppose the special tax," Vived said.

Attendees and board members weigh in on ballot measure

After all three options were presented, board members and the attendees gave their input on what the district should do.

Board member Ashley Casteel said the board should take some time when considering the three options. She added that she "would hate to waste the district's money" for a ballot measure that could fail to pass for a third time. "I would hate to spend the money on a gamble, [and I'm] not a gambler," Casteel said.

One attendee critical of the initiative was Gustine City Councilmember Sherri Marsigli. As a property owner, Marsigli said she's already tackling increased costs to her insurance.

She suggested there should be incentives such as covering a deductible. "I cannot continue to foot everybody else's bill," Marsigli said. "I think somebody needs to figure something out besides tapping the property numbers."

While sharing the sentiment as Casteel, board member Debbie Lopes said the district should explore all of its options. She added everyone is going to need emergency assistance at some point and referenced a situation where personnel helped someone she knew avoid losing their kidney.

"I have so many personal stories about this district helping people," Lopes said. "And that's what we want to do and we want to continue to do that."

IN THE NEWS – Turlock Journal, May 29, 2026

Council extends fire admin contact with Modesto Fire

By Joe Cortez

The Turlock City Council unanimously voted on Tuesday to extend an agreement with the city of Modesto for fire administration services.

Interim Deputy Fire Chief for Turlock Chris Jelinek stressed that this is not a takeover of the Turlock Fire Department by Modesto's.

"This is an administrative services agreement," said Jelinek. "This is not a transfer of fire operations or full control of your fire department. Turlock will continue to operate its own fire department, employ its own personnel, establish its own strategic priorities and maintain local control over policy, budgeting, and service delivery.

"What you have before you is an agreement that continues to provide contracted administrative services supported through the delivery of a deputy or assistant fire chief in service to the city of Turlock."

Councilmember Rebecka Monez (District 2) had one question for Jelinek before she provided a laundry list of positive departmental moves made in 2026 alone.

"Here's the elephant in the room," she asked Jelinek. "Has Turlock ever been left uncovered because it sent resources elsewhere?"

Jelinek said that he had heard public comment to that effect but was unaware of such an incident ever occurring. "Prior to this arrangement, every time you had a structure fire in the city of Turlock, all four engines and the battalion chief respond to that event, meaning your entire workforce on duty that day is deployed. And they need to be," Jelinek said. "You're providing a minimally adequate response for a pretty straightforward fire with 13 personnel, which means in that same space your coverage of the city is zero – until those units can be backfilled by our neighboring agencies."

Jelinek called it "the value of the system and not the pain of the system." He also pointed out that, on average, Turlock firefighters respond to about 90 structure fires per year – and coverage from other agencies is required. He used an analogy that described resources coming into Turlock as a flood, and resources sent out of town as a trickle.

Councilmember Cassandra Abram, who voted against extending the agreement last month, was pleased with the amendments made.

"If anyone's following along, I voted no last time," said Abram. "I strongly believe in the will of the council, so I do support this iteration of the contract, and I will be voting in support of it tonight because this is the item that's before us and I think we've made a much better contract than where we were eight months ago when this started."

In other business, the council unanimously approved the first reading for amended development agreements with the city's four licensed cannabis retailers – FF Farms, Firehouse, Natural Healing Center, and Perfect Union – and cultivator Plan4Dream.

IN THE NEWS – Modesto Bee, June 3, 2026

In updated, unofficial results, Salida voters reject Measure J fire-service tax

By Maria Figueroa

In updated, unofficial election results posted early Wednesday, Salida residents clearly are rejecting Measure J, an annual tax to fund the Salida Fire Protection District.

Partial results from voting centers and mail-in ballots have the measure failing, with 46.2% support and 53.8% opposed. The measure required a two-thirds majority vote to pass.

The tax would have generated \$1.9 million, charging residents \$126 for a multifamily home or \$168 for a single-family home annually.

Heavy commercial buildings would be taxed at 20 cents per square foot, light industrial buildings at 10 cents per square foot, and storage facilities at 5 cents per square foot. Vacant properties would be exempt.

A previous story in The Bee detailed rising costs of providing service to the unincorporated community northwest of Modesto. According to Ballotpedia, the measure would also fund emergency medical response and emergency vehicles and create an independent oversight committee to monitor and audit the funds.

Beginning in 2027, the tax would have been subject to an annual cost-of-living increase.

It is unclear how the budget shortfalls will affect service given the measure's failure.

IN THE NEWS – Modesto Bee, June 5, 2026

Emergency care unit proposed to fill a void in portion of Stanislaus County

By Ken Carlson



A proposed hospital is on the right in this architect rendering of plans by the Del Puerto Health Care District in Patterson. A medical office building is on the left. The district board voted Dec. 8, 2025, to submit the plans for city approval. Del Puerto Health Care District

A state bill authored by Assemblyman Juan Alanis, R-Modesto, would authorize a rural emergency stabilization care unit, or RESCU, in Patterson, which is almost 20 miles from the nearest emergency room.

The Del Puerto Health Care District has plans for a health care campus and hospital in Patterson, but the hospital won't open before 2035. The freestanding unit, if approved by state lawmakers, would be staffed according to emergency care standards and would receive patients daily, around the clock, until the permanent hospital opens.

The Assembly approved AB 2282 on a 76-0 vote May 28. Lawmakers will consider the bill in committee before it's set for a Senate vote.

IN THE NEWS – Modesto Bee, June 5, 2026 - Continued

The Del Puerto district said in a news release that the temporary RESCU will make sure the community has access to emergency care while the hospital is built. The district expects to start construction next year on a campus to include a new ambulance facility, a behavioral health center, an 80,000-square-foot office building, an assisted living center and a 25-bed critical-access hospital.

The stabilization unit would provide emergency evaluation and care, imaging and lab services.

The health care district has served the 370-square-mile west Stanislaus County region since 1946, operating a hospital from 1950 to 1998. A survey found that one-third of Patterson residents were not able to access medical care in the past year.

The growth-minded city expanded from 12,000 residents in year 2000 to more than 26,000 today, and with continued development, could exceed 65,000 within 15 years.

In a medical emergency, a Patterson resident faces a 25- to 30-minute ambulance ride to a hospital in Turlock or Modesto. Those extra miles increase risks of death from a heart attack, stroke or trauma injuries.

State law requires the California Department of Public Health to issue a special permit for a RESCU if conditions are met. The facility is required to provide the highest quality of care feasible and must be staffed by physicians who are board-certified in emergency care.

The stabilization unit also needs to have transfer agreements with hospitals within a 30-mile radius.

Alanis said in a news release that West Side residents have driven past empty fields to reach emergency care since the closure of Del Puerto Hospital in 1998. He said his bill “puts lifesaving care where it belongs — close to home — while Del Puerto Health Care District finishes the job of bringing a permanent hospital back to Patterson.”

Karin Freese, chief executive officer of Del Puerto Health Care District, said it’s not clear yet if the RESCU would be a freestanding facility. One option on the drawing board is to build a third of the hospital first, which would include the emergency care facility.

An analysis for AB 2282 cites the argument that the lack of emergency care in the Patterson is not a minor inconvenience but “a public health emergency in slow motion.”

The bill won’t change the regulatory framework, the analysis says, but authorizes a narrowly scoped special permit for the health care district.



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES

May 27, 2026

1. CALL TO ORDER

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

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

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

Commissioners Absent: Terry Withrow, 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. PUBLIC COMMENT

There was no public comment.

3. CORRESPONDENCE

- A. Specific Correspondence.

None.

- B. Informational Correspondence.

- 1. CALAFCO Free On-Demand SB 827 Compliance Training Flier.

- C. In the News

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEM

- A. **MINUTES OF THE APRIL 22, 2026, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)

Motion by Commissioner Bublak, seconded by Commissioner O'Brien, and carried with a 4-0 vote to approve the consent items, 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*

6. PUBLIC HEARING

- A. **FINAL LAFCO BUDGET FOR FISCAL YEAR (FY) 2026-2027.** The Commission will consider the adoption of the final LAFCO budget consistent with Government Code Sections 56380 and 56381. (Staff Recommendation: Approve the Proposed Budget and adopt Resolution No. 2026-12.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation to approve the Final Budget.

Vice Chair Zwahlen opened the Public Hearing at 6:04 p.m.

No one spoke.

Vice Chair Zwahlen closed the Public Hearing at 6:04 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, and carried with a 4-0 vote to approve the final budget and adopt Resolution No, 2026-12, 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*

7. OTHER BUSINESS

- A. **MUNICIPAL SERVICE REVIEW NO. 2026-01 AND SPHERE OF INFLUENCE UPDATE NO. 2026-04 – DEL PUERTO AND WESTSIDE COMMUNITY HEALTHCARE DISTRICTS AND OAK VALLEY HOSPITAL DISTRICT:** The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Del Puerto and Westside Community Healthcare Districts and Oak Valley Hospital District. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to sections 15306 and 15061(b)(3). (Staff Recommendation: Approve the update and adopt Resolution No. 2026-11.)

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

Karen Freese, CEO of Del Puerto Healthcare District answered questions of the Commission.

Vice Chair Zwahlen opened the Public Hearing at 6:23 p.m.

No one spoke.

Vice Chair Zwahlen closed the Public Hearing at 6:23 p.m.

Motion by Commissioner O'Brien, seconded by Commissioner Bublak, and carried with a 4-0 vote to approve the update and approve Resolution No. 2026-11, 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>

8. COMMISSIONER COMMENTS

Commission Aggers asked Staff how long the Commissioners have to attend the SB827 training.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

10. EXECUTIVE OFFICER'S REPORT

The Executive Officer informed the Commission of the following:

- Staff conducted a Protest Hearing for the Fahmy Change of Organization to the City of Waterford and recorded the annexation on May 26, 2026.
- Staff will bring the Stanislaus Consolidated & Ceres Fire Protection District reorganization application to the Commission in June.
- Staff received an application for Copper Trails Reorganization to the City of Ceres. It was deemed incomplete and will be scheduled a later time.

11. 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

Vice Chair Zwahlen announced the closed session, and it was opened for Public Comment. There were no comments, and the Commission recessed to Closed Session at 6:30 p.m.

The Commission reconvened at 6:43 p.m. LAFCO Counsel stated there was no reportable action.

12. ADJOURNMENT

A. Vice Chair Zwahlen adjourned the meeting at 6:45 p.m.

DRAFT

Sara Lytle-Pinhey, Executive Officer

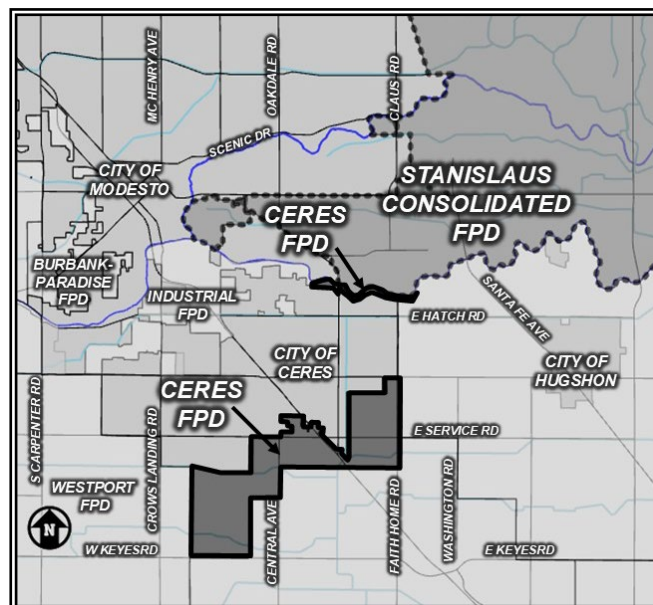
**EXECUTIVE OFFICER'S AGENDA REPORT
JUNE 24, 2026**

**LAFCO APPLICATION NO. 2026-04 &
SPHERE OF INFLUENCE UPDATE NO. 2026-05
CERES FIRE PROTECTION DISTRICT REORGANIZATION TO THE
STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT**

PROPOSAL

Stanislaus Consolidated Fire Protection District has requested to annex the Ceres Fire Protection District territory, which is comprised of approximately 2,500 acres, and simultaneously dissolve the Ceres Fire Protection District. The reorganization also includes a Sphere of Influence amendment for the Stanislaus Consolidated Fire Protection District.

1. Applicant: Stanislaus Consolidated Fire Protection District
2. Location: The Ceres Fire Protection District area is generally located south of the City of Ceres between the Union Pacific Railroad and Faith Home Road. An additional area is located along the northeast border of the City of Ceres along the Tuolumne River (See Exhibit A).
3. Parcels Involved and Acreage:
The project site contains 512 parcels for a total of approximately 2,500 acres.
4. Reason for Request: The Stanislaus Consolidated Fire Protection District recently approved a resolution of application to annex the Ceres Fire Protection District's territory and simultaneously dissolve the Ceres Fire Protection District.



According to the application, Ceres FPD is too small to operate and has been contracting with other fire protection agencies for services. As Ceres FPD continues to decrease in size, annexation to the Stanislaus Consolidated FPD will ensure service levels can be maintained in the area (See Exhibit B).

BACKGROUND

The Ceres Fire Protection District (FPD) was formed in 1963. The District does not have its own fire station, apparatus or equipment and has contracted out for services since 1995.

The District has also historically decreased in area due to annexations from the City of Ceres. Recently, the City of Ceres submitted an application to LAFCO to annex 681 acres, most of which includes territory within the Ceres FPD (approximately 570 acres). The proposal is known as the Copper Trails Specific Plan. Should the Copper Trails Specific Plan be annexed, all Ceres FPD area within the Specific Plan area will be detached. The application is currently on hold awaiting specific items.

In July of 2025, a Feasibility Study was completed to examine the annexation of the Ceres Fire Protection District (FPD) area into the Stanislaus Consolidated FPD (See Exhibit C). The Study found that the community would benefit from annexing the Ceres FPD into the Stanislaus Consolidated FPD.

The Ceres FPD approved a resolution of application on February 19, 2026 requesting that LAFCO initiate proceedings for annexation into Stanislaus Consolidated FPDs boundary and simultaneously dissolve the Ceres FPD. On March 11, 2026, Stanislaus Consolidated FPD approved a similar resolution of application requesting LAFCO to move forward with the annexation and dissolution as requested by Ceres FPD. These resolutions can be found in Exhibit D of this report.

If approved, the proposal will annex the Ceres FPD territory into the Stanislaus Consolidated FPD, dissolve the Ceres FPD, and amend the Stanislaus Consolidated FPD sphere of influence to be coterminous with the amended boundary. As a result, all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Ceres FPD will be transferred to the Stanislaus Consolidated FPD as successor.

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 and 56668.3 (District Factors):

- 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 area proposed for annexation (Ceres FPD) is considered inhabited territory as it includes more than 12 registered voters. The site consists of agricultural uses, ranchettes, an unincorporated residential area, school sites and rural residential uses. Approximately one-third of the Ceres FPD territory is proposed for development by the City of Ceres as part of the Copper Trails Specific Plan.

As mentioned previously, LAFCO received an incomplete application from the City of Ceres for the Copper Trails Specific Plan which proposes to annex approximately 681 acres. The project will provide approximately 2,400 housing units. However, the Copper Trails Specific Plan proposal includes detachment from the applicable fire district. The remaining territory is not proposed for new development or growth at this time.

- 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	Same
Fire Protection	Ceres Fire Protection District	Stanislaus Consolidated Fire Protection District
Planning & Building Inspection	Stanislaus County	Same
School District	Ceres Unified	Same
Water (Potable)	Private Wells	Same
Sewer	Private Septic Systems	Same
Roads	Stanislaus County	Same
Mosquito Abatement	Eastside Mosquito Abatement	Same

Plan for Services

The Stanislaus Consolidated Fire Protection District submitted a Plan for Services (attached as part of Exhibit D) demonstrating that the District can provide the necessary services to the subject territory. The District provides a full range of services, including fire prevention, fire suppression, emergency medical response, hazardous materials response, auto extrication, search and rescue, and disaster mitigation in addition to a variety of other miscellaneous requests.

Additional municipal services will be distributed by the same entities as currently provided. The proposal does not have the potential to significantly diminish the level of services within the District'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 the Ceres Fire Protection District (FPD). The proposal will annex the territory into the Stanislaus Consolidated FPD. Once annexed, all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the Ceres FPD will be transferred to the Stanislaus Consolidated FPD as successor.

According to the project's Feasibility Study (attached as Exhibit C), the proposed annexation will result in service improvements to the constituents of both agencies, including: one fire chief to focus on executive management and community connections, consolidation of

business practices and office support positions, and one governing body to set policy and make decisions based on the best interests of the combined communities.

Pursuant to Government Code Section 56668.3, a finding can be made that dissolution of the Ceres FPD and annexation to the Stanislaus Consolidated FPD is within both the interest of landowners within the existing Stanislaus Consolidate FPD area and the interest of those in the annexed area.

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

LAFCO policies and priorities are intended to guide development away from existing prime agricultural lands and encourage development of existing vacant or nonprime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency. The proposed reorganization has been determined to have no impact to agricultural lands. The proposal will change the service provider for fire protection services. No development is proposed as a part of this project. The proposal is consistent with the Commission policies for providing planned, orderly, and efficient patterns of urban development.

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

One of LAFCO's main charges, as put forth by the legislature, is to protect and promote agriculture. The proposal will not result in the loss of agricultural land and will not affect the physical and economic integrity of agricultural land. The proposed reorganization will change the service provider for fire protection services. No development is proposed as part of this project.

- 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 consists of 512 Assessor's Parcels, which includes all territory located within the Ceres Fire Protection District boundaries.

- 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 contains a number of different zoning designations, including Agricultural, Residential, Industrial and Planned Development designations. The project site is also designated as Agricultural, Low and Medium Density Residential, Industrial, and Urban

Transition in the Stanislaus County General Plan. The proposed Reorganization does not propose any land use changes or changes to the County's General Plan. Once the reorganization is complete, the project site will be served by the Stanislaus Consolidated Fire Protection District.

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

Portions of the territory are within the City of Ceres' Sphere of Influence. In addition, it is within the Sphere of Influence of the Turlock Irrigation District and Turlock Mosquito Abatement District. Upon reorganization, 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. No agency comments have been 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 Stanislaus Consolidated Fire Protection District (FPD) provides a full range of services, including fire prevention, fire suppression, emergency medical response, hazardous materials response, auto extrication, search and rescue, and disaster mitigation in addition to a variety of other miscellaneous services. The District has indicated that it is able to provide services to the proposal area.

Annexation will extend the Stanislaus Consolidated FPD's special assessment to the proposal area. Additionally, the current Ceres FPD property tax allocation will be transferred to the Stanislaus Consolidated FPD as approved by the Stanislaus County Board of Supervisors. These funds will help provide ongoing revenue sources to sustain fire protection services.

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

The proposal does not include any new development and will not increase the need for water to the territory. The residents will receive the same type of service but from a different service provider.

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

The proposal is to change the service provider for the territory. No new development is currently being proposed. Therefore, this item is not applicable.

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

The Stanislaus Consolidated Fire Protection District (FPD) held an informational meeting with the public on June 16th, 2026. Primary questions and topics were related to service levels of emergency response, assessment questions, the local mutual-aid agreement, and the LAFCO process. Stanislaus Consolidated FPD staff addressed these questions and concerns at the meeting.

LAFCO staff received a phone call from a resident located in Riverbank. The resident had concerns related to costs and assessments related to the reorganization. Staff informed the resident that the proposal was to annex the Ceres Fire Protection District (FPD) into the Stanislaus Consolidated FPD and that the proposal would not affect the resident's current rates, given their location outside the annexation area.

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 for Agricultural, Residential, Industrial and Planned Development type uses. The site is also designated as Agricultural, Low and Medium Density Residential, Industrial, and Urban Transition in the Stanislaus County General Plan. Annexation of the proposed area will not change the Zoning or General Plan designations of the affected areas.

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.

SPHERE OF INFLUENCE MODIFICATION

Spheres of influence that are established for a Fire Protection District are typically coterminous with their boundaries. Pursuant to LAFCO Policies, an amendment to the sphere of influence of an agency may be processed and acted upon by the Commission without triggering a new or revised Municipal Service Review (MSR) where a previous MSR has been conducted. The most

recent MSR for all fire protection districts was adopted by the Commission in 2024. The MSR recognized that the majority of Ceres FPD is overlapped by the City of Ceres' SOI and that continued detachments would significantly affect the District's ability to financially support continued services. The proposal is consistent with the MSR.

Sphere of Influence Determinations

Government Code §56425 gives purpose to the determination of a sphere of influence by charging the Commission with the responsibility of "planning and shaping the logical and orderly development of local governmental agencies." In approving a sphere of influence amendment, the Commission is required to make written determinations regarding the following factors:

1. The present and planned land uses in the area, including agriculture and open-space lands.

The County retains the responsibility for land use decisions within the Ceres FPD boundaries and sphere of influence. As mentioned previously, the reorganization area contains a number of different zoning designations, including Agricultural, Residential, Industrial and Planned Development designations. The area is also designated as Agricultural, Low and Medium Density Residential, Industrial, and Urban Transition in the Stanislaus County General Plan. No changes in land use will occur as a result of this reorganization.

2. The present and probable need for public facilities and services in the area.

The need for fire protection services in the area is not expected to diminish. As mentioned previously, Ceres FPD is too small to operate and has been contracting with other fire protection agencies for service. As Ceres FPD continues to decrease in size, annexation to the Stanislaus Consolidated FPD will ensure service levels can be maintained in the area.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Ceres FPD currently operates under a contract for service with the City of Ceres (The City of Ceres contracts with the City of Modesto). Stanislaus FPD serves over 50,000 residents and approximately 16,768 parcels. The District operates six fire stations and has 58 staff members.

There are no service cuts or station closures planned with the proposed reorganization. The only change will be the inclusion of the new territory. All station facilities, staffing and operations will remain unchanged.

Stanislaus Consolidated FPD's fire stations provide services to surrounding fire departments under a Master Automatic and Mutual Aid Agreement (MAMAA). Under the agreement, automatic aid is defined as the dispatch of fire, emergency medical, rescue and other emergency response to an emergency incident based on the availability of the closest agency resource regardless of political jurisdiction or boundaries, and in concert with an approved Operational Area Plan. The new territory annexed to the Stanislaus Consolidated FPD will be covered in this agreement.

4. *The existence of any social or economic community of interest in the area if the commission determines that they are relevant to the agency.*

There are no known social or economic communities of interest within the proposed Sphere of Influence.

5. *The present and probable need for sewer, municipal and industrial water, or structural fire protection of any disadvantaged unincorporated communities within the existing sphere of influence.*

As there are no known disadvantaged unincorporated communities within the expanded Sphere of Influence, this factor is not applicable.

DISCUSSION

Extension of Special Assessment

LAFCO law allows the Commission to approve a reorganization subject to certain terms and conditions. Specifically, Government Code Section 56886(t) allows the Commission to extend any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory. As it is the intent of the Stanislaus Consolidated Fire Protection District (FPD) to apply and collect its special assessment and fees within the annexed territory and transfer the current Ceres FPD property tax allocation to the Stanislaus Consolidated FPD, this has been included as a term in the draft resolution for the Commission. Estimated revenues for Stanislaus Consolidated FPD as a result of the annexation are included in the Feasibility Study (Exhibit C).

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 reorganization recorded.

ENVIRONMENTAL REVIEW

The proposed annexation is considered exempt for purposes of the California Environmental Quality Act (CEQA) pursuant to sections 15320 and 15061(b)(3). Section 15320 categorically exempts changes of organization or reorganizations of local governmental agencies where the proposal does not change the geographical area in which previously existing powers are

exercised. Section 15061(b)(3) exempts the project through the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Staff has determined with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

ALTERNATIVES FOR COMMISSION ACTION

Government Code Section 56853(a) states that if two local agencies adopt substantially similar resolutions of application for a reorganization of all or any part of the districts into a single local agency, the commission shall approve, or conditionally approve, the proposal.

In this case, both the Ceres FPD and Stanislaus Consolidated FPD approved a substantially similar resolution requesting the proposed reorganization. Therefore, the Commission must approve or conditionally approve the proposed reorganization. Additionally, the commission may not make a material change to the terms and conditions proposed by the districts unless the commission provides 30-day notice to the districts and received their consent.

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.

Option 2 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 2026-13 (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, that the project is statutorily exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15320 and 15061(b)(3) of the State CEQA Guidelines;
3. Determines that in accordance with Government Code Sections 56886(t) and 57330, the annexation area will be subject to all previously authorized charges, fees, assessments, and taxes of the Stanislaus Consolidated Fire Protection District.
4. Determines the effective date of the reorganization shall be the date of recordation of the Certificate of Completion;
5. Approves the reorganization, subject to the terms and conditions, including those set forth by the districts and directs the Executive Officer to initiate protest proceedings.

Respectfully submitted,

Javier Camarena

Javier Camarena
Assistant Executive Officer

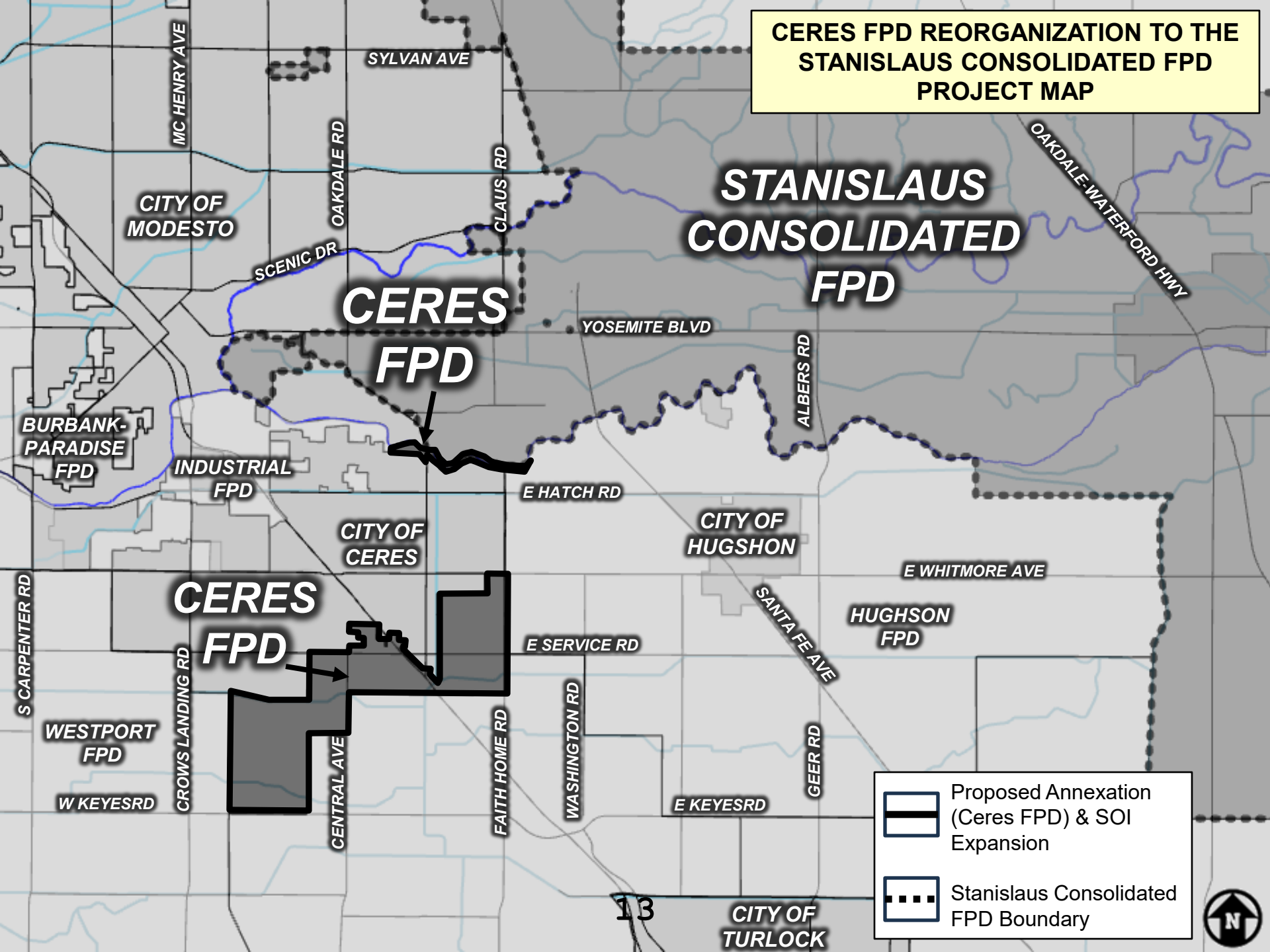
- Attachments - Exhibit A: Map and Legal Description
Exhibit B: Application and APN List
Exhibit C: Feasibility Study of the Annexation of Ceres Fire Protection District Into the Stanislaus Consolidated Fire Protection District
Exhibit D: Resolutions
 Resolulution No. 2026-01: SCFPD Resolution of Application for Annexation of territory and Dissolution of CFPD & Includes Plan for Services
 Resolution No. 2026-02: CFPD Resolution of Application for Annexation to SCFPD and Dissolution of CFPD
 Resolution No. 2026-0118: Stanislaus County BOS agreeing to negotiated exchange of property tax revenues between SCPFD and CPFD.
Exhibit E: LAFCO Resolution No. 2026-13

EXHIBIT A

Map & Legal Description

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**CERES FPD REORGANIZATION TO THE
STANISLAUS CONSOLIDATED FPD
PROJECT MAP**



CERES FIRE PROTECTION DISTRICT REORGANIZATION TO THE
STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

DESCRIPTION

All that territory located within the Ceres Fire Protection District boundaries.

Containing an area of approximately 2,539 acres.

EXHIBIT B

Application from the Stanislaus Consolidated Fire Protection District & APN List

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BY: *[Signature]*

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS

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

- ☒ 1. Application form completed with original signatures and required attachments.
- ☒ 2. Filing fee (deposit) payable to Stanislaus LAFCO. (See [Schedule of Fees and Deposits.](#))
- ☒ 3. Vicinity Map (8½"x11" paper)
- ☒ 4. Legal description and map prepared to formatting requirements. Provide an original copy, stamped by the engineer on 8½"x11" paper. (See [Legal Description and Map Requirements.](#)) A separate fee for the State Board of Equalization filing will be determined and collected at time of project approval.
- ☒ 5. Evidence of approval. Please check the appropriate items:
 - ☐ A. If annexation is to a city, the resolution and map of rezoning is required. Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☐ B. If annexation is to a district, resolution or copy of development approval (e.g. tentative subdivision map, use permit, conditions of approval, etc). Include the CEQA Initial Study, Notice of Determination, and copy of Fish & Wildlife receipt.
 - ☒ C. If applicant is city or district, a Resolution of Application by the city council or district governing board.
 - ☐ D. If application is by petition of registered voters or landowners, a [Notice of Intent to Circulate Petition](#) has been provided and a completed petition is attached. (See [Petition for Proceedings](#) template.)
- ☒ 6. Plan for Services prepared pursuant to Government Code Section 56653 demonstrating the agency's ability to provide services, a financing plan, and evidence of the timely availability of water supplies adequate for projected needs (Section 56668k).
- ☐ 7. Plan for Agricultural Preservation: For a sphere of influence expansion or annexation to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
- ☒ 8. Property Tax-Sharing Agreement resolutions adopted by affected agencies in accordance with Revenue and Taxation Code 99, if not using a master property tax sharing agreement.
- ☒ 9. Two (2) separate sets of mailing labels for property owners and registered voters within the boundaries of the proposal and one (1) set of mailing labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

APPLICATION FOR (Check all that apply):

- ☒ Sphere of Influence Amendment
☒ Annexation to: City of: _____ District: Stanislaus Consolidated FPD
☐ Detachment from: City of: _____ District: _____
☐ Formation of a Special District: - Type of District: _____
☒ Other: Dissolution of Ceres Fire Protection District

NAME OF PROPOSAL: Annexation of Ceres Fire Protection (CFPD) into the Stanislaus Consolidated FPD

GENERAL DESCRIPTION OF PROPOSAL:

Proposed reorganization involving annexation of the CFPD into the SCFPD and the simultaneous dissolution of the CFPD. This includes a sphere of influence expansion for SCFPD.

REASONS FOR PROPOSAL:

Provide stable fire protection services for the area currently served by the CFPD.

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

Attached

APPLICANT:

Name: Stanislaus Consolidated Fire Protection District

Address: 3318 Topeka Street, Riverbank CA 95367

Phone: (209) 869-7470 Fax: _____ E-Mail: [REDACTED]

Contact Person: Clinton Bray Title: Deputy Chief

APPLICANT'S REPRESENTATIVE:

Name: Capitol Public Finance Group, LLC

Address: 2436 Professional Drive Suite 400, Roseville CA 95661

Phone: (916) 641-2734 Fax: (916) 921-2734 E-Mail: [REDACTED]

Contact Person: Jeffrey Small Title: Financial Advisor

LAFCO Use Only:

Submittal Date: _____ Cert. of Filing Date: _____

LAFCO Filing Fee: \$ _____ Fees Paid? _____ Yes _____ No

SBOE Fee: \$ _____ Fees Paid? _____ Yes _____ No

100% Property Owners Consent? _____ Yes _____ No

Territory Uninhabited? _____ Yes _____ No

PROPERTY OWNER(S):

If multiple property owners, please provide the names, with address information, on a separate page.

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

SUBJECT AGENCIES WITHIN PROPOSAL AREA THAT WILL GAIN OR LOSE TERRITORY:

If more than three subject agencies, please provide the names and information on a separate page.

Name: Ceres Fire Protection District

Address: PO Box 1335, Salida CA 95368

Phone: (209) 497-2389 Fax: _____ E-Mail: _____

Contact Person: Danielle Denczek Title: District Manager

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

AFFECTED AGENCIES WITHIN PROPOSAL AREA: (Agencies that may have overlying boundaries or sphere of influence.) If more than two affected agencies, please provide the names and information, on a separate page.

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

INTERESTED AGENCIES: (Other agencies which provide facilities or services to proposal area.) If more than two interested agencies, please provide the name and information, on a separate page.

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

PERSONS REQUESTING TO BE NOTIFIED:

If more than two names, please provide the names and information on a separate page.

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Name: _____
Address: _____
Phone: _____ Fax: _____ E-Mail: _____
Contact Person: _____ Title: _____

Please respond to all items in this questionnaire and indicate N/A when a question does not apply. Any additional information that is pertinent to the application filing should be included in the application at the time of submittal.

I. LANDOWNER CONSENT

Have all property owners involved with the proposal given their written consent?

- ☐ YES (If yes, please attach the original signed petitions, letters or applications)
- ☒ NO (If no, please attach the petitions, letters or applications with the original signatures of those consenting and provide the name, address and APN of those property owners not consenting.)

II. REGISTERED VOTER INFORMATION

A. Number of Registered Voters residing within the proposal: 1125

(This information can be obtained from the Stanislaus County Elections Office along with the mailing address information – See Checklist Item #9.)

III. LAND USE

A. Area of Proposal (Gross Acres): 2,539

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	n/a ☐ City ☒ County	n/a ☐ City ☒ County
General Plan Designation	n/a ☐ City ☒ County	n/a ☐ City ☒ County
Use of Proposal Area	n/a	n/a

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	n/a			☐ City ☐ County
South	n/a			☐ City ☐ County
East	n/a			☐ City ☐ County
West	n/a			☐ City ☐ County

D. Describe any public easements/oil well operations/cellular site leases, etc. that currently exist on the site:
n/a

E. Evidence of Approval -- Are there any land use entitlements involved in the project?

☐ Yes ☒ No

If yes, please provide a copy of the documentation for this entitlement. Please check those documents, which may apply:

- ☐ Tentative Map and Conditions
- ☐ Subdivision Map or Parcel Map
- ☐ Specific Plan
- ☐ Prezoning
- ☐ General Plan Amendment
- ☐ Rezoning
- ☐ Other - (provide explanation):

IV. TOPOGRAPHY

- A. Describe the physical features of the subject parcel(s). Refer to major highways, roads, watercourses, and topographical features:

n/a

- B. Drainage and average slopes: n/a

V. BOUNDARIES AND ASSESSMENT

- A. Is the property contiguous to the existing City or District boundary?: ☒ Yes ☐ No
(Contiguous is defined by Govt. Code Section 56031)

- B. Is the project co-terminus with:
The Assessor's Parcel boundaries? ☒ Yes ☐ No
The legal lot boundaries? ☐ Yes ☒ No

- C. Is the proposal completely surrounded by the annexing city or district? ☐ Yes ☒ No

Explain: Only a small portion of CFPD borders SCFPD.

- D. Maps and Legal Description – Attach the following:

1. A map (8½"x11") which shows specifically the boundaries of the proposal, all bearings and distances, and the relationship of the boundaries to those of the existing district or city boundaries. The map must be drawn to the [Legal Description and Map Requirements](#).
2. A generalized/vicinity map (8½"x11") showing the boundaries and relative size of the proposal with respect to the surrounding area.
3. A written legal description of the boundaries of the proposal. The legal description must be written clearly pursuant to the [Legal Description and Map Requirements](#).
4. Tax Assessor Parcel Information (Use additional sheets if necessary; information can be obtained from the County Assessor's Office):

<u>Assessor's Parcel Number</u>	<u>Tax Rate Area</u>	<u>Assessed Land Value</u>
Sheet with data attached.		
	Total:	\$190,215,329

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site: Agriculture? ☒ Yes ☐ No
 Open Space? ☐ Yes ☒ No
- B. Is the current general plan designation for the site: Agriculture? ☐ Yes ☒ No
 Open Space? ☐ Yes ☒ No
- C. Is the site currently used for agriculture?: ☒ Yes ☐ No
- D. Number of Acres considered Prime Agricultural Land: n/a
(as defined by the CA Dept. of Conservation as being prime, unique or of statewide importance, and defined by Government Code Section 51201(c) and 56064)
- E. Number of Acres considered Agricultural Lands: n/a
(as defined by Gov. Code Section 56016)
- F. Is the site under Williamson Act Contract(s)?: ☒ Yes ☐ No
If yes, please provide the following information (attach additional sheets if necessary):
Contract Number(s): n/a (no change)
Date of Williamson Act contract execution: n/a
Has a non-renewal been filed for the contract? n/a
Date of Williamson Act contract expiration/cancellation: n/a
- G. Number of Acres considered Open Space Lands: n/a
(as defined by Gov. Code Section 56059)
- H. Does the site have an open space easement?: ☐ Yes ☒ No
- I. Is the site within or adjacent to an approved greenbelt?: ☐ Yes ☒ No
If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: 1,928 per 2024 MSR
- B. Number/Type of Dwelling Units within the proposed area:
Existing: approximately 600
Proposed: _____
- C. Please explain the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the appropriate council of governments (Government Code Section 56668):
no change, no development

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the request for a proposed development? ☐ Yes ☒ No
2. Describe what services will be provided to subject property: (Please attach any "will serve" letters for water and/or sewer services). If sewer and/or water agency annexation is also part of the request, please expand upon the agency's ability to provide services in the Plan for Services document and attach any relevant studies/master plans.
Note: Evidence must also be included to demonstrate the timely availability of water supplies adequate for projected needs of the area (Government Code Section 56668).

(A)	(B)	(C)	(D)	(E)	(F)
Service	Current Service Provider	Level & Range of Service	To be Provided by this Proposal?	If YES to (D), Approx. Date Service Will Be Available	If YES to (D), Method to Finance
WATER					
SEWER					
POLICE					
FIRE	This is the only change in service				

B. Assessment and Indebtedness of Service Areas:

1. Does the City/District/County have current plans to establish any new assessment districts in order to pay for new or extended service(s) to the proposal area? ☐ Yes ☒ No
If yes, please describe: _____
2. Will the subject territory assume any existing bonded indebtedness upon annexation to the City/District?: ☐ Yes ☒ No
If yes, how will indebtedness be repaid? (e.g., property taxes, assessments, fees): _____
3. Will the proposal area be subject to new special assessments or fees?: ☒ Yes ☐ No
Explain: CFPD land will be subject to SCFPD assessment
4. Is the subject territory located within an existing landscape and/or lighting district or County Service Area?: ☐ Yes ☒ No
If yes, identify which district(s): _____

C. Sewer Information:

1. Is extension of sewer service part of this application? ☐ Yes ☒ No
2. Is a developed parcel requesting annexation due to failed septic system?
☐ Yes ☒ No
If yes, please include a copy of any letters from the Dept. of Environmental Resources or a private septic system company.
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public sewer service? ☐ Yes ☒ No
If yes, which agency? _____
4. Has the agency that will be providing service issued an "Intent to Serve" or will-serve letter?
☐ Yes ☒ No (If yes, please attach letter to application.)

If no: Will the agency be prepared to furnish sewer service upon annexation?
☐ Yes ☒ No
5. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposed area? ☐ Yes ☒ No
If no, please describe the agency's plan to increase capacity: n/a

6. Indicate the method of financing improvements and on-going operations (e.g., general property tax, assessment district, landowner/developer fees, etc.):
n/a

7. What is the distance for connection to the agency's existing sewer system?:
n/a

D. Water Information:

1. Is extension of water part of this application? ☐ Yes ☒ No
2. Is a well or other on-site water system currently used on this property? ☐ Yes ☒ No
3. Is the subject parcel(s) within the sphere of influence of a district or city that provides public water service? ☐ Yes ☒ No
If yes, which agency? _____
4. Please list:
Wholesale Water Agency: n/a
Retail Water Agency: n/a
5. Has the agency that will be providing service issued an "Intent to Serve" or will-serve letter? ☐ Yes ☒ No (If yes, please attached letter to application)

If no: Will the agency be prepared to furnish water service upon annexation?
☐ Yes ☒ No

6. Does the agency have the necessary contractual and design capacity to provide water service to the proposed area? ☐ Yes ☒ No

If no, please describe the agency's plan to increase capacity: n/a

7. Indicate the method of financing improvements and on-going operations (e.g. general property tax, assessment district, landowner/developer fees, etc.):

n/a

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

E. Police Service

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

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

n/a

Will the service levels be maintained? ☐ Yes ☒ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: n/a

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? no change in service

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

same level of service

Will the service levels be maintained? ☒ Yes ☐ No

If yes, how will the City finance or maintain existing service levels to the area (master service plans, CIP, etc.)? Explain: SCFPD special assessments

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

City Fire n/a

District 2/2/Y

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: SCFPD

B. The project:

- ☐ Is exempt pursuant to CEQA section _____ and a Notice of Exemption has been prepared by the lead agency (please attach).
- ☒ Will have no significant adverse environmental impacts and a Negative Declaration was prepared. (Please attach Notice of Determination.)
- ☐ Was found to be within the scope of a Master Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 21157.1. (Please attach Notice of Determination.)
- ☐ May have significant adverse environmental impacts and in accordance with Section 15070 of the CEQA Guidelines, a Mitigated Negative Declaration (MND) has been certified by the lead agency. (Please attach Notice of Determination.)

List impact areas in the MND that propose mitigation measures to lessen the environmental impacts to less than significant: _____

- ☐ Will have significant adverse environmental impacts and the lead agency has prepared an Environmental Impact Report (EIR). (Please attach.)

List impact areas that were found to be unmitigatable in the EIR: (Attach any Statement of Overriding Considerations, as applicable) _____

Please note: Include with the above requested attachments the complete environmental documentation (e.g., Initial Study, NOD, NOE, EIR, etc.) and copies of receipts from any filing fees paid (including Fish & Wildlife fees).

X. SPHERE OF INFLUENCE APPLICATION

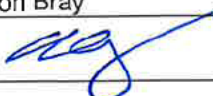
For those proposals requesting a Sphere of Influence Amendment, has a [Sphere of Influence Supplemental Application](#) has been included? ☒ Yes ☐ No

XI. CERTIFICATION

I certify, under penalty of perjury, under the laws of the State of California, that the information contained in this application is true and correct. I acknowledge and agree that the Stanislaus Local Agency Formation Commission is relying on the accuracy of the information provided and my representations in order to process this application proposal.

Print Name: Clinton Bray

Title: Deputy Chief

Signature: 

Date: MARCH 18, 2026

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

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10 th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

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INDEMNITY AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on a proposal or on the environmental documents submitted to support it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, and expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the application.

Date: MARCH 18, 2026

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

Signature: 
Name: Clinton Bray
Title: Deputy Chief
Agency: Stanislaus Consolidated Fire Protection District
Address: 3318 Topeka Street
Riverbank, CA 95367

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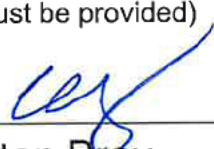
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COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Effective January 1, 2008: Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act, applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

Date: MARCH 18, 2026

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

Signature: 
Name: Clinton Bray
Title: Deputy Chief
Agency: Stanislaus Consolidated Fire Protection District
Address: 3318 Topeka Street
Riverbank, CA 95367

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FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Stanislaus LAFCO (Government Code §84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application. (Use additional sheets if necessary.)

n/a

2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

n/a

3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

n/a

4. Has any person identified pursuant to #1 had \$500 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? ☐ Yes / ☒ No

If Yes, please indicate person's name/s:

5. Has any person identified pursuant to #1, or his or her agent, contributed \$500 or more to any Commissioner or Alternate within the past 12 months? ☐ Yes / ☒ No

If Yes, please indicate person(s) or agent(s) making contribution:

Name/s of Commissioner(s)/Alternate(s) receiving contribution:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant Signature: _____



Printed Name: Clinton Bray

Date: 3/18/20

BY:

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FILING REQUIREMENTS FOR SUBMITTING APPLICATIONS TO MODIFY SPHERES OF INFLUENCE

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

- ☒ 1. Completed Sphere of Influence Supplemental Applicant Form with original signatures and required attachments.
- ☒ 2. Filing fee (deposit) payable to Stanislaus LAFCO. (See [Schedule of Fees and Deposits](#).)
- ☒ 3. Map of proposed sphere of influence modification on 8½"x11" paper that clearly delineates the agency's existing and proposed sphere of influence, as well as the current boundary of the agency.
- ☐ 4. Proof of Compliance with the California Environmental Quality Act (CEQA): Include the CEQA Negative Declaration, Mitigated Negative Declaration or Certified EIR, as well as the Notice of Determination and copy of Fish & Wildlife Receipt. *Please Note: If CEQA has not already been completed for the proposal and LAFCO is acting as Lead Agency, additional fees will be required.*
- ☐ 5. Plan for Agricultural Preservation: For sphere of influence expansions or annexations to a city or special district providing one or more urban services (i.e. potable water, sewer) that includes agricultural lands, a Plan for Agricultural Preservation must be provided, consistent with Commission Policy 22.
- ☐ 6. Municipal Service Review Update: In accordance with Government Code Section 56430, changes to a sphere of influence require that a Municipal Service Review be prepared prior to or in conjunction with the sphere change. *Please consult with LAFCO Staff regarding compliance with this section.*
- ☐ 7. Any pertinent reports, studies and other information that will assist the LAFCO staff in reviewing the application's compliance with State Law and LAFCO policies (i.e. General Plan, Master Facility Plans, Financing Plans).
- ☐ 8. For city sphere of influence changes only: Proof of compliance with Government Code Section 56425(b) regarding consultation with the County (e.g. adopted resolution).
- ☐ 9. For applications with lengthy support documents, digital copies may be requested for the Commission.
- ☒ 10. Two (2) sets of labels for property owners within the boundaries of the proposal and one (1) set of labels for property owners within a 300ft radius, outside the proposal area (provide a map showing this area).

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SPHERE OF INFLUENCE SUPPLEMENTAL APPLICATION

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

Sphere of Influence for the Stanislaus Consolidated Fire Protection District
(Name of City or District)

Purpose of the Proposal

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

The Ceres Fire Protection District (CFPD) is being dissolved and annexed into the Stanislaus Consolidated Fire Protection District (SCFPD).

Description of area to be included in the sphere

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

The area of the CFPD is proposed to be included in the sphere. Approximately 2,539 acres.

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

These are the same boundaries as the area to be annexed into the SCFPD.

For City Changes Only:

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

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

n/a

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

n/a

Relationship to Existing Plans

6. Describe current County general plan and zoning designations for the proposal area.

Covered in LAFCO application.

7. Describe any City general plan and rezoning designations for the proposal area.

Covered in LAFCO application.

Environmental Assessment

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

Covered in LAFCO application.

Justification

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

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

There are existing residential and agricultural uses. A portion of the area is overlapped by the Sphere of Influence of the City of Ceres; however, no land use changes are associated with this reorganization.

B. Present and probable needs for public facilities and services in the area:

Demand for service is not expected to diminish, demand for service may increase as the City of Ceres grows.

C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

Ceres FPD does not have capacity to provide any fire suppression services. Ceres FPD contracts to provide all of its services.

D. Existence of any social or economic communities of interest in the area:

None

E. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence:

The Stanislaus FPD can provide fire prevention, fire suppression, emergency medical response, hazardous materials response, auto extrication, search and rescue, and disaster mitigation to meet the needs of the proposal area.

Additional Comments

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

Ceres FPD is too small to operate its own separate fire service and has been contracting with other entities. As Ceres FPD continues to decrease in size, annexation of the district to Stanislaus Consolidated FPD will ensure service levels can be maintained in the area.

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

<u>Name</u>	<u>Address</u>
Clinton Bray	3324 Topeka Street Riverbank, CA 95367
Danielle Denczek	PO Box 1335, Salida CA 95368

12. Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Clinton Bray	3324 Topeka St Riverbank, CA 95367	(209) 869-7470

Signature 

Date 3/18/25

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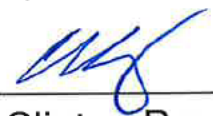
www.stanislauslafco.org

INDEMNITY AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, hold harmless and release the Stanislaus Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on a proposal or on the environmental documents submitted to support it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, and expert witness fees that may be asserted by any person or entity, including the applicant arising out of or in connection with the application.

Date: March 18, 2026

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

Signature: 
Name: Clinton Bray
Title: Deputy Chief
Agency: Stanislaus Consolidated Fire Protection District
Address: 3324 Topeka Street
Riverbank, CA 95367

STANISLAUS LAFCO

Stanislaus Local Agency Formation Commission

1010 – 10th Street, 3rd Floor ♦ Modesto, CA 95354

(209) 525-7660 ♦ FAX (209) 525-7643

www.stanislauslafco.org

COMPLIANCE WITH POLITICAL EXPENDITURE AND CONTRIBUTION DISCLOSURE REQUIREMENTS

Effective January 1, 2008: Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act, applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process.

Date: MARCH 18, 2026

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

Signature:



Name:

Clinton Bray

Title:

Deputy Chief

Agency:

Stanislaus Consolidated Fire Protection District

Address:

3324 Topeka Street

Riverbank, CA 95367

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FINANCIAL DISCLOSURE STATEMENT

Consistent with the requirements of the State of California Fair Political Practices Commission, each applicant or their agent must complete and submit this Statement of Disclosure form with any application that requires discretionary action by Stanislaus LAFCO (Government Code §84308 of the Political Reform Act).

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

1. List the names of all persons having any ownership interest in the property involved or any financial interest in the application. (Use additional sheets if necessary.)

n/a

2. If any person identified pursuant to #1 is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

n/a

3. If any person identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

n/a

4. Has any person identified pursuant to #1 had \$500 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months? ☐ Yes / ☒ No

If Yes, please indicate person's name/s:

5. Has any person identified pursuant to #1, or his or her agent, contributed \$500 or more to any Commissioner or Alternate within the past 12 months? ☐ Yes / ☒ No

If Yes, please indicate person(s) or agent(s) making contribution:

Name/s of Commissioner(s)/Alternate(s) receiving contribution:

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant Signature: _____

Printed Name: _____

Date: _____

APN List

039-007-011	041-008-053	041-012-004	041-019-019
039-007-012	041-008-054	041-012-005	041-019-022
039-007-013	041-008-055	041-012-006	041-019-023
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APN List

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069-019-024	069-022-004	069-023-031	

EXHIBIT C

Feasibility Study of the Annexation of Ceres Fire Protection District Into the Stanislaus Consolidated Fire Protection District

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FEASIBILITY STUDY OF THE ANNEXATION OF CERES FIRE PROTECTION DISTRICT INTO STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

July 2025



Prepared by:



Capitol | PFG

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EXECUTIVE SUMMARY

The Stanislaus Consolidated Fire Protection District ("Stanislaus FPD") and the Ceres Fire Protection District ("Ceres FPD") are interested in reorganizing and annexing fire services provided by the Ceres FPD into the Stanislaus FPD. This new organization would combine staff, facilities, governing bodies and Spheres of Influence ("SOI"). Specifically, the reorganization would annex the service area and SOI of the fire services currently provided by the Ceres FPD into Stanislaus FPD.

It is anticipated that this proposed annexation will result in service improvements to the constituents of both agencies, including:

- One Fire Chief to focus on executive management and community connections.
- Consolidation of business practices and office support positions.
- One governing body to set policy and make decisions based on the best interests of the combined communities.

This report addresses topics related to the annexation and is written to support the evaluation and decision making for staff and governing bodies for both agencies. If the proposed annexation is approved by both the Stanislaus FPD Board and the Ceres FPD Board, the report is also designed to guide the agencies in the annexation application process with Stanislaus County LAFCO. The report follows local LAFCO guidelines for evaluating services and SOI. Finally, this report serves as an outside independent analysis of the two agencies, and an assessment of key financial, facility, and performance indicators of a combined agency.

Key Findings

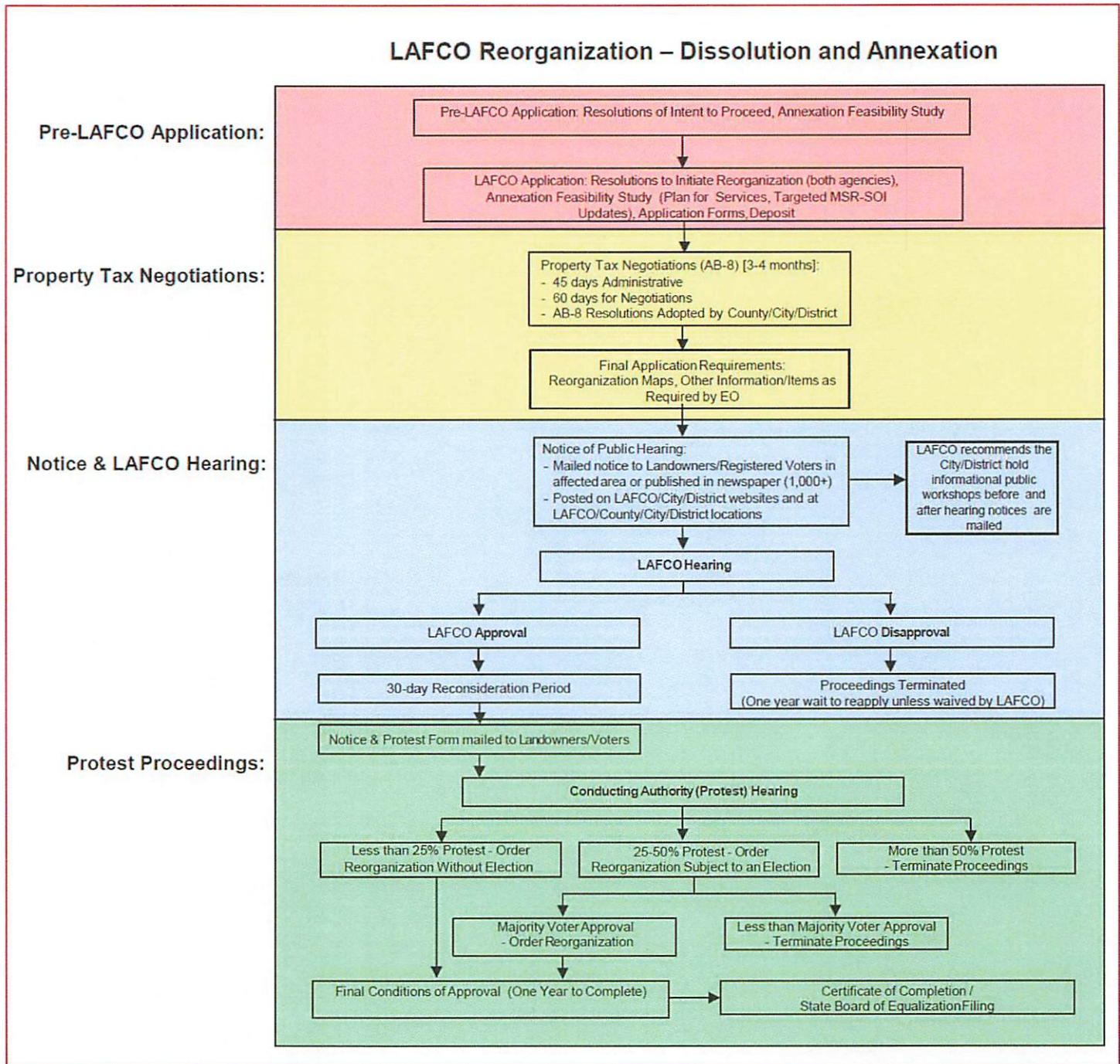
1. The communities would benefit from the annexation of Ceres FPD into Stanislaus FPD.
2. No staffing cuts or station closures are proposed.
3. No new facilities are needed. Services will be delivered from existing facilities.
4. Sufficient revenues exist to support the annexation.



LAFCO REORGANIZATION PROCESS

The proposed reorganization would annex the service area and SOI of the Ceres FPD into the Stanislaus FPD, and at the same time would dissolve the Ceres FPD. The reorganization process is shown in **Figure 1**.

FIGURE 1



DOCUMENTATION OF AGENCIES

Stanislaus Consolidated Fire Protection District

The Stanislaus FPD, is an independent special district, as defined in California Government Code Title 6 and California Health and Safety Code Division 12, known as "The Fire Protection District Law of 1987". The District was formed in 1995 and is located in Stanislaus County, shown in **Figure 2**, on the following page.

Stanislaus FPD covers 199 square miles in the central to eastern portion of Stanislaus County. The District's boundaries stretch from the eastern edge of McHenry Avenue east to the county lines of Tuolumne, Mariposa and Merced. The District also touches the southern edge of San Joaquin County. Within the District's boundaries are two cities – Riverbank and Waterford – along with several unincorporated communities, including Empire, Hickman, and La Grange. The District also provides service to the Airport Neighborhood, Beard Industrial Tract, the Turlock and Modesto Reservoirs and portions of the Stanislaus and Tuolumne Rivers.

The Stanislaus FPD serves over 50,000 residents and approximately 16,768 parcels with over 14,311 structures and responds to over 5,000 emergency calls per year. The District's population is projected to continue to experience growth due to planned residential housing development within the District's boundaries. The 2024-25 assessed value in the District's boundaries is \$9,012,481,186.

Governance

Stanislaus FPD is a Special District, a self-governed agency led by a five-member Board of Directors who are appointed by the Stanislaus County Board of Supervisors. The Board of Directors oversees the Fire Chief, sets general policies, and approves the budget. The Fire Chief is responsible for the administrative functions and daily operations of Stanislaus FPD.

District Services

Stanislaus FPD provides a full range of services, including fire prevention, fire suppression, emergency medical response, hazardous materials response, auto extrication, search and rescue, and disaster mitigation in addition to a variety of other miscellaneous requests. Stanislaus FPD's fire stations provide services to surrounding fire departments under a Master Automatic and Mutual Aid Agreement, as well as mutual response to State responsibility area ("SRA") lands. Emergency communications, i.e., dispatch services, are provided through the Stanislaus Regional 9-1-1. Stanislaus FPD's existing fire stations are spread out throughout the service area to best respond to its population. Stanislaus FPD deploys its apparatus and personnel from six fire stations and has an ISO PPC rating of 02/24Y.

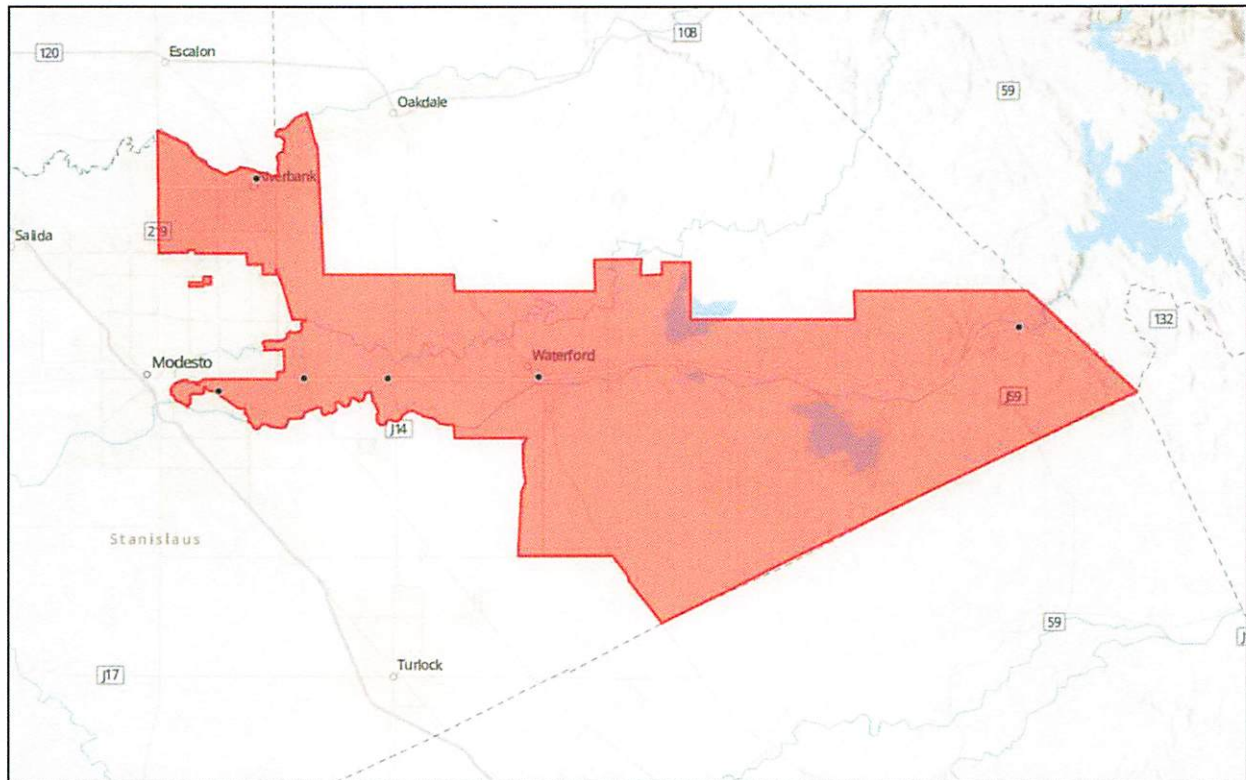
Stanislaus FPD Key Facts

- 199 square miles
- 50,00+ residents
- 16,768 parcels
- 14,311 structures
- \$9,012,481,186 2024-25 AV
- 5,280 calls for service in 2024-25



FIGURE 2

Stanislaus Consolidated FPD



4/24/2025

- Station Location
- Stanislaus Consolidated FPD

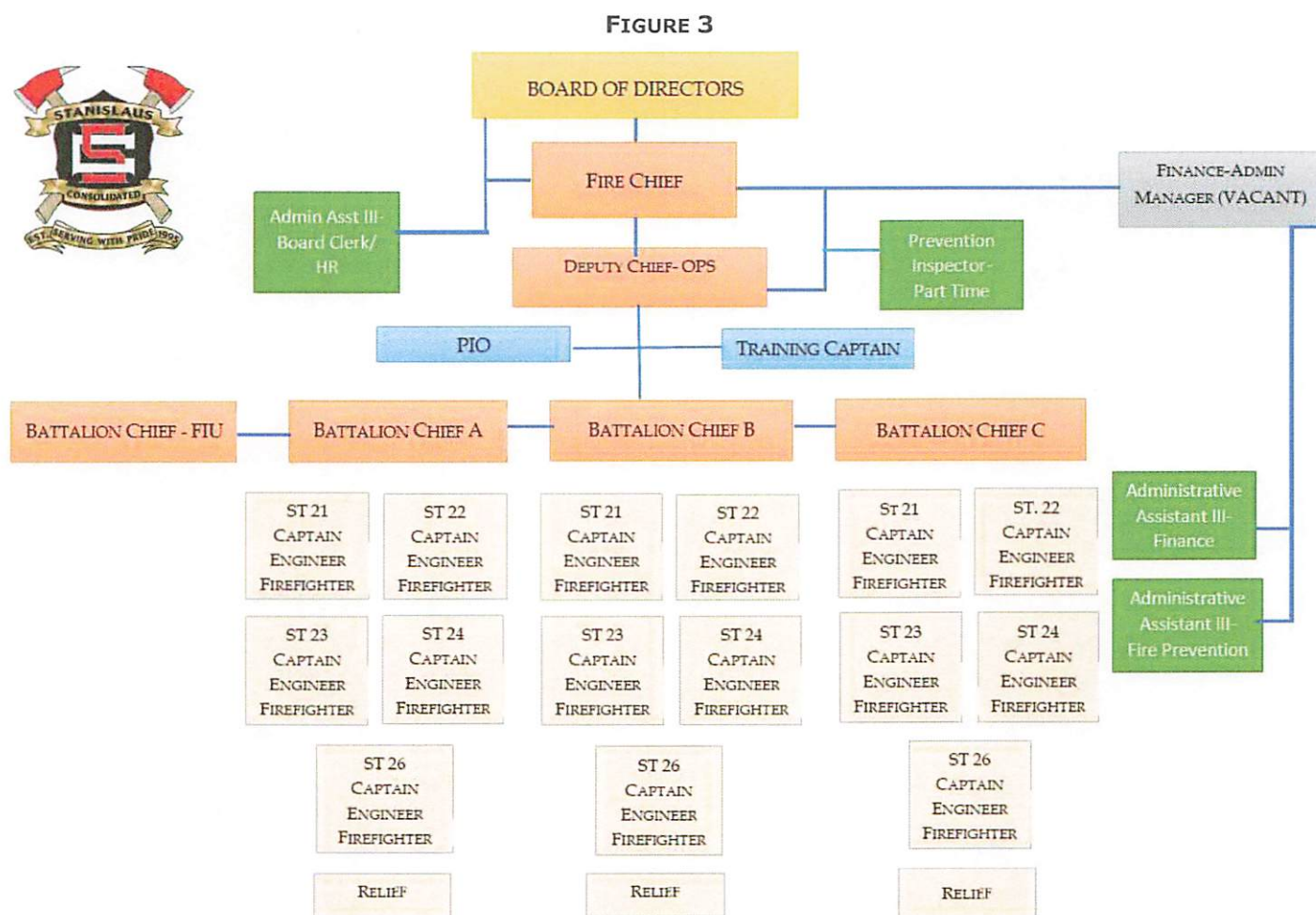
World_Hillshade

1:337,466
0 2.25 4.5 9 mi
0 3.5 7 14 km
Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Organizational Structure

Stanislaus FPD is a career staffed department, with 58 staff members. The Stanislaus FPD currently employs four Battalion Chiefs, three Administrative Assistants, eleven Fire Captains, 4 Fire Captain/Paramedics, one Captain/Training Officer, eleven Fire Engineers, five Engineer/Paramedics, 14 Firefighters, three Firefighter/Paramedics, 1 Fire Inspector, 1 part-time Inspector and one part-time Fire Marshall. The Stanislaus FPD contracts with the City of Modesto for the Fire Chief position. **Figure 3** illustrates the current organizational structure of the Stanislaus FPD.



Financials

Stanislaus FPD's 2024-25 Final Proposed Budget ("Stanislaus FPD Budget"), approved on September 19, 2024, is approximately \$14.78 million and provides for the staffing of 55 uniformed personnel and three support staff operating from five staffed and one unstaffed fire stations.

Approximately \$12 million of the Stanislaus FPD Budget is derived from two primary sources, property taxes and a Fire Suppression Special Assessment passed in December



2004. The Special Assessment replaced the prior assessments from the former Empire Fire Protection District, Waterford-Hickman Fire Protection District, Riverbank Fire Protection District and the 2003 Crossroads Assessment. The current assessment ensures all constituents in Stanislaus FPD pay the same for the existing fire services provided.

Stanislaus FPD also receives reimbursements when it sends its personnel out on strike teams. The amount of these funds varies significantly from one year to the next and is not typically included in the annual budget but is allocated towards one-time expenditures as available. Stanislaus FPD also receives development impact fees for capital expenditures from new development within its boundaries.

Ceres Fire Protection District

Ceres FPD was formed in 1963 and serves a portion of Stanislaus County. The Ceres FPD includes approximately 3.8 square miles with a population of approximately 1,928 residents. The 2024-25 assessed value in the Ceres FPD's boundaries is \$182,358,271.

A map showing the Ceres FPD boundaries and sphere of influence is shown in **Figure 4**. There are 590 parcels within Ceres FPD with over 499 structures.

Ceres FPD Key Facts

- 3.8 square miles
- 1,928 residents
- 590 parcels
- 499 structures
- \$182,358,271
2024-25 AV
- 240 calls for
service in 2024-25

Governance

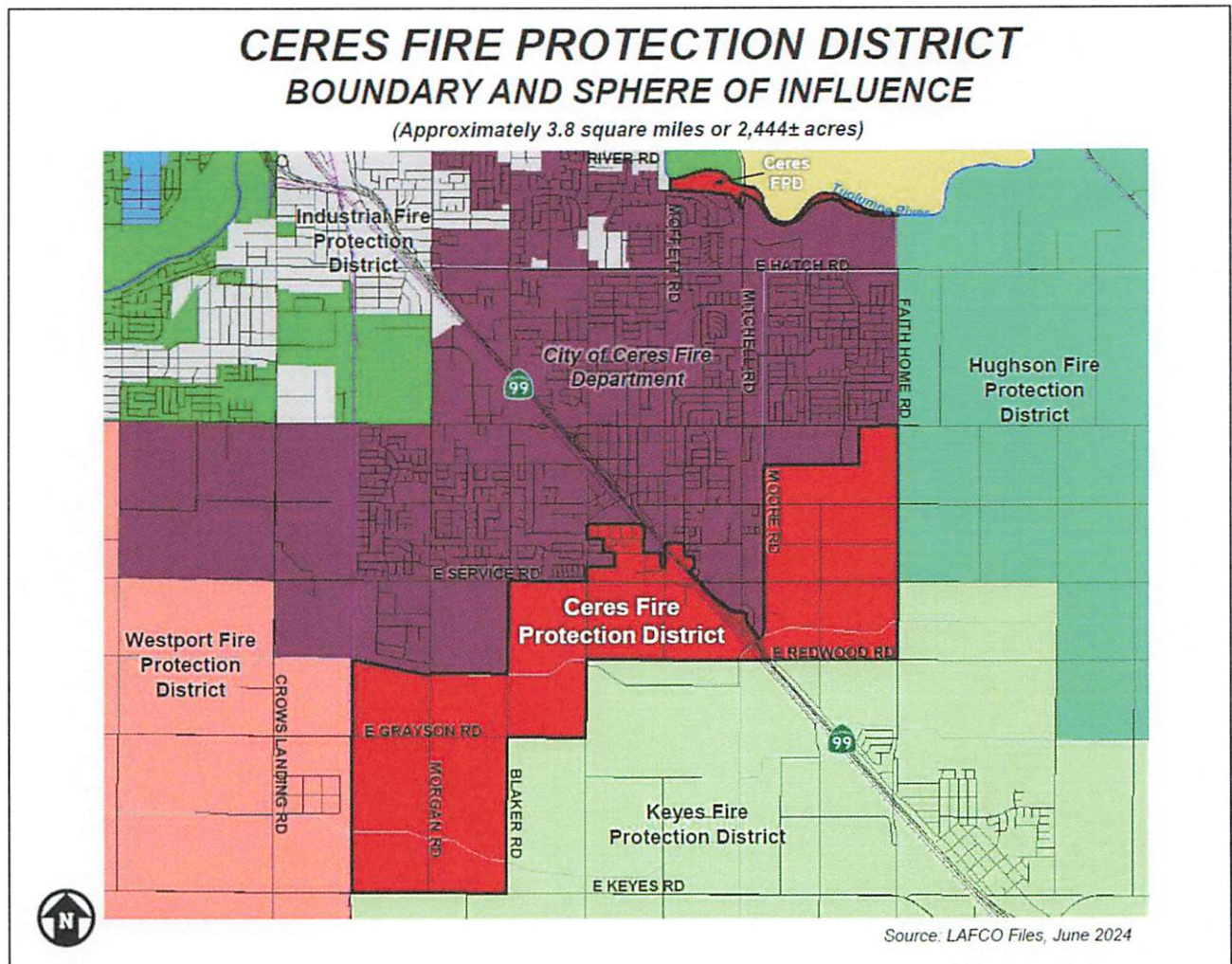
Ceres FPD is a Special District, a self-governed agency led by a three-member Board of Directors. The Board sets general policies and approves the budget.

Department Services

Ceres FPD provides a full range of services, including fire prevention, fire suppression, emergency medical response, hazardous materials response, auto extrication, search and rescue, and disaster mitigation, in addition to a variety of other miscellaneous requests. The Ceres FPD contracts with the City of Ceres to provide its services. The Ceres FPD does not have its own fire station, apparatus or equipment.



FIGURE 4



Organizational Structure

Ceres FPD contracts out for its fire and administrative services.

Financials

Ceres FPD's Final Budget (Ceres FPD Budget) for 2024-25 was approved on September 19, 2024 and projected \$100,259 of revenue. The Ceres FPD Budget provides for a contract with the City of Ceres for Contract Services, a contract for Administrative Support services and other operating expenses.



CURRENT SERVICE: STATIONS, AND APPARATUS

Stanislaus Fire Protection District

Stanislaus FPD currently operates out of six fire stations. Two are located in Modesto and one in Empire, Waterford, La Grange and Riverbank. Station 25, which is located in the community of La Grange, is owned by the La Grange Homeowners Association.

Fire Station Locations

TABLE 1

Stanislaus FPD Station #21 Historical Calls for Service	
Incident Type	Total
Fire	769
Rupture/Explosion	2
EMS/Rescue	4,725
Hazardous Condition	107
Service Call	470
Good Intent Call	970
False Alarm & False Call	288
Severe Weather	2
Other	28
Total	7,361

Station #21

Location: 461 Mitchell Road, Modesto CA

Apparatus Inventory:

- **E-221** - 2004 Pierce Type 1
- **E-21** - 2015 Pierce/Velocity Type 1
- **G-21** - 2003 Ford 550 Type 6
- **WT-21** - Water Tender
- **U-21** - Water Rescue Tow Vehicle
- **BO - 21** - Water Rescue Boat

Average Response Time: 5.31 minutes

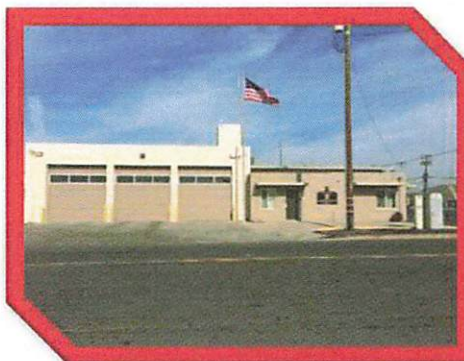


TABLE 2

Stanislaus FPD Station #22 Historical Calls for Service	
Incident Type	Total
Fire	291
Rupture/Explosion	1
EMS/Rescue	2,842
Hazardous Condition	59
Service Call	284
Good Intent Call	370
False Alarm & False Call	284
Severe Weather	1
Other	14
Total	4,146

Station #22

Location: 4845 Yosemite Boulevard, Empire CA

Apparatus Inventory:

- **Q-22** – Quint Ladder Truck
- **E-226** – 2013 Pierce/Velocity Type 1

Average Response Time: 4.35 minutes

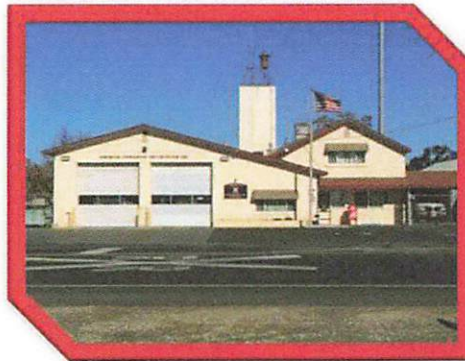


TABLE 3

Stanislaus FPD Station #23 Historical Calls for Service	
Incident Type	Total
Fire	111
Rupture/Explosion	0
EMS/Rescue	646
Hazardous Condition	11
Service Call	120
Good Intent Call	104
False Alarm & False Call	17
Severe Weather	0
Other	2
Total	1,011

Station #23

Location: 7737 Yosemite Boulevard, Modesto CA

Apparatus Inventory:

- **E-23** – 2004 Pierce Arrow XT Pumper Type 1
- **B-23** – 2017 Kenworth Type 3
- **WT-23** – Water Tender

Average Response Time: 6.04 minutes

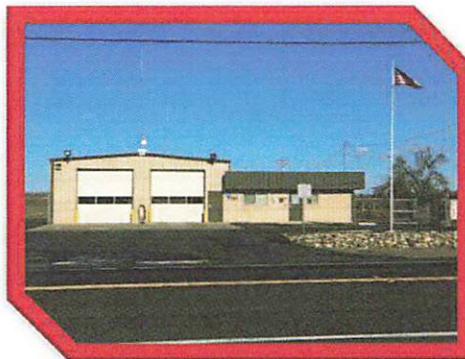


TABLE 4

Stanislaus FPD Station #24 Historical Calls for Service	
Incident Type	Total
Fire	346
Rupture/Explosion	0
EMS/Rescue	3,925
Hazardous Condition	100
Service Call	572
Good Intent Call	719
False Alarm & False Call	181
Severe Weather	0
Other	16
Total	5,859

Station #24

Location: 129 E Street, Waterford CA

Apparatus Inventory:

- **E-24** – 2018 Rosenbauer Pumper LDH Type 1
- **E-224** – 2008 HME Ahrens-Fox 1871 Series Pumper
- **B-24** – 2011 International Type 3
- **U-24** – Water Rescue Tow Vehicle
- **BO-24** – Water Rescue Boat

Average Response Time: 5.30 minutes



TABLE 5

Stanislaus FPD Station #25 Historical Calls for Service	
Incident Type	Total
Fire	68
Rupture/Explosion	1
EMS/Rescue	288
Hazardous Condition	2
Service Call	21
Good Intent Call	141
False Alarm & False Call	0
Severe Weather	0
Other	2
Total	523

Station #25

Location: 30198 Main Street, La Grange CA

Average Response Time: 21.13 minutes



TABLE 6

Stanislaus FPD Station #26 Historical Calls for Service	
Incident Type	Total
Fire	332
Rupture/Explosion	5
EMS/Rescue	6,226
Hazardous Condition	203
Service Call	900
Good Intent Call	1,642
False Alarm & False Call	298
Severe Weather	1
Other	26
Total	9,633

Station #26

Location: 3324 Topeka Street, Riverbank CA

Apparatus Inventory:

- **E-26** – 2015 Pierce/Velocity Type 1
- **G-26** – 2003 Ford 550 Type 6
- **U-26** – Water Rescue Tow Vehicle
- **BO-26** – Water Rescue Boat

Average Response Time: 6.09 minutes

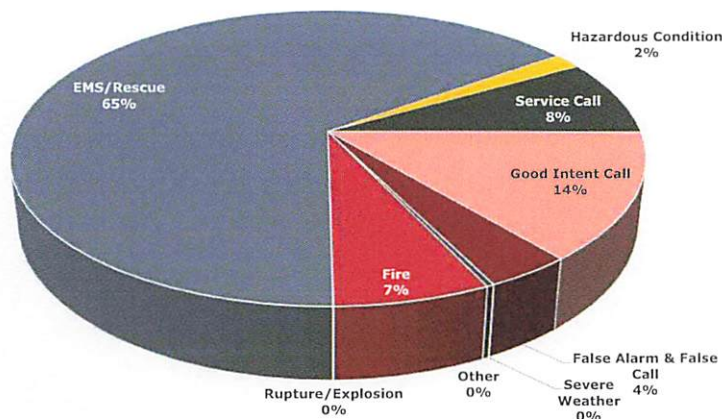
**Calls for Service**

From January 2020 through April 2025 Stanislaus FPD engines ran 28,533 calls for service, shown in **Table 7**. Rescue and EMS calls accounted for the majority of the calls for service with 65% (**Figure 5**). Excluding Station 25, which is unstaffed, the combined average response time for Stanislaus FPD is 5.42 minutes.

TABLE 7

Stanislaus FPD Historical Calls for Service	
Incident Type	Total
Fire	1,917
Rupture/Explosion	9
EMS/Rescue	18,652
Hazardous Condition	482
Service Call	2,367
Good Intent Call	3,946
False Alarm & False Call	1,068
Severe Weather	4
Other	88
Total	28,533

FIGURE 5
Stanislaus FPD 2020-2025 Calls for Service





Ceres Fire Protection District

Fire Station Locations

Ceres FPD contracts with the City of Ceres for services and does not own any fire stations or apparatus.

Average Response Time: 5.24 minutes

Calls for Service

In fiscal year 2023-24, Ceres FPD responded to 240 calls for service.





PROPOSED SERVICE PLAN

There are no service cuts or station closures planned with the proposed merger. The combined entity would own six fixed fire station facilities as they currently exist. Operationally, no changes to engine staffing are proposed. Of the stations, those that are currently staffed would remain so.

As mentioned previously, Stanislaus FPD's fire stations provide services to surrounding fire departments under a Master Automatic and Mutual Aid Agreement ("MAMAA"). The surrounding fire departments include the City of Modesto Fire Department, the City of Ceres Fire Department, and the City of Turlock Fire Department. In return, surrounding fire departments provide services to the Stanislaus FPD.

Ceres FPD currently contracts for its fire services with the City of Ceres. If the annexation is approved, the territory of the former Ceres FPD would, as territory of the Stanislaus FPD, be subject to the MAMAA. The vast majority of the Ceres FPD territory is nearest to the City of Ceres stations located at 2755 Third Street (Station 1), 420 E. Service Road (Station 3) and 3101 Fowler Road (Station 4). The Stanislaus FPD stations nearest to the majority of the territory of the former Ceres FPD are located at 461 Mitchell Road (Station 21) and 4845 Yosemite Boulevard (Station 22).

Under the terms of the MAMAA, Automatic Aid is defined as the dispatch of fire, emergency medical, rescue and other emergency response to an emergency incident based on the availability of the closest agency resource regardless of political jurisdiction or boundaries, and in concert with an approved Operational Area Plan. Aside from a small island of territory on the southern border of the Stanislaus FPD near Station 21, the former Ceres FPD territory would, as it is now, be served by the City of Ceres Fire Department through the terms of the MAMAA.





FINANCIAL ANALYSIS

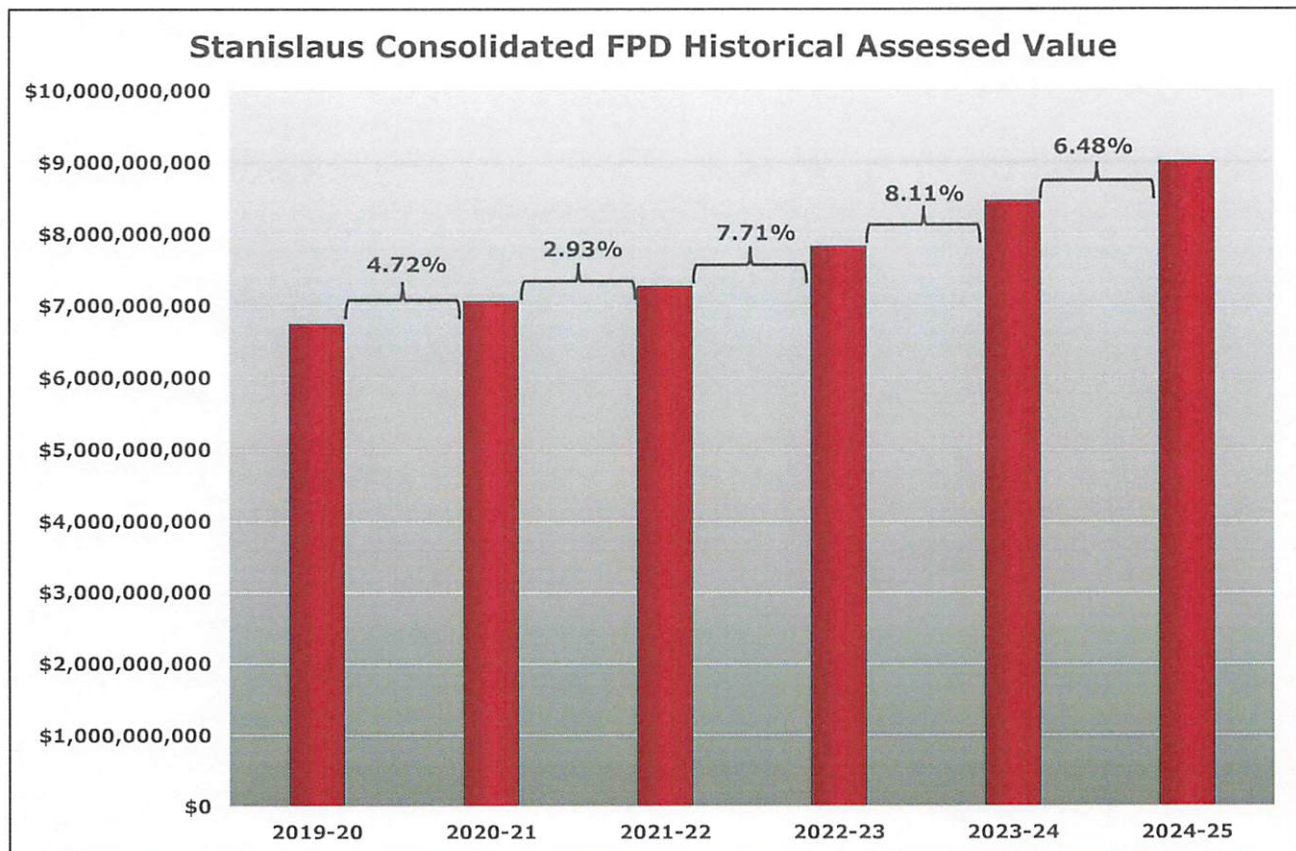
Stanislaus FPD Revenues

Stanislaus FPD operates with approximately \$14.8 million of revenues. They are funded primarily from property taxes and a Special Assessment but also receive funding from four other sources such as grants, interest and Strike Team reimbursements.

Property Taxes

As with most fire districts in California, property taxes are a significant source of the Stanislaus FPD's primary funding source. Property tax revenues are generated based on the Stanislaus FPD's share of the 1% General Property taxes collected on all taxable property within the Stanislaus FPD's boundaries. The amount of funding the Stanislaus FPD receives from property taxes is based on the amount collected in the prior fiscal year with an adjustment for growth or decline in the overall tax base. As shown in **Chart 1**, over the past 5 years, the Stanislaus FPD's tax base has grown by an average annual rate of about 5.99% per year, gaining about \$2.2 billion of assessed value over that time period.

CHART 1



As of fiscal year 2022-2023, the Stanislaus FPD received about 4.5% of the General 1% Property Taxes generated within its boundaries. Based on 2024-25 assessed value, that equates to property tax revenues of approximately \$4.075 million.

Special Assessment

The Special Assessment, passed in December 2004, replaced the prior assessments from the former Empire Fire Protection District, Waterford-Hickman Fire Protection District, Riverbank Fire Protection District and the 2003 Crossroads Assessment. The current assessment ensures all constituents in the District pay the same for the existing fire services provided. The Stanislaus FPD budget included \$8,676,096 of revenue from the Special Assessment.

Strike Team Revenue

Stanislaus FPD also receives reimbursements when it sends its personnel out on strike teams. Per the California Fire Assistance Agreement (CFAA) with the State, when local government sends out its own apparatus, vehicles, and/or personnel through the California Fire Service and Rescue Emergency Medical Aid System, the District receives reimbursement from the State. As the amount of these funds varies significantly from year to year, the amount of these funds is not typically included in the annual budget but can be allocated towards one-time expenditures to the extent available.

A summary of the estimated annual operational revenues of Stanislaus FPD is shown in **Table 8**.

TABLE 8

Stanislaus Consolidated FPD Operational Revenues Summary	
Operational Funding Source	Estimated Funding Amount
Property Taxes	\$4,083,450
Special Assessment	\$8,701,096
Prop. 172 Funding	\$891,530
Other	\$1,101,500
Total	\$14,777,576

Capital Revenues

In addition to operational revenues, the District collects development mitigation, or impact, fees from all new development within its boundaries. Development impact fees ("DIF") are one of the limited revenue sources where fire districts collaborate with cities and counties to mitigate the impacts from additional commercial, industrial, and residential development. DIFs are a one-time charge allowed under the State's Mitigation Fee Act. These fees are charged to mitigate impacts resulting from the development activity and cannot be used to fund existing deficits. DIFs can only pay for the portion of the improvement that benefits the new uses and must be adopted based on findings of a reasonable relationship between the development paying the fee, the size of the fee, and the use of fee revenues. DIFs do not require voter approval. They are not usually consistent or predictable





enough to serve as security for the issuance of bonds or secure ongoing revenue. Such fees must be approved and enacted by resolution by cities and counties on behalf of special districts.

DIF expenditures are limited to capital expenditures necessary to support new development. This funding source is not available for general operations. It varies each year based on the amount of development.

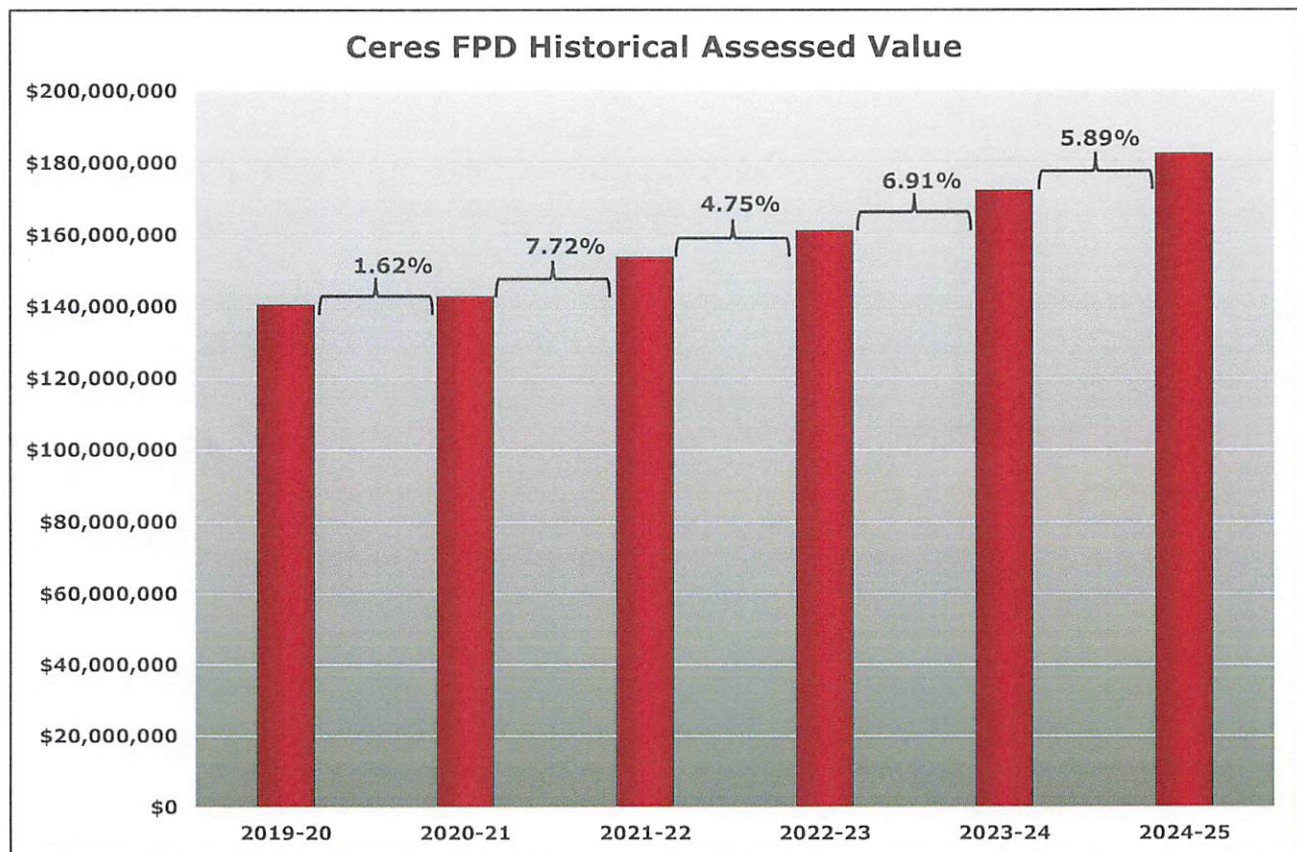
Ceres FPD Revenues

For 2024-25, the Ceres FPD budget includes approximately \$100,000 of revenues. Of these revenues, approximately \$37,623 are property taxes and \$55,936 are benefit assessments.

Property Taxes

Property taxes make up approximately 37% of the total revenue received by the Ceres FPD. Since 2019-20, the Ceres FPD's assessed value has grown at an average annual growth rate of 5.38%, as shown in **Chart 2**.

CHART 2

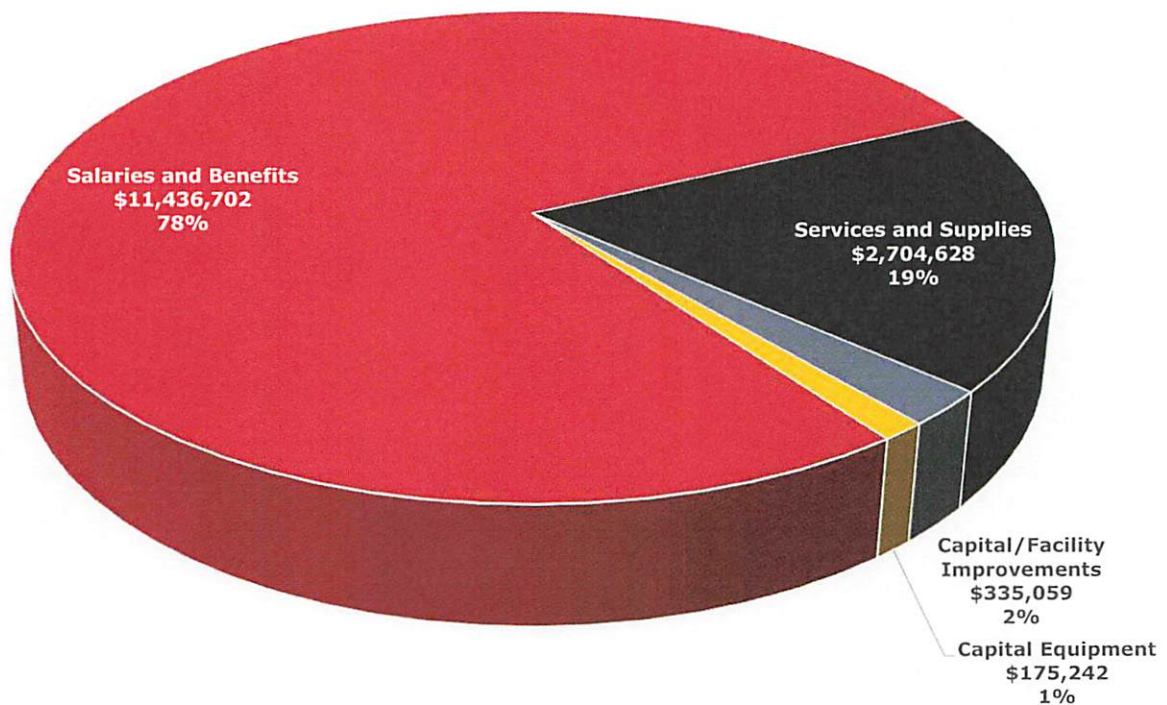


Stanislaus FPD Expenditures

Stanislaus FPD's governing body, the Board of Directors, appropriates amounts from the General Fund to provide the core operations of the District to meet the needs of its citizens. The funds are appropriated by the nature of the expenditure. **Figure 6** demonstrates the allocation of the 2024-25 approved budget costs between salaries and benefits, supplies and services, capital outlay and maintenance, and other operating expenses. Salaries and benefits make up 78% of Stanislaus FPD's \$14.6 million in operating expenditures. Services and supplies, making up the next largest budget category, is comprised of insurance costs, fuel, utilities, communications, office supplies, legal costs and professional fees. Stanislaus FPD is currently operating with a balanced budget, meaning available revenues meet all operating costs.

FIGURE 6

Stanislaus Consolidated FPD 2024-25 Budgeted Expenditures

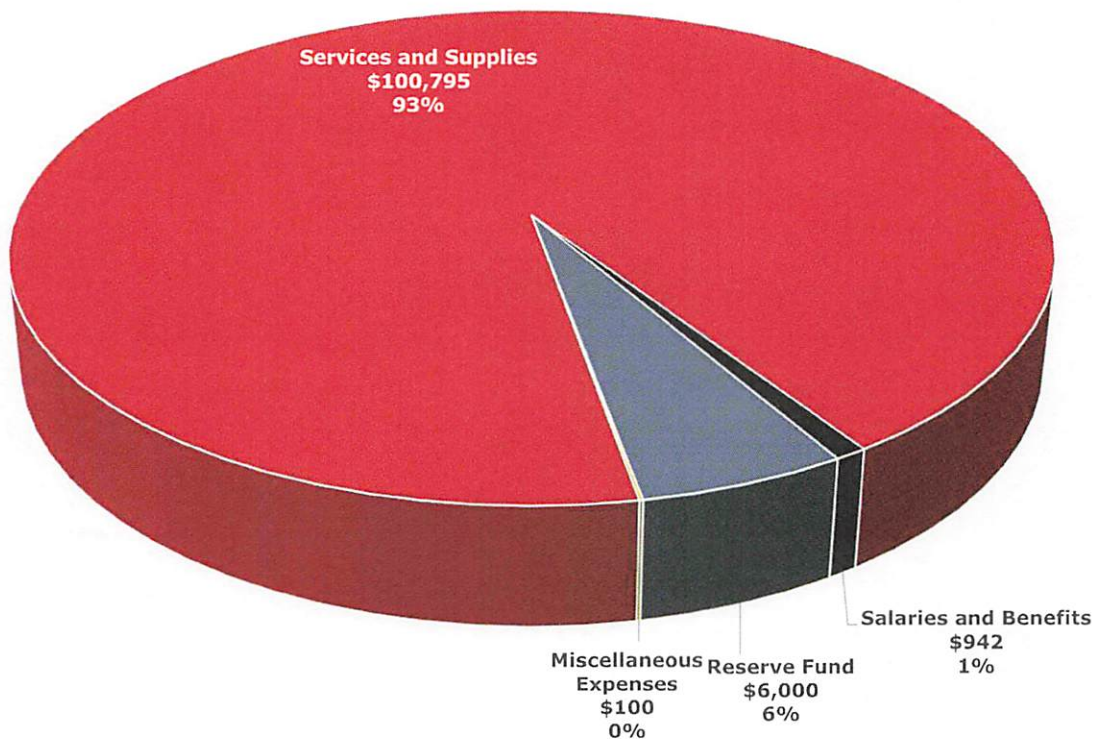


Ceres FD Expenditures

Ceres FPD's governing body, the Board of Directors, appropriates amounts from the General Fund to provide the core operations of the District to meet the needs of its citizens. The funds are appropriated by the nature of the expenditure. **Figure 7** demonstrates the allocation of the 2024-25 approved budget costs between salaries and benefits, services and supplies, and other operating expenses. Services and supplies make up 93% of Ceres FPD's \$107,837 in operating expenditures. The services and supplies include the approximately \$77,682 contract with the City of Ceres and a \$12,600 contract for administrative support services. Ceres FPD is currently operating with a balanced budget, meaning available revenues meet all operating costs.

FIGURE 7

Ceres FPD 2024-25 Budgeted Expenditures



Merged Fire District Financial Analysis

Combining these two departments through the annexation of Ceres FPD into the Stanislaus FPD will create some operational efficiencies for operations of the merged entities. As an independent special district with more than one staffed fire station, Stanislaus FPD can create an operational model that will integrate the operations of the Ceres FPD into the operational structure of the existing Stanislaus FPD. As such, when analyzing the annexation, a new budget can be developed to reflect the additional Ceres FPD revenue as part of the existing budget model of the Stanislaus FPD.

Merged Budget

The 2024-25 budget information summarized above can be used to develop a base expenditure budget which forms the basis of the projections of the operations for the next five years. No salary adjustments are included in the forecasts and the challenges regarding pay disparity and benefit adjustments are items to be addressed during the negotiation process related to the proposed annexation. **Table 9** shows the base budget post-annexation based on 2024-25 figures.

TABLE 9

Combined Expenditure Budget (2024-25 Base)	
Salaries and Benefits	
Stanislaus FPD Salaries and Benefits	\$11,436,702
Ceres FPD Salaries and Benefits	\$942
Combined Salaries and Benefits	\$11,437,644
Services and Supplies	\$2,805,423
Capital and Facility Improvements	\$335,059
Other Expenditures	\$181,342
Total Expenditures	\$14,759,468

The base combined 2024-25 budget can then be used to create a five-year expenditure projection, as shown in **Table 10**. Salaries and benefits continue to rise driven by COLA adjustments, increased health care costs, increased wages from negotiated labor agreements, workers compensation increases, and pension costs. Growth rate for the salaries and benefits is forecast at 5% per year. Other costs for supplies, services, energy, and maintenance are projected to grow at 3% during the projection period. The contract between Ceres FPD and the City of Ceres is removed in 2026-27.

TABLE 10

Multi-Year Merged Expenditure Projection					
	2024-25 (Base)	2025-26	2026-27	2027-28	2028-29
Salaries and Benefits	\$11,437,644	\$12,009,526	\$12,610,003	\$13,240,503	\$13,902,528
Services and Supplies	\$2,805,423	\$2,889,586	\$2,896,261	\$2,983,149	\$3,072,643
Capital and Facility Improvements	\$335,059	\$345,111	\$355,464	\$366,128	\$377,112
Other Expenditures	\$181,342	\$186,782	\$192,386	\$198,157	\$204,102
Total Expenditures	\$14,759,468	\$15,431,005	\$16,054,113	\$16,787,937	\$17,556,385





Revenues Needed to Support Annexation

Key financial decision points for Stanislaus FPD and Ceres FD are to ensure there is sufficient current and future revenue sources for the annexation and that there is relative equity in both agencies' 1% general purpose property tax levy that property owners pay from their assessed property value and assessment contributions to the combined agency. The Stanislaus FPD sources of revenue from the Ceres FPD would be set at the time of annexation.

Ceres FD

- 24/25 Assessed Valuation - \$182,358,271 (1.98% of combined)
- As of 22/23, receives 2.31% of the 1% County tax rate, which amounts to \$37,151
- 24/25 Base Assessment \$90, and equates to \$56,077
- Taxable Parcels - 588

Consolidated FPD

- 24/25 Assessed Valuation - \$9,012,481,186 (98.02% of combined)
- As of 22/23, receives 4.52% of the 1% County tax rate, which amounts to \$3,539,996.
- 24/25 Base Assessment \$341, and equates to \$8,052,890

Combined Assessed Value

- Combined Assessed Valuation \$9,194,839,457

In order for the annexation to be feasible, the District's will request LAFCO to order the Stanislaus FPD Special Assessment be imposed on property within Ceres FPD boundaries

From a capital perspective, Stanislaus FPD has a development impact fee program in place that provides funding for capital improvements necessary to support new development within the District. The Ceres FPD does not impose impact fees for fire. In order to achieve funding equity between the two communities and to fund capital improvements, including station improvements and vehicle/apparatus acquisition, as part of the annexation, the District's will request LAFCO to order the Stanislaus FPD development impact fee schedule be imposed on new development within Ceres FPD boundaries.

Reserve Funds

Reserve funds support unexpected contingencies, provide a buffer for unplanned fiscal issues, and create opportunities for future strategic decisions, like annexation. Reserve fund policy is set by the Governing Boards, and agencies typically set a target range based on the volatility of their annual budget. Some reserve funds may be restricted by policy or by law and cannot be used for other purposes.

Stanislaus FPD has reserve policies to ensure sufficient reserve levels for economic uncertainties, catastrophic events, capital improvements, and employee retirement obligations. Stanislaus FPD will assume all Ceres FPD reserves and obligations.

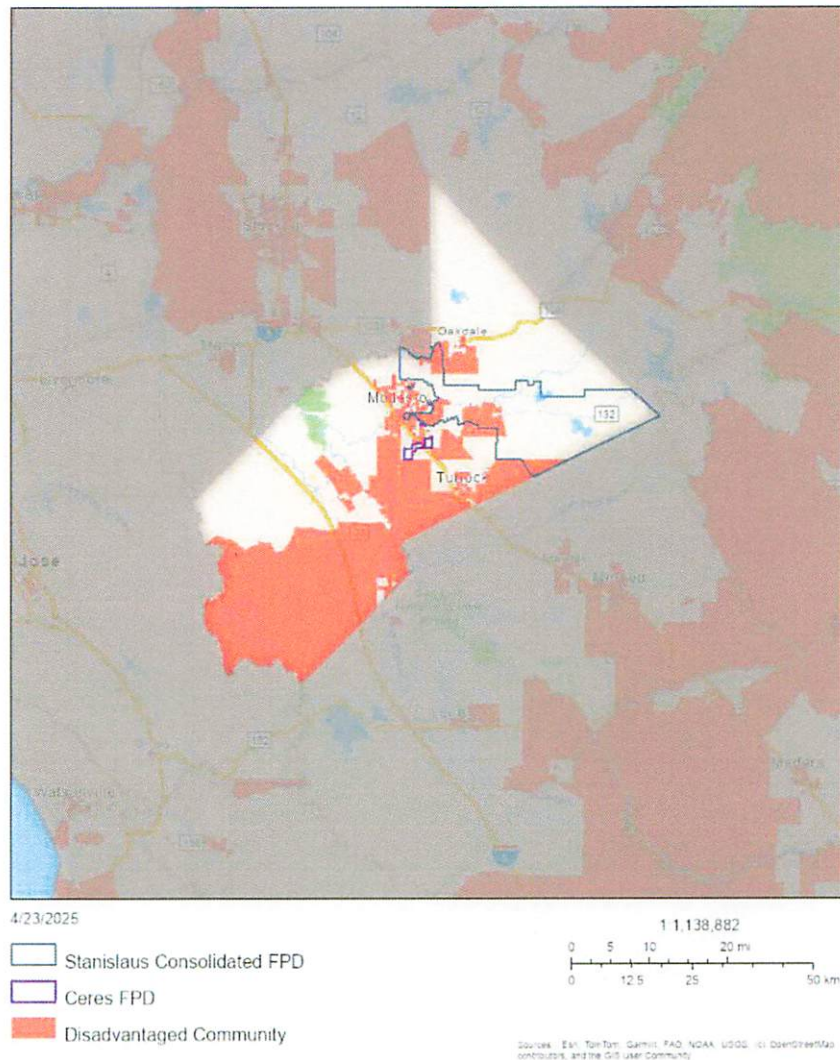


DISADVANTAGED COMMUNITIES ANALYSIS

Senate Bill No. 244 ("SB 244") was enacted in 2011, requiring municipalities and counties to address inequalities between unincorporated communities. The law requires assessing access to vital public services and evaluating current states of infrastructure for disadvantaged unincorporated communities. **Figure 8** shows the disadvantaged communities identified in Stanislaus County.

A Disadvantaged Unincorporated Community ("DUC") is an inhabited and unincorporated community that includes 10 or more dwelling units in proximity or where 12 or more registered voters reside and have an annual median household income that is 80 percent or less of the statewide median housing income.

FIGURE 8
Stanislaus County Disadvantaged Communities



It is not within the scope of this report to evaluate public facilities of sewers and water supply. But, each of these areas will continue to receive structural fire protection, just as they currently do. There are no communities within the existing boundaries or adjacent to the Ceres FPD or Stanislaus FPD's sphere of influence that lack public services. The proposed annexation does not contemplate reducing services, and no previous health or safety issues have been identified. No new or existing negative impacts have been identified.



FUTURE GROWTH – POPULATION

Stanislaus FPD Future Growth

Residential Development

Stanislaus FPD has three land use agencies within its boundaries – the Cities of Riverbank and Waterford and the County of Stanislaus.

City of Riverbank

The City of Riverbank has several planned residential development projects with a total of 4,721 projected new residential units, shown in **Table 11** below.

TABLE 11

City of Riverbank Projected Residential Development	
Development	# of Units
Countryside 2	40
Countryside 3	22
Crossroads West	1,964
Diamond Bar East	83
Elm Wood Estates	20
Lucky House Tiny Homes	40
Pocket Senior Housing	28
River Walk	2,432
The Heritage Collection at Sierra Street	64
Ward Avenue Villas	28
Total Projected Units	4,721

Source: City of Riverbank

City of Waterford

The City of Waterford adopted the Lake Pointe Master Development Plan in November 2007. The project is comprised of approximately 425 acres located in the northeastern portion of the city and is a mixed-use residential community. The development will include multi-family and single-family dwelling units, shown in **Table 12**.

TABLE 12

City of Waterford Projected Residential Development	
Development	# of Units
Lake Pointe Master Development Plan	2,812



Source: Waterford Vision 2025 General Plan, Chapter 10 Housing Plan

Unincorporated County of Stanislaus

There are currently no planned development projects within the unincorporated portion of the County of Stanislaus that is within the Stanislaus FPD boundaries. Using the developer fee collections of the District from the last eight years, the unincorporated portions of Stanislaus County within the Stanislaus FPD have added an average of 65 residential units per year, shown in **Table 13** below. It is expected that this rate of growth will continue over the next eight years for a total of approximately 520 new residential units.

TABLE 13

Unincorporated 8 Year Historical New Residential Development	
Year	# of Residential Units
2016	64
2017	68
2018	63
2019	75
2020	58
2021	53
2022	83
2023	57
Average	65

Source: Stanislaus Consolidated Fire Protection District

Ceres FPD Future Growth

The District's are not aware of any future new development other than the proposed Copper Trails specific plan. If that development were to proceed, it is expected that the City of Ceres will annex that territory into its boundaries.

Using ParcelQuest it was determined that over the last eight years an average of 1 residential unit per year has been constructed within the Ceres FPD, shown in **Table 14** below. It is expected that this rate of growth will continue over the next eight years for a total of approximately 8 new residential units.



TABLE 14

Ceres FPD 8 Year Historical New Residential Development	
Year	# of Residential Units
2016	-
2017	1
2018	1
2019	-
2020	1
2021	2
2022	-
2023	1
Average	1

Source: ParcelQuest

Stanislaus County Population Estimates

Population projections for Stanislaus County are shown in **Figure 9**. Stanislaus County is estimated to grow by 22% by 2050.

FIGURE 9

Table 5 Local Area Population Forecast

Location	2020	2025	2030	2035	2040	2045	2050
Ceres City	49,565	52,651	54,361	55,890	57,759	59,869	62,093
Hughson City	7,443	8,252	8,699	9,101	9,590	10,144	10,726
Modesto City	219,571	229,897	235,617	240,738	246,988	254,052	261,492
Newman City	11,334	12,297	12,829	13,307	13,889	14,547	15,240
Oakdale City	22,862	24,390	25,237	25,994	26,919	27,965	29,066
Patterson City	22,284	25,696	27,585	29,278	31,342	33,676	36,134
Riverbank City	24,926	28,223	30,048	31,684	33,679	35,934	38,310
Turlock City	75,015	80,342	83,293	85,935	89,159	92,803	96,641
Waterford City	9,181	9,692	9,975	10,229	10,538	10,888	11,257
Unincorporated Central	78,246	79,391	80,025	80,593	81,286	82,069	82,894
Unincorporated Northeast	10,627	10,898	11,048	11,182	11,346	11,531	11,726
Unincorporated South	20,548	21,258	21,651	22,003	22,433	22,918	23,430
Unincorporated West	8,980	9,127	9,208	9,281	9,370	9,471	9,576
<i>(Sub-Total Unincorporated)</i>	<u>118,401</u>	<u>120,674</u>	<u>121,932</u>	<u>123,059</u>	<u>124,435</u>	<u>125,989</u>	<u>127,626</u>
Stanislaus County	560,582	592,113	609,576	625,215	644,296	665,867	688,585

Source: 2021 Stanislaus County Demographic and Employment Forecast, University of the Pacific Center for Business and Policy Research



FIGURE 10

Table 6 Projected Population Change for Stanislaus County Local Areas

Location	2020-30 growth	2020-30 growth rate	2020-50 growth	2020-50 growth rate
Ceres City	4,796	9.7%	12,528	25.3%
Hughson City	1,256	16.9%	3,283	44.1%
Modesto City	16,046	7.3%	41,921	19.1%
Newman City	1,495	13.2%	3,906	34.5%
Oakdale City	2,375	10.4%	6,204	27.1%
Patterson City	5,301	23.8%	13,850	62.2%
Riverbank City	5,122	20.5%	13,384	53.7%
Turlock City	8,278	11.0%	21,626	28.8%
Waterford City	794	8.6%	2,076	22.6%
Unincorporated Central	1,779	2.3%	4,648	5.9%
Unincorporated Northeast	421	4.0%	1,099	10.3%
Unincorporated South	1,103	5.4%	2,882	14.0%
Unincorporated West	228	2.5%	596	6.6%
<i>(Sub-Total Unincorporated)</i>	<u>3,531</u>	<u>3.0%</u>	<u>9,225</u>	<u>7.8%</u>
Stanislaus County	48,994	8.7%	128,003	22.8%

Source: 2021 Stanislaus County Demographic and Employment Forecast, University of the Pacific Center for Business and Policy Research





GOVERNANCE UNDER THE ANNEXATION

As part of the annexation analysis, the question of policy governance (elected officials) must be addressed. It is expected that the board of directors for Stanislaus FPD will continue to be appointed by the County Board of Supervisors. Currently the Stanislaus FPD board of directors has a representative from the Empire area. It is expected that following the annexation, there will be a director from the Empire area/former Ceres FPD boundaries.



LAFCO GOVERNMENT CODE SECTION REQUIREMENTS

Government Code Section 56425

Subsection	Description	Response
e1	The present and planned land uses in the area, including agricultural and open-space lands.	No changes
e2	The present and probable need for public facilities and services in the area.	Addressed in report
e3	The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.	Addressed in report
e4	The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	No changes
e5	For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.	No additional public facilities needed

Government Code Section 56430

a	In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. The commission shall include in the area designated for service review the county, the region, the subregion, or any other geographic area as is appropriate for an analysis of the service or services to be reviewed, and shall prepare a written statement of its determinations with respect to each of the following:	Report supports LAFCO's written update of service review for combined entity
a1	Growth and population projections for the affected area.	Addressed in report
a2	The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.	Addressed in report
a3	Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.	Addressed in report
a4	Financial ability of agencies to provide services.	Addressed in report
a5	Status of, and opportunities for, shared facilities.	Addressed in report
a6	Accountability for community service needs, including governmental structure and operational efficiencies.	Addressed in report
a7	Any other matter related to effective or efficient service delivery, as required by commission policy.	Addressed in report



Government Code Section 56653

b	The plan for providing services shall include all of the following information and any additional information required by the commission or the executive officer:	
b1	An enumeration and description of the services currently provided or to be extended to the affected territory.	Addressed in report
b2	The level and range of those services.	Addressed in report
b3	An indication of when those services can feasibly be extended to the affected territory, if new services are proposed.	Addressed in report
b4	An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.	Addressed in report



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EXHIBIT D

Resolution No. 2026-01: SCFPD Resolution of Application for Annexation of territory and Dissolution of CFPD & Includes Plan for Services

Resolution No. 2026-02: CFPD Resolution of Application for Annexation to SCFPD and Dissolution of CFPD

Resolution No. 2026-0118: Stanislaus County BOS agreeing to negotiated exchange of property tax revenues between SCFPD and CFPD.

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RESOLUTION 2026-001

**RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE
STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT REQUESTING THE
STANISLAUS COUNTY LOCAL AGENCY FORMATION COMMISSION INITIATE
PROCEEDINGS FOR THE DISSOLUTION OF THE CERES FIRE PROTECTION
DISTRICT AND SIMULTANEOUS ANNEXATION OF THE TERRITORY TO THE
STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT**

RESOLVED, by the Board of Directors of the Stanislaus Consolidated Fire Protection District (the "SCFPD") that:

WHEREAS, the SCFPD was formed pursuant to the Fire Protection District Law of 1987, commencing with Section 13800 of the Health and Safety Code, and the Ceres Fire Protection District ("CFPD") was formed pursuant to the Fire Protection District Law of 1987 commencing with Section 13800 of the Health and Safety Code.

WHEREAS, the SCFPD and CFPD have a history of collaboration and cooperation efforts, including community outreach, community risk reduction, and public safety initiatives; and

WHEREAS, the SCFPD desires to initiate, jointly with CFPD, proceedings pursuant to the Cortese- Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the Government Code by the Local Agency Formation Commission ("LAFCO"), for reorganization that includes the dissolution of CFPD and annexation of CFPD territory into the SCFPD; and

WHEREAS, the territory proposed to be reorganized is inhabited and encompasses the areas described in the map included in the Plan for Services attached and incorporated by reference as Exhibit A; and

WHEREAS, the proposed reorganization will be consistent with the sphere of influence of SCFPD, as a request to simultaneously expand the Sphere of Influence to be coterminous with the annexed territory of CFPD will be included with the application to LAFCO; and

WHEREAS, the reasons for the reorganization of SCFPD and CFPD into one entity are to enhance the efficiency, effectiveness, and economy of the reorganized district, better meeting the fire, rescue, hazardous materials emergency response, and emergency medical response of the community, as described in the Plan for Services attached to this Resolution and incorporated by reference as Exhibit A; and

WHEREAS, SCFPD has assumed Lead Agency status for this project for purposes of the California Environmental Quality Act (CEQA), commencing with California Public Resources Code Section 21000, on behalf of the two districts; and

WHEREAS, the proposed reorganization is not a project requiring environmental review under the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.* and accompanying regulations in Title 14 of the California Code of Regulations, section 15000 *et seq.* ("State CEQA Guidelines") because it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect physical change to the environment. (Pub. Resources Code, § 21065; State CEQA Guidelines, § 15378). The proposed reorganization will not

alter the area where services are provided, or change the type of services provided to said area. The proposed reorganization itself will not change any existing land use or result in construction of new facilities. CFPD has no existing facilities, therefore there would be no demolition or repurposing of any CFPD facilities that could have an impact on the environment. Further, the proposed reorganization does not authorize any construction or development of land; and

WHEREAS, even if the proposed reorganization is considered a "project" under CEQA, it is exempt from environmental review under the Class 20 exemption for changes in the organization of local agencies. (State CEQA Guidelines, § 15320.) Under section 15320, changes in the organization of a local governmental agency are exempt if the changes do not modify the geographical area in which previously existing powers are exercised. This exemption applies because the proposed reorganization constitutes a "change of organization" or "changes of organization" under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and does not change the geographical area within which the power to provide the Services will be exercised. CFPD and SCFPD both are fire protection districts operating pursuant to the Fire Protection District Law of 1987 and have authority to exercise the same powers. Therefore, the contemplated reorganization will not change the geographic area of previously authorized powers. Furthermore, the proposed reorganization is similar in nature to the example set forth in State CEQA Guidelines, § 15320(b) in that it results in the merging of two agencies' service boundaries where both agencies have identical powers. There is no evidence that the proposed reorganization involves cumulative impacts or successive projects, any unusual circumstances that might cause a significant effect on the environment, impacts on scenic highways, hazardous waste sites, or historic resources. (State CEQA Guidelines, § 15300.2.); and

WHEREAS, even if the approval of proposed reorganization is considered a "project," it is also exempt under the "common sense" exemption because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).) The proposed reorganization itself does not authorize any construction or development of land. If a construction or development project is proposed in the future, the construction or development would be subject to environmental review, as required under CEQA, at that time. Because the site and project-specific details of any potential future construction or development project are unknown at this time, impacts of such potential future development are speculative.

WHEREAS, the SCFPD Board intends for this Resolution of Application to be substantially similar to the Resolution of Application adopted by the CFPD Board for this reorganization, consistent with Section 56853 of the California Government Code.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the CFPD, as follows:

1. Adoption of Resolution of Application. This Resolution of Application is hereby adopted and approved by the Board of Directors of the SCFPD. The Stanislaus Local Agency Formation Commission ("LAFCO") is hereby requested to (1) dissolve the CFPD and reorganize the territory described in Exhibit A; expand the sphere of influence for the SCFPD to be coterminous with said territory; and annex the CFPD to the SCFPD according to the terms and conditions set forth below and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
2. Terms and Conditions. The SCFPD Board of Directors requests that, under LAFCO's conditioning powers under Government Code section 56886, the reorganization described above be subject to the following terms and conditions:
 - a. Successor Agency. Upon the date of recording of the LAFCO Certificate of Completion

(the "Effective Date"), SCFPD shall be the successor to CFPD. Upon the Effective Date, all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the CFPD are to be transferred to the SCFPD as the successor to the CFPD. Notwithstanding the foregoing, SCFPD will not assume that certain Agreement Between City of Ceres and Ceres Fire Protection District For the Provision of Fire Suppression and First Responder Emergency Services dated June 25, 2001, which shall dissolve and terminate with CFPD, shall no longer be of force and effect after the Effective Date, and shall not be binding upon SCFPD.

- b. Maintenance of Reserve Accounts. SCFPD shall maintain the reserve accounts presently maintained by CFPD.
 - c. Revenue Transfer. SCFPD and CFPD have, together with direction and input from the County, negotiated an agreement for the transfer of CFPD property tax revenues to SCFPD which would take effect on the Effective Date. Prior to LAFCO's issuance of a Certificate of Filing for the reorganization, the County shall adopt resolution(s) agreeing to a property tax transfer, in accordance with Revenue and Taxation Code Sections 99(b)(6). In accordance with Government Code Sections 56886(t) and 57330, the subject territory shall be subject to the levying and collection of all previously authorized charges, fees, impact fees, assessments, or taxes of SCFPD. Upon completion of the LAFCO proceedings and the recording of the LAFCO Certificate of Completion, SCFPD shall levy, collect, track, expend and administer all revenue, income, and previously authorized charges, fees, assessments, funds, and taxes currently in effect, levied, or collected by the CFPD, including, but not limited to, property and other taxes in accordance with the authorizing actions of such financial mechanisms.
 - d. Board of Directors. On the Effective Date, the CFPD Board of Directors will be dissolved, and the SCFPD Board of Directors will adjust the current board position held by a representative from the Empire community to a position held by a member at large.
3. CEQA Compliance. For all the reasons set forth in the above Recitals, and based upon all of the substantial evidence in the record as a whole, the Board of Directors finds that the proposed reorganization: (1) is not a "project" subject to environmental review under CEQA (Pub. Resources Code, § 21065; State CEQA Guidelines, § 15378); (2) alternatively, is exempt from CEQA under the Class 20 exemption as a "change in organization" (State CEQA Guidelines, § 15320); (3) alternatively, is exempt from CEQA under the "common sense" exemption because it can be seen with certainty that there is no possibility that the proposed reorganization may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3)); and (4) none of the exceptions to the application of these exemption exist (State CEQA Guidelines, § 15300.2).
- a. The Board of Directors hereby directs that all documents and other materials constituting the record of proceedings related to this Resolution of Application for approval of the proposed reorganization, be maintained by SCFPD, on file at the District offices at 3324 Topeka St., Riverbank, CA 95367.
 - b. The Board of Directors directs Staff to file a Notice of Exemption with the County Clerk for the County of Stanislaus.
4. Submission of Resolution of Application and other Application Materials. The Board of Directors authorizes and directs the Fire Chief to file a certified copy of this Resolution of Application together with the required LAFCO application, finalized plan for services as

required by Government Code section 56653, map, and other documents with LAFCO's Executive Officer.

5. Further Authority Granted to the District Fire Chief. The Fire Chief is authorized to sign any and all documents and agreements with LAFCO and the County of Stanislaus or CFPD to carry out the intent of this Resolution of Application based on the terms in this Resolution of Application.
6. Effective Date. This Resolution of Application shall take effect immediately upon adoption by the Board of Directors.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the SCFPD at a regular meeting thereof held on the 11th day of March 2026, by the following vote:

AYES: 4 Rivers, Stanfield, Neal, Murdock

NOES: 0

ABSENT: 1 Bernardi

ABSTAIN: 0



Amanda McCormick, Clerk of the Board


Brandon Rivers, President

Attachments:

Exhibit A – Plan for Services

Exhibit A
Plan for Services

Plan for Services (Government Code 56653)

Description of the services to be extended to the proposal area:

Stanislaus Consolidated Fire Protection District (SCFPD) provides a full range of services, including fire prevention, fire suppression, emergency medical response, hazardous materials response, auto extrication, search and rescue, and disaster mitigation in addition to a variety of other miscellaneous requests. These services will be provided using existing fire stations, fire apparatus and personnel.

Description of the level and range of those services:

SCFPD provides a level of service consistent with the characteristics of the area that it protects: urban and suburban levels of service in and around the Cities of Riverbank, Waterford and Modesto and rural levels of service in the remote areas of the district due to water availability, extended response times, and terrain. This same level of service will be provided to the proposal area.

An indication of when those services can feasibly be extended to the affected territory, if new services are proposed:

SCFPD will provide service from the date of approval of annexation.

An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed:

The proposal area is currently receiving services through a contract with the City of Ceres. The services to be provided by SCFPD do not exceed the current services therefore no new development is proposed.

Information with respect to how those services will be financed:

The proposed annexation would extend the SCFPD's property tax allocation pursuant to a tax exchange agreement to be approved by the Stanislaus County Board of Supervisors, and special assessment revenue sources from the proposal, providing regular and ongoing revenue sources to sustain fire protection services.



CERES FIRE PROTECTION DISTRICT

P.O. BOX 1335
SALIDA, CALIFORNIA 95368
PHONE (209) 497-2389

Board Members Gary Marchy –Chairman Bob Rensted

CERES FIRE PROTECTION DISTRICT RESOLUTION No. 2026-02

RESOLUTION OF APPLICATION BY THE BOARD OF DIRECTORS OF THE CERES FIRE PROTECTION DISTRICT REQUESTING THE STANISLAUS COUNTY LOCAL AGENCY FORMATION COMMISSION INITIATE PROCEEDINGS FOR THE DISSOLUTION OF THE CERES FIRE PROTECTION DISTRICT AND SIMULTANEOUS ANNEXATION OF THE TERRITORY TO THE STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

RESOLVED, by the Board of Directors of the Ceres Fire Protection District (the "CFPD") that:

WHEREAS, the CFPD was formed pursuant to the Fire Protection District Law of 1987, commencing with Section 13800 of the Health and Safety Code, and the Stanislaus Consolidated Fire Protection District ("SCFPD") was formed pursuant to the Fire Protection District Law of 1987 commencing with Section 13800 of the Health and Safety Code.

WHEREAS, the CFPD and SCFPD have a history of collaboration and cooperation efforts, including community outreach, community risk reduction, and public safety initiatives; and

WHEREAS, the CFPD desires to initiate, jointly with SCFPD, proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, commencing with Section 56000 of the Government Code by the Local Agency Formation Commission ("LAFCO"), for reorganization that includes the dissolution of CFPD and annexation of CFPD territory into the SCFPD; and

WHEREAS, the territory proposed to be reorganized is inhabited and encompasses the areas described in the map included in the Plan for Services attached and incorporated by reference as Exhibit A; and

WHEREAS, the proposed reorganization will be consistent with the sphere of influence of SCFPD, as a request to simultaneously expand the Sphere of Influence to be coterminous with the annexed territory of CFPD will be included with the application to LAFCO; and

WHEREAS, the reasons for the reorganization of CFPD and SCFPD into one entity, SCFPD, are to enhance the efficiency, effectiveness, and economy of the reorganized district, better meeting the fire, rescue, hazardous materials emergency response, and emergency medical response of the community, as described in the Plan for Services attached to this Resolution and incorporated by reference as Exhibit A; and

WHEREAS, SCFPD has assumed Lead Agency status for this project for purposes of the California Environmental Quality Act (CEQA), commencing with California Public Resources Code Section 21000, on behalf of the two districts; and

WHEREAS, the proposed reorganization is not a project requiring environmental review under the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.* and accompanying regulations in Title 14 of the California Code of Regulations, section 15000 *et seq.* ("State CEQA Guidelines") because it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect physical change to the environment. (Pub. Resources Code, § 21065; State CEQA Guidelines, § 15378). The proposed reorganization will not alter the area where services are provided or change the type of services provided to said area. The proposed reorganization itself will not change any existing land use or result in construction of new facilities. CFPD has no existing facilities, therefore there would be no demolition or repurposing of any CFPD facilities that could have an impact on the environment. Further, the proposed reorganization does not authorize any construction or development of land; and

WHEREAS, even if the proposed reorganization is considered a "project" under CEQA, it is exempt from environmental review under the Class 20 exemption for changes in the organization of local agencies. (State CEQA Guidelines, § 15320.) Under section 15320, changes in the organization of a local governmental agency are exempt if the changes do not modify the geographical area in which previously existing powers are exercised. This exemption applies because the proposed reorganization constitutes a "change of organization" or "changes of organization" under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and does not change the geographical area within which the power to provide the Services will be exercised. CFPD and SCFPD are both fire protection districts operating pursuant to the Fire Protection District Law of 1987 and have authority to exercise the same powers. Therefore, the contemplated reorganization will not change the geographic area of previously authorized powers. Furthermore, the proposed reorganization is similar in nature to the example set forth in State CEQA Guidelines, § 15320(b) in that it results in the merging of two agencies' service boundaries where both agencies have identical powers. There is no evidence that the proposed reorganization involves cumulative impacts or successive projects, any unusual circumstances that might have a significant effect on the environment, impacts on scenic highways, hazardous waste sites, or historic resources. (State CEQA Guidelines, § 15300.2.); and

WHEREAS, even if the approval of proposed reorganization is considered a "project," it is also exempt under the "common sense" exemption because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3).) The proposed reorganization itself does not authorize any construction or development of land. If a construction or development project is proposed in the future, the construction or development would be subject to environmental review, as required under CEQA, at that time. Because the site and project-specific details of any potential future construction or development project are unknown at this time, impacts of such potential future development are speculative.

WHEREAS, the CFPD Board intends for this Resolution of Application to be substantially similar to the Resolution of Application adopted by the SCFPD Board for this reorganization, consistent with Section 56853 of the California Government Code.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the CFPD, as follows:

1. Adoption of Resolution of Application. This Resolution of Application is hereby adopted and approved by the Board of Directors of the CFPD. The Stanislaus Local Agency Formation Commission ("LAFCO") is hereby requested to (1) dissolve the CFPD and reorganize the territory described in Exhibit A; expand the sphere of influence for the SCFPD to be coterminous with said territory; and annex the CFPD to the SCFPD according to the terms and conditions set forth below and, in the manner, provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. Terms and Conditions. The CFPD Board of Directors requests that, under LAFCO's conditioning powers under Government Code section 56886, the reorganization described above be subject to the following terms and conditions:
- a. Successor Agency. Upon the date of recording of the LAFCO Certificate of Completion (the "Effective Date"), SCFPD shall be the successor to CFPD. Upon the Effective Date, all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the CFPD are to be transferred to the SCFPD as the successor to the CFPD. Notwithstanding the foregoing, SCFPD will not assume that certain Agreement Between City of Ceres and Ceres Fire Protection District for the Provision of Fire Suppression and First Responder Emergency Services dated June 25, 2001, which shall dissolve and terminate with CFPD, shall no longer be of force and effect after the Effective Date, and shall not be binding upon SCFPD.
 - b. Maintenance of Reserve Accounts. SCFPD shall maintain the reserve accounts presently maintained by CFPD.
 - c. Revenue Transfer. SCFPD and CFPD have, together with direction and input from the County, negotiated an agreement for the transfer of CFPD property tax revenues to SCFPD which would take effect on the Effective Date. Prior to LAFCO's issuance of a Certificate of Filing for the reorganization, the County shall adopt resolution(s) agreeing to a property tax transfer, in accordance with Revenue and Taxation Code Sections 99(b)(6). In accordance with Government Code Sections 56886(t) and 57330, the subject territory shall be subject to the levying and collection of all previously authorized charges, fees, impact fees, assessments, or taxes of SCFPD. Upon completion of the LAFCO proceedings and the recording of the LAFCO Certificate of Completion, SCFPD shall levy, collect, track, expend and administer all revenue, income, and previously authorized charges, fees, assessments, funds, and taxes currently in effect, levied, or collected by the SCFPD, including, but not limited to, property and other taxes in accordance with the authorizing actions of such financial mechanisms.
 - d. Board of Directors. On the Effective Date, the CFPD Board of Directors will be dissolved, and the SCFPD Board of Directors will adjust the current board position held by a representative from the Empire community to a position held by a member at large.
3. CEQA Compliance. For all the reasons set forth in the above Recitals, and based upon all of the substantial evidence in the record as a whole, the Board of Directors finds that the proposed reorganization: (1) is not a "project" subject to environmental review under CEQA (Pub. Resources Code, § 21065; State CEQA Guidelines, § 15378); (2) alternatively, is exempt from CEQA under the Class 20 exemption as a "change in organization" (State CEQA Guidelines, §15320); (3) alternatively, is exempt from CEQA under the "common sense" exemption because it can be seen with certainty that there is no possibility that the proposed reorganization may have a significant effect on the environment. (State CEQA Guidelines, § 15061(b)(3)); and (4) none of the exceptions to the application of these exemptions exist (State CEQA Guidelines, § 15300.2).
- a. The Board of Directors hereby directs that all documents and other materials constituting the record of proceedings related to this Resolution of Application for approval of the proposed reorganization, be maintained by CFPD, on file at the District offices at 3324 Topeka St, Riverbank, CA 95367.
 - b. The Board of Directors directs Staff to file a Notice of Exemption with the County Clerk for the County of Stanislaus.

4. Submission of Resolution of Application and other Application Materials. The Board of Directors authorizes and directs the Fire Chief to file a certified copy of this Resolution of Application together with the required LAFCO application, finalized plan for services as required by Government Code section 56653, map, and other documents with LAFCO's Executive Officer.
5. Further Authority Granted to the District Fire Chief. The Fire Chief is authorized to sign any and all documents and agreements with LAFCO and the County of Stanislaus or SCFPD to carry out the intent of this Resolution of Application based on the terms in this Resolution of Application.
6. Effective Date. This Resolution of Application shall take effect immediately upon adoption by the Board of Directors.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Board of Directors of the Ceres Fire Protection District held this 19th day of February 2026.

And approved by the following vote:

Ayes:	2	Directors:	Marchy & Rensted
Nays:	0	Directors:	
Excused or Absent:	0	Directors:	
Abstaining:	0	Directors:	

CHAIRMAN:


Gary Marchy, Board Chairman

ATTEST:


Danielle Denczek, Clerk of the Board

***Exhibit A of Ceres FPD Resolution 2026-02 is the
Feasibility Study and can be found in
Exhibit B of the Staff Report***

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA

Date: March 17, 2026

2026-0118

On motion of Supervisor B. Condit Seconded by Supervisor Grewal
and approved by the following vote,
Ayes: Supervisors: B. Condit, Withrow, Grewal, C. Condit, and Chairman Chiesa
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Recused: Supervisor: None

THE FOLLOWING RESOLUTION WAS ADOPTED:

Item # 6.B.22

**RESOLUTION OF THE STANISLAUS COUNTY BOARD OF SUPERVISORS AGREEING TO THE
NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES BETWEEN THE STANISLAUS
CONSOLIDATED FIRE PROTECTION DISTRICT AND THE CERES FIRE PROTECTION DISTRICT**

WHEREAS, the Stanislaus Consolidated Fire Protection District ("SCFPD") was formed on March 3, 1995, for the purpose of providing the most effective and efficient method of public fire service delivery by reorganizing or combining fire service agencies; and

WHEREAS, SCFPD serves approximately 195 square miles within the original boundaries of the Riverbank Fire Protection District, Empire Fire Protection District, Waterford–Hickman–La Grange Fire Protection Districts, and Stanislaus County Fire, and provides fire protection services to more than 50,000 residents in the cities of Riverbank and Waterford and in large unincorporated areas of Stanislaus County including Empire, La Grange, Hickman, Eastern Stanislaus County, Airport District, Gallo Winery, and the Beard Industrial Tract; and

WHEREAS, the Ceres Fire Protection District ("CFPD"), formed in 1930, encompasses unincorporated territory southeasterly of the City of Ceres, and currently contracts with the City of Ceres to provide fire protection services; and

WHEREAS, SCFPD and CFPD have jointly proposed the dissolution of CFPD and the annexation of its service area into SCFPD ("Proposed Reorganization"), and held a pre-application meeting with the Stanislaus Local Agency Formation Commission ("LAFCO") in preparation for submitting the required reorganization application; and

WHEREAS, pursuant to California Revenue and Taxation Code Section 99(b)(5), when a proposed jurisdictional change will affect the service area or service responsibilities of one or more special districts, the Board of Supervisors must, on behalf of the affected districts, negotiate the exchange of property tax revenues associated with the proposed jurisdictional change; and

WHEREAS, SCFPD and CFPD have approved an agreement that provides for the transfer of property tax revenue from CFPD to SCFPD upon completion of the Proposed Reorganization, and such transfer is necessary to ensure that SCFPD receives the revenues required to provide ongoing fire protection services to residents within the former CFPD territory; and

WHEREAS, approval of the negotiated tax exchange provides assurance to LAFCO that SCFPD intends to maintain and continue fire protection services to residents currently served by CFPD following dissolution and annexation; and

WHEREAS, establishing the property tax exchange allows LAFCO, if it approves the Proposed Reorganization, to submit necessary updates to local tax allocations to the California State Board of Equalization, ensuring continued fire-service-related revenues for the affected area; and

WHEREAS, SCFPD is preparing a Plan for Service as part of its formal LAFCO application, expected to be submitted within the coming weeks, and the Boards of Directors of SCFPD and CFPD each approved resolutions initiating the Proposed Reorganization; and

WHEREAS, the Board of Supervisors has completed negotiations on behalf of SCFPD and CFPD in accordance with Revenue and Taxation Code section 99(b)(5).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Stanislaus that:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Contingent upon LAFCO's approval of the Proposed Reorganization, including the dissolution of CFPD and the designation of SCFPD as successor agency, and upon the LAFCO Executive Officer's execution of a Certificate of Completion, all property taxes assessed and collected on behalf of CFPD for Fiscal Year 2025–2026 shall be transferred to SCFPD in its capacity as successor to CFPD.
3. Until the start of the fiscal year following the filing of the jurisdictional change with the State Board of Equalization, the distribution of property tax revenues shall follow the terms of the LAFCO resolution approving the Proposed Reorganization.
4. Based upon negotiations completed by the Board of Supervisors pursuant to Revenue and Taxation Code Section 99(b)(5), all property tax revenues previously allocated to CFPD shall be transferred to SCFPD upon completion of the Proposed Reorganization and fulfillment of any conditions imposed by LAFCO.
5. Upon completion of the Proposed Reorganization, the appropriations limit of SCFPD shall be adjusted as mutually agreed upon by SCFPD and CFPD, consistent with Article XIIIB, Section 3(a), of the California Constitution.

ATTEST: MARY E. HARTSFIELD, Clerk
Stanislaus County Board of Supervisors,
State of California

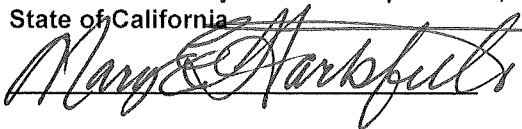


EXHIBIT E

LAFCO Resolution No. 2026-13

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**STANISLAUS COUNTY LOCAL AGENCY
FORMATION COMMISSION**

RESOLUTION

DATE: June 24, 2026

NO. 2026-13

SUBJECT: LAFCO Application No. 2026-04 & SOI Modification No. 2026-05 – Ceres Fire Protection District Reorganization to the Stanislaus Consolidated Fire Protection District

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

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

THE FOLLOWING RESOLUTION WAS ADOPTED:

WHEREAS, a request has been submitted to modify the Sphere of Influence and annex approximately 2,500 acres to the Stanislaus Consolidated Fire Protection District, and simultaneously dissolve the Ceres Fire Protection District;

WHEREAS, there are more than 12 registered voters within the area and it is thus considered inhabited;

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Stanislaus Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code);

WHEREAS, the proposal was initiated by a Resolution of Application from the Stanislaus Consolidated Fire Protection District;

WHEREAS, the Ceres Fire Protection District approved a substantially similar resolution requesting the Stanislaus Consolidate Fire Protection District initiate the reorganization;

WHEREAS, the purpose of the proposal is to allow the Stanislaus Consolidated Fire Protection District to provide fire protection services to the subject territory and dissolve the Ceres Fire Protection District;

WHEREAS, proceedings for adoption and amendment of a Sphere of Influence are governed by the Cortese-Knox-Hertzberg local Government Reorganization Act, Section 56000 et seq. of the Government Code;

WHEREAS, California Government Code Section 56425 requires the Commission to prepare written determinations with respect to certain factors outlined in this section;

WHEREAS, pursuant to Government Code Section 56430 and LAFCO Policies, the proposal is consistent with the most recent Municipal Service Review which was approved in 2024.

WHEREAS, the Stanislaus Consolidated Fire Protection District has established a special assessment that will be extended to the subject territory and will also receive funding pursuant to a tax sharing agreement with Stanislaus County from the former territory of the Ceres Fire Protection District;

WHEREAS, in the form and manner provided by law pursuant to Government Code Sections 56153 and 56157, the Executive Officer has given notice of the public hearing by the Commission on this matter;

WHEREAS, the Commission has, in evaluating the proposal, considered the report submitted by the Executive Officer, which included determinations and factors set forth in Government Code Sections 56425, 56668, and 56668.3, and any testimony and evidence presented at the meeting held on June 24, 2026; and

WHEREAS, as required by Section 57000 of the Cortese Knox Hertzberg Act, the reorganization is subject to protest proceedings.

NOW, THEREFORE, BE IT RESOLVED that the Commission:

1. Finds this proposal to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15320 and 15061(b)(3) of the CEQA Guidelines.
2. Adopts the written determinations pursuant to Government Code Section 56425, as described and put forth in the staff report dated June 24, 2026 and determines that the sphere of influence for the Stanislaus Consolidated Fire Protection District will include the territory and be coterminous with its approved boundaries.
3. Designates the proposal as the "Ceres Fire Protection District Reorganization to the Stanislaus Consolidated Fire Protection District."
4. Finds the proposal to be consistent with State law and the Commission's adopted Policies and Procedures.
5. Approves the proposal subject to the following terms and conditions:
 - (a) The Applicant shall pay the required State Board of Equalization fees and submit a map and legal description prepared to the requirements of the State Board of Equalization and accepted to form by the Executive Officer.
 - (b) The Applicant agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval, and provide for reimbursement or assumption of all legal costs in connection with that approval.
 - (c) The effective date of the reorganization shall be the date of recordation of the Certificate of Completion.

- (d) Upon the effective date, Stanislaus Consolidated Fire Protection District (SCFPD) shall be the successor to Ceres Fire Protection District (CFPD). Upon the effective date, all rights, responsibilities, properties, contracts, assets and liabilities, and functions of the CFPD are to be transferred to the SCFPD as the successor to the CFPD. Notwithstanding the foregoing, SCFPD will not assume that certain agreement between the City of Ceres and CFPD for the provision of fire suppression and first responder emergency services dated June 25, 2001, which shall dissolve and terminate with CFPD, shall no longer be of force and effect after the effective date and shall not be binding upon SCFPD.
 - (e) Stanislaus Consolidated shall maintain the reserve accounts presently maintained by Ceres Fire Protection District
 - (f) Stanislaus Consolidated (SCFPD) and Ceres Fire Protection District (CFPD) have, together with direction and input from the County, negotiated an agreement for the transfer of CFPD property tax revenues to SCFPD which would take effect on the effective date. In accordance with Government Code Sections (56886(t) and 57330, the subject territory shall be subject to the levying and collection of all previously authorized charges, fees, impact fees, assessments, or taxes of SCFPD. Upon completion of the LAFCO proceedings and the recording of the LAFCO Certificate of Completion, SCFPD shall levy, collect, track, expend and administer all revenue, income, and previously authorized charges, fees assessments, funds and taxes currently in effect, levied or collected by CFPD, including, but not limited to, property and other taxes in accordance with the authorizing actions of such financial mechanisms.
 - (g) On the effective date, the Ceres Fire Protection District Board of Directors will be dissolved, and the Stanislaus Consolidated Fire Protection District Board of Directors will adjust the current board position held by a representative from the Empire Community to a position held by a member at large.
6. Directs the Executive Officer to initiate Protest Proceedings pursuant to Government Code Section 57000 et seq.

ATTEST:

Sara Lytle-Pinhey
Executive Officer