

**EXECUTIVE OFFICER'S AGENDA REPORT  
JANUARY 26, 2011**

TO: LAFCO Commissioners

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

**SUBJECT: ANNUAL CITY ANNEXATION SUMMARY**

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Each year, Staff provides the Commission with an updated chart reflecting city annexations that have occurred over the past decade and the present acreages for each city.

At the end of 2010, Staff was also able to complete the comparison chart for the past fifty years of city annexations. The Commission may find this information of interest as it provides insight on the growth rates of each city in terms of acreage annexed and population change per decade.

Also attached for the Commission's information are updated maps for each of the nine cities, reflecting their current boundaries, spheres of influence and primary areas. These maps have also been made available on our website at: [www.stanislauslafco.org](http://www.stanislauslafco.org)

It should be noted that this data contains all annexations that were recorded by December 31, 2010. Any annexation recorded after this date (including the City of Modesto's Jennings Addition No. 2 project) will be reflected as part of the 2011 data.

Below are some highlights from the attached information.

**ANNEXATIONS**

From the attached annexation data, one can track changes in city boundaries over the past 50 years. Average annual growth rates have also been included for comparison purposes. The decade with the most acreage annexed into city limits was between 1971-1980 (approx. 12,400 acres).

The City of Patterson grew more than twice its size from 2000 to 2010. Likewise, in this time period, it annexed the most property (2,158 acres), closely followed by the City of Turlock (with 2,094 acres annexed).

**POPULATION DENSITY**

For the first time, we are including population density with the annexation summary. Population data for each of the nine cities was obtained from the Census Bureau and the Department of Finance. Population density is calculated using a simplistic method of dividing total population by the total number of acres within a city's limits. This is a very universal way to measure population density, with the caveat that land uses are *not* being considered in the calculation. It is, however, a starting point which may be used for further study to answer questions such as: Is a city's growth in area outpacing its growth in population? How efficiently is a city utilizing its annexed acreage?

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The decade with the largest population increase (within city limits) was 1980-1990 (nearly 105,000 people). According to Department of Finance data, over the last half of the 2000s, population growth in the County has been primarily attributed to “natural increase” (i.e. the number of births exceeding the number of deaths).

## SPHERES OF INFLUENCE

The attached maps illustrate the nine cities' boundaries as of December 31, 2010, as well as their spheres of influence and primary areas. These maps are also provided for the public online and are updated by LAFCO staff as changes occur.

Attachments: Annual City Annexation Summary (2001-2010)  
Past Decades Comparison (1960-2010)  
Population Density (1960-2010)  
Maps for the 9 Cities (as of 12/31/2010)

*Stanislaus LAFCO*  
**ANNUAL CITY ANNEXATION SUMMARY**  
**2001-2010**

CITY	TOTAL ACRES W/in CITY LIMITS 2000	NUMBER OF ACRES ANNEXED BY YEAR										TOTAL ACRES ANNEXED (2001-2010)	TOTAL ACRES W/in CITY LIMITS 2010	Percent Change	Avg. Annual Growth Rate
		2001	2002	2003	2004	2005	2006	2007	2008	2009	2010				
Ceres	4,422.20	426.14	--	--	87.33	--	1.00	23.48	--	58.08	--	596.03	5,018.23	13.48%	1.27%
Hughson	875.39	114.51	--	--	--	62.15	26.57	127.48	--	33.00	--	363.71	1,239.10	41.55%	3.54%
Modesto	23,166.72	--	24.40	18.33	95.56	20.00	--	--	476.91	32.08	--	667.28	23,834.00	2.88%	0.28%
Newman	1,238.74	157.83	--	--	--	--	--	--	--	--	--	157.83	1,396.57	12.74%	1.21%
Oakdale	3,205.81	--	--	--	--	--	--	688.58	--	--	--	688.58	3,894.39	21.48%	1.96%
Patterson	1,835.29	--	--	337.66	--	943.45	--	703.57	--	--	173.20	2,157.88	3,993.17	117.58%	8.08%
Riverbank	2,462.47	--	--	--	1.07	48.46	150.60	--	--	--	--	200.13	2,662.60	8.13%	0.78%
Turlock	8,607.12	1.84	380.58	--	282.15	--	116.89	1,312.66	--	--	--	2,094.12	10,701.24	24.33%	2.20%
Waterford	1,085.51	--	--	--	--	--	--	--	474.30	--	--	474.30	1,559.81	43.69%	3.69%
<b>TOTAL</b>	<b>46,899.25</b>	<b>700.32</b>	<b>404.98</b>	<b>355.99</b>	<b>466.11</b>	<b>1,074.06</b>	<b>295.06</b>	<b>2,855.77</b>	<b>951.21</b>	<b>123.16</b>	<b>173.20</b>	<b>7,399.86</b>	<b>54,299.11</b>	<b>15.78%</b>	<b>1.48%</b>

Source: Stanislaus LAFCO Files

Report Date: 12/31/2010

*Stanislaus LAFCO*  
**ANNUAL CITY ANNEXATION SUMMARY**  
**PAST DECADES COMPARISON (1960-2010)**

CITY	Total Acres w/in City Limits 1960	1970	1980	1990	2000	Total Acres w/in City Limits 2010	Total Acreage Increase 1960-2010	Percent Change 1960-2010	Avg Annual Growth Rate (Area)
Ceres	710	1,176	2,784	3,550	4,422	5,018	4,308	606.71%	3.99%
Hughson	<sup>1</sup> --	--	579	772	875	1,239	1,239	<sup>1</sup> 123.91%	2.15%
Modesto	6,372	10,529	17,804	19,483	23,167	23,834	17,462	274.06%	2.67%
Newman	561	660	744	959	1,239	1,397	836	149.16%	1.84%
Oakdale	878	1,473	1,887	2,570	3,206	3,894	3,017	343.68%	3.02%
Patterson	544	651	878	1,090	1,835	3,993	3,449	634.34%	4.07%
Riverbank	372	685	1,022	1,606	2,462	2,663	2,291	616.31%	4.02%
Turlock	1,545	3,033	4,903	6,143	8,607	10,701	9,156	592.67%	3.95%
Waterford	<sup>2</sup> --	938	938	1,024	1,086	1,560	1,560	<sup>2</sup> 66.31%	1.25%
<b>TOTAL</b>	<b>10,980</b>	<b>19,144</b>	<b>31,538</b>	<b>37,198</b>	<b>46,899</b>	<b>54,299</b>	<b>43,319</b>	<b>394.51%</b>	<b>3.25%</b>

<sup>1</sup> City of Hughson incorporated in 1972 (553+/-ac)

<sup>2</sup> City of Waterford incorporated in 1969 (938+/-ac)

**Avg City  
Growth  
1960-2010**

378.57%  
or 4,813ac

Source: Stanislaus LAFCO Files

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*Stanislaus LAFCO*  
**POPULATION DENSITY**  
**(1960-2010)**

	1960		1970		1980		1990		2000		2010		1960-2010		
CITY	Population (Census)	Pop. Density (persons per acre)	Population (Census)	Pop. Density (persons per acre)	Population (Census)	Pop. Density (persons per acre)	Population (Census)	Pop. Density (persons per acre)	Population (Census)	Pop. Density (persons per acre)	Population Estimate (DOF)	Pop. Density (persons per acre)	Total Pop. Increase	Percent Change	Avg. Annual Growth Rate
<b>Ceres</b>	4,406	<b>6.20</b>	6,029	<b>5.13</b>	13,281	<b>4.77</b>	26,314	<b>7.41</b>	34,609	<b>7.83</b>	43,219	<b>8.61</b>	38,813	880.91%	4.67%
<b>Hughson</b>	1 --	--	--	--	2,943	<b>5.08</b>	3,259	<b>4.22</b>	3,980	<b>4.55</b>	6,240	<b>5.04</b>	6,240	112.03%	<sup>1</sup> 2.54%
<b>Modesto</b>	36,585	<b>5.74</b>	61,712	<b>5.86</b>	106,602	<b>5.99</b>	164,730	<b>8.45</b>	188,856	<b>8.15</b>	211,536	<b>8.88</b>	174,951	478.20%	3.57%
<b>Newman</b>	2,148	<b>3.83</b>	2,505	<b>3.80</b>	2,785	<b>3.74</b>	4,151	<b>4.33</b>	7,093	<b>5.73</b>	10,824	<b>7.75</b>	8,676	403.91%	3.29%
<b>Oakdale</b>	4,980	<b>5.67</b>	6,594	<b>4.48</b>	8,474	<b>4.49</b>	11,961	<b>4.65</b>	15,503	<b>4.84</b>	19,854	<b>5.10</b>	14,874	298.67%	2.80%
<b>Patterson</b>	2,246	<b>4.13</b>	3,147	<b>4.84</b>	3,908	<b>4.45</b>	8,626	<b>7.91</b>	11,606	<b>6.32</b>	21,251	<b>5.32</b>	19,005	846.17%	4.60%
<b>Riverbank</b>	2,786	<b>7.50</b>	3,949	<b>5.76</b>	5,695	<b>5.57</b>	8,547	<b>5.32</b>	15,826	<b>6.43</b>	22,201	<b>8.34</b>	19,415	696.88%	4.24%
<b>Turlock</b>	9,116	<b>5.90</b>	13,992	<b>4.61</b>	26,287	<b>5.36</b>	42,198	<b>6.87</b>	55,810	<b>6.48</b>	71,181	<b>6.65</b>	62,065	680.84%	4.20%
<b>Waterford</b>	2 --	--	2,243	<b>2.39</b>	2,683	<b>2.86</b>	4,771	<b>4.66</b>	6,924	<b>6.38</b>	8,860	<b>5.68</b>	8,860	295.01%	<sup>2</sup> 3.49%
<b>TOTAL</b>	<b>62,267</b>	<b>5.67</b>	<b>100,171</b>	<b>5.23</b>	<b>172,658</b>	<b>5.47</b>	<b>274,557</b>	<b>7.38</b>	<b>340,207</b>	<b>7.25</b>	<b>415,166</b>	<b>7.65</b>	352,899	566.75%	3.87%
<i>Unincorp.</i>	95,027		94,335		93,242		95,965		106,790		115,418		20,391	21.46%	0.39%
<b>Total County</b>	<b>157,294</b>		<b>194,506</b>		<b>265,900</b>		<b>370,522</b>		<b>446,997</b>		<b>530,584</b>		<b>373,290</b>	<b>237.32%</b>	<b>2.46%</b>

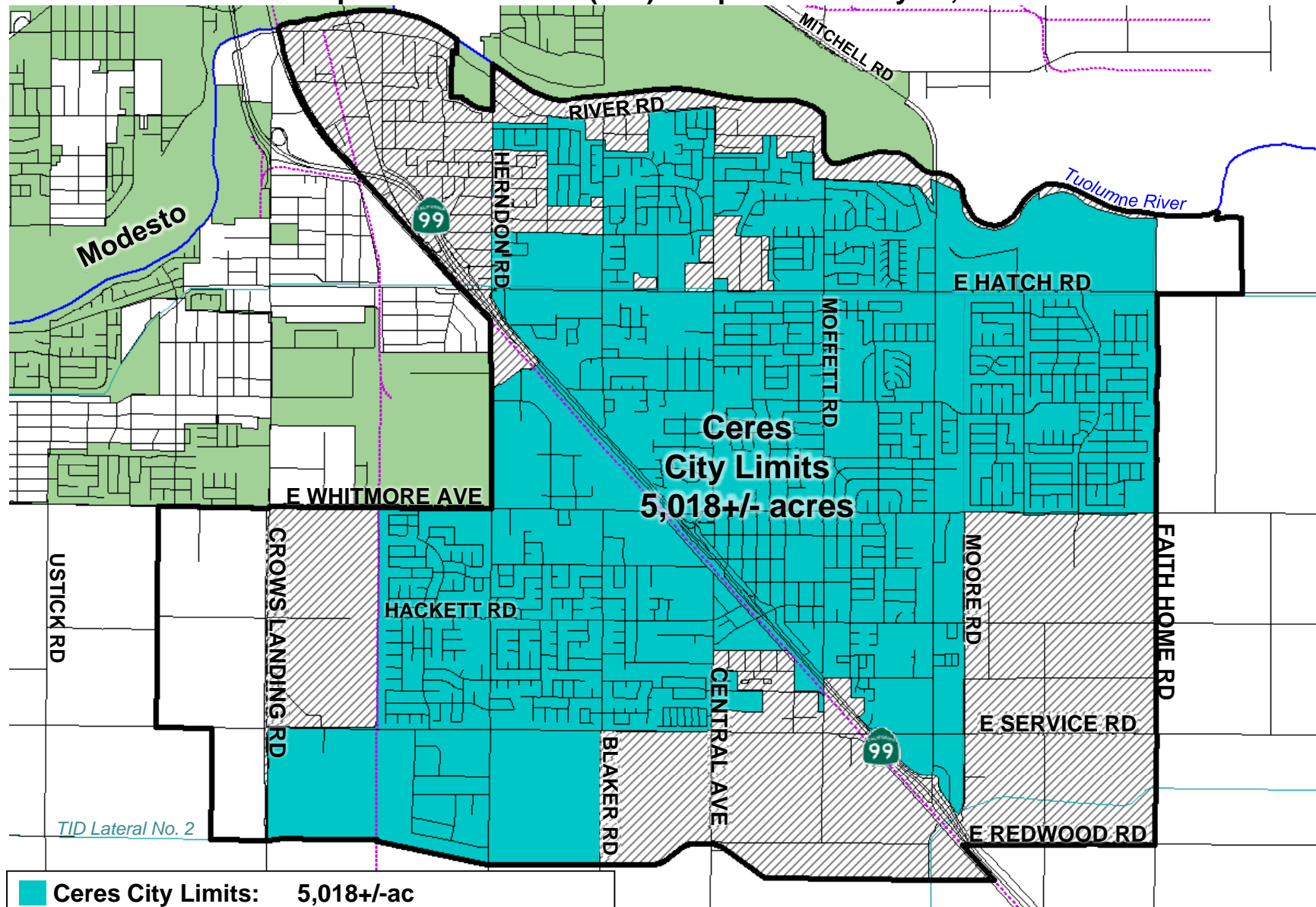
<sup>1</sup> City of Hughson incorporated in 1972

<sup>2</sup> City of Waterford incorporated in 1969

Source: Stanislaus LAFCO Files, US Census Bureau, and the Department of Finance (DOF)  
Report Date: 12/31/2010

# Ceres

Sphere of Influence (SOI) Adopted: January 24, 2001



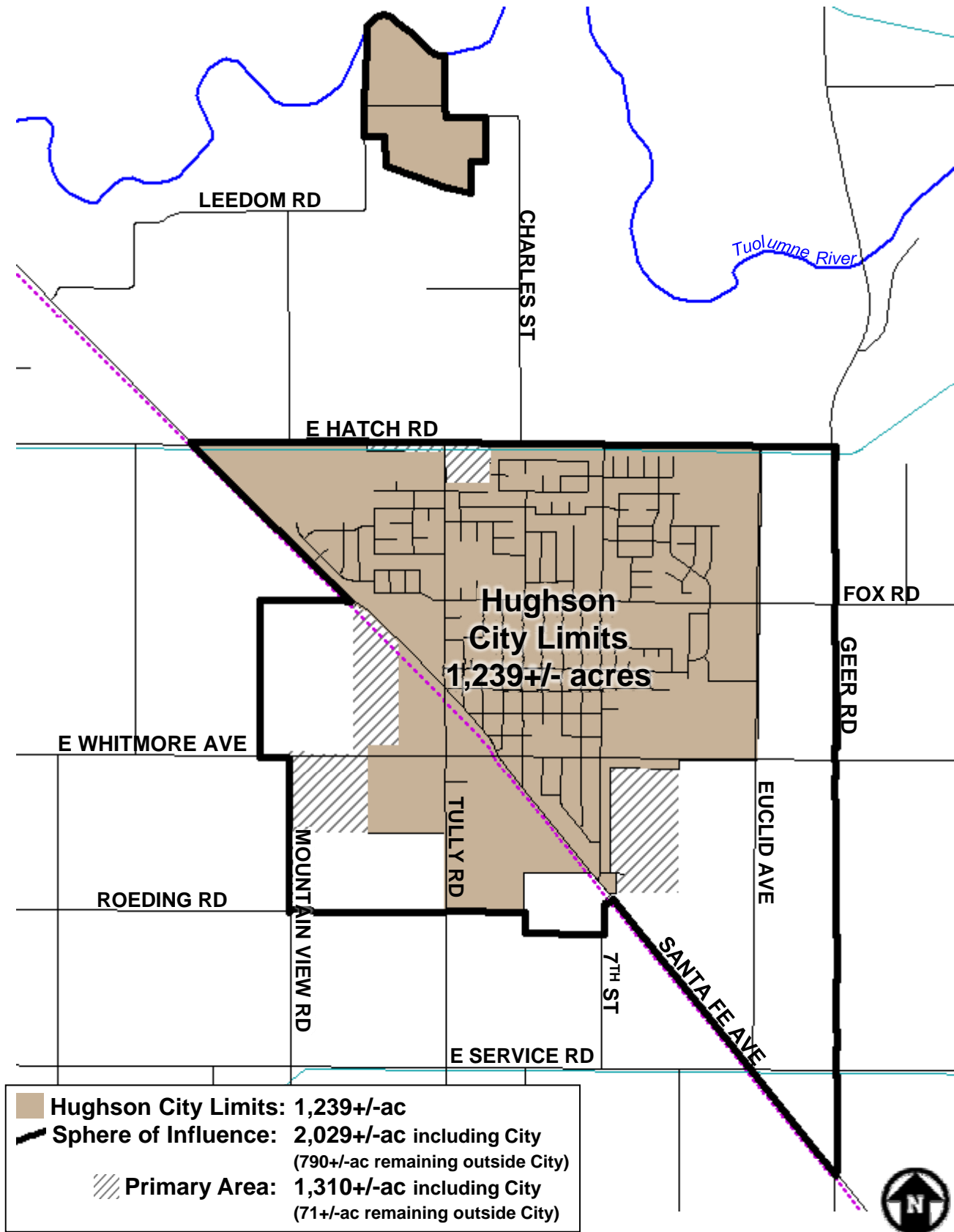
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	<b>Ceres City Limits:</b>	<b>5,018+/-ac</b>
<span style="display:inline-block; width:15px; height:15px; border:2px solid black;"></span>	<b>Sphere of Influence:</b>	<b>8,247+/-ac including City</b> (3,229+/-ac remaining outside City)
<span style="display:inline-block; width:15px; height:15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span>	<b>Primary Area:</b>	<b>7,769+/-ac including City</b> (2,751+/-ac remaining outside City)

Source: LAFCO Files, County GIS, Dec. 31, 2010



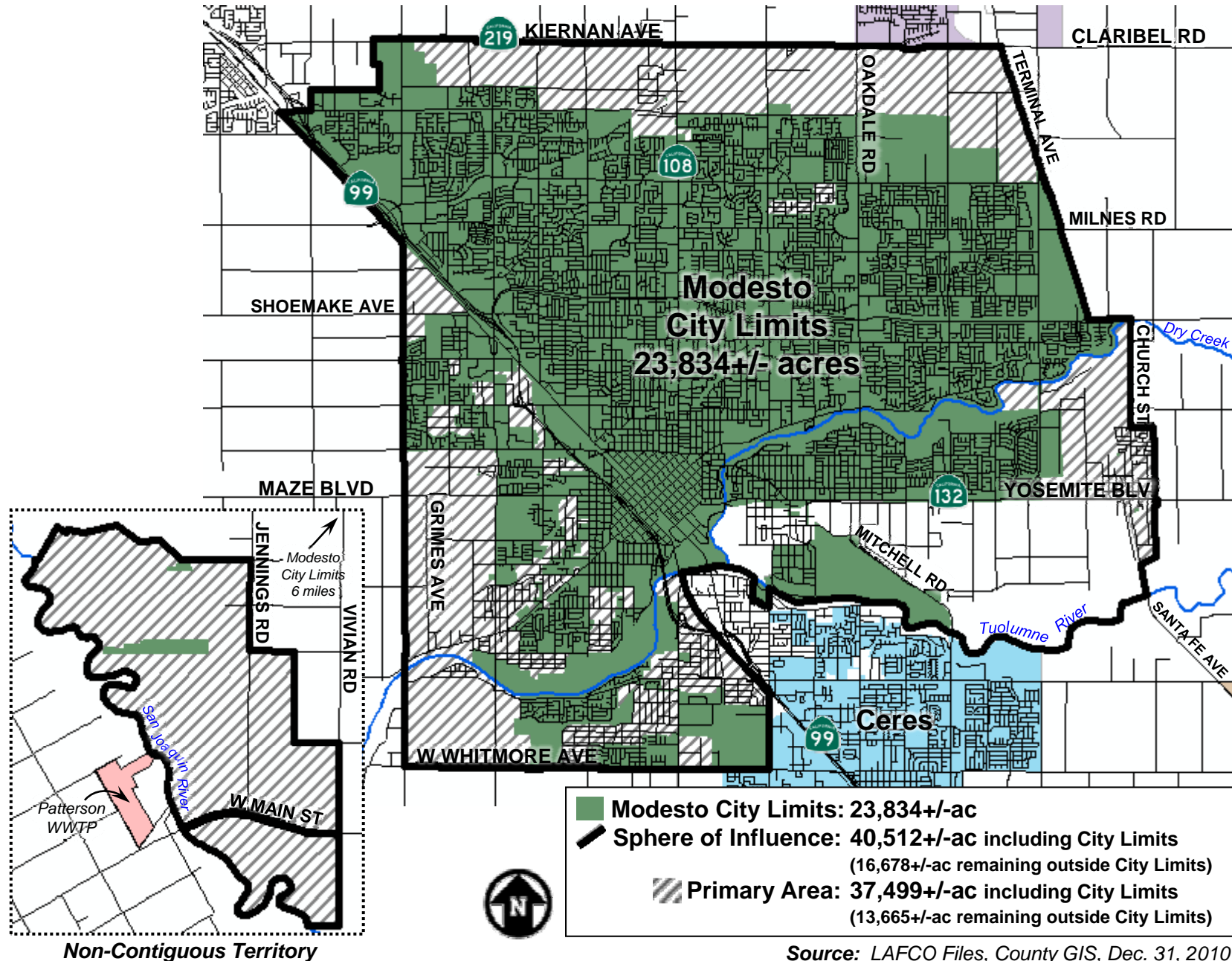
# Hughson

Sphere of Influence (SOI) Adopted: September 23, 2009



# Modesto

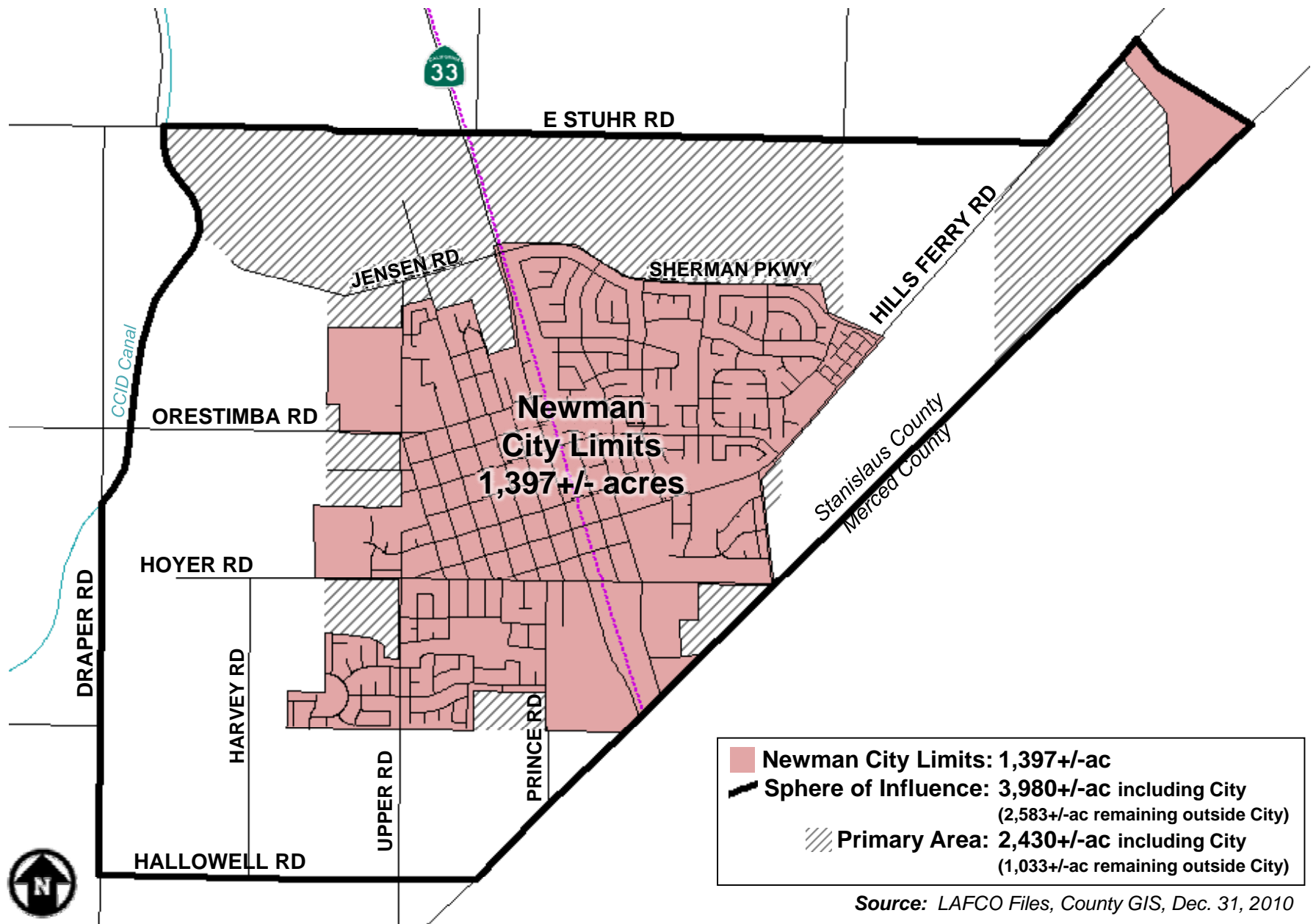
Sphere of Influence (SOI) Adopted: December 1, 2010





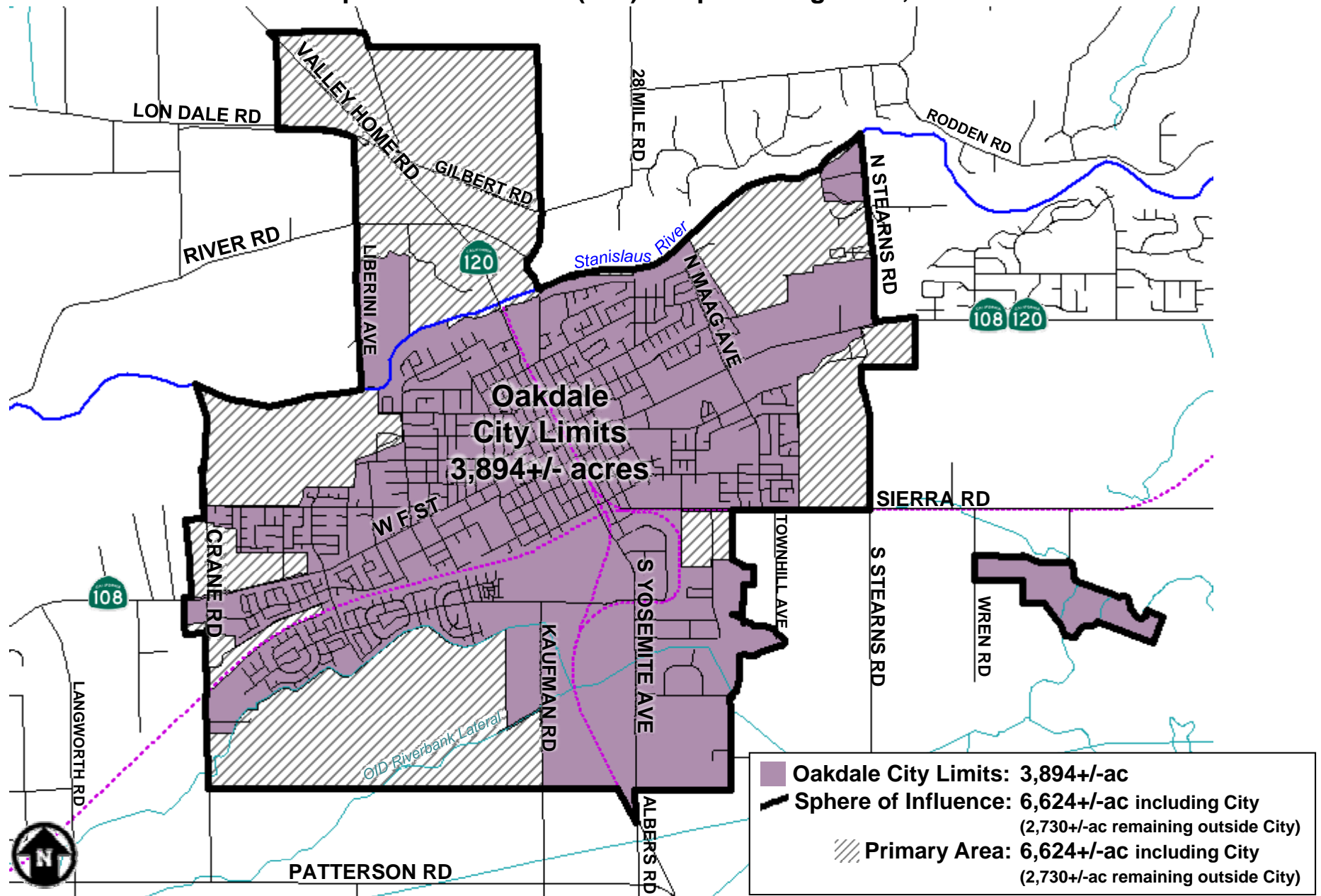
# Newman

Sphere of Influence (SOI) Adopted: January 28, 2009



# Oakdale

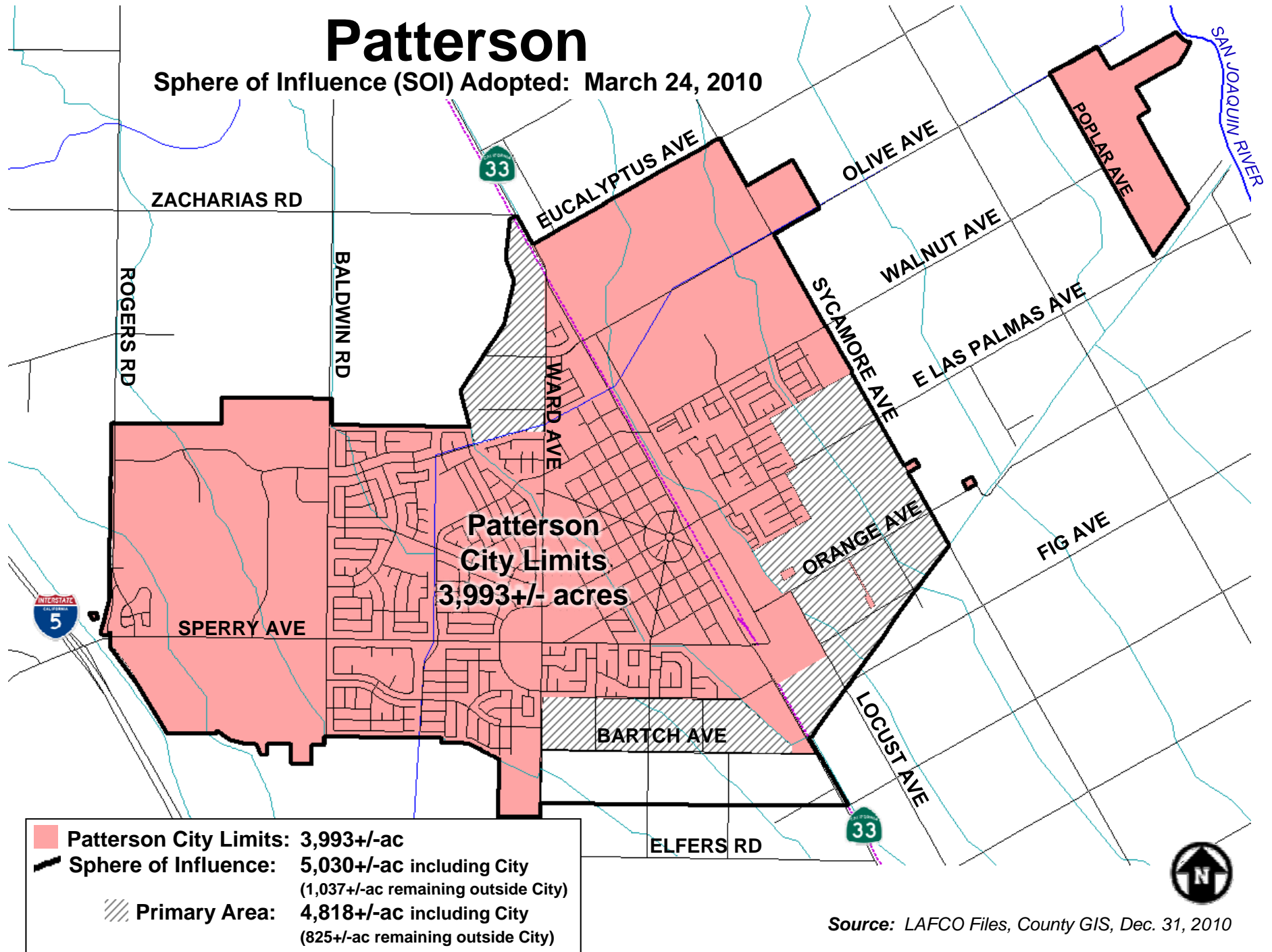
Sphere of Influence (SOI) Adopted: August 23, 2006



Source: LAFCO Files, County GIS, Dec. 31, 2010

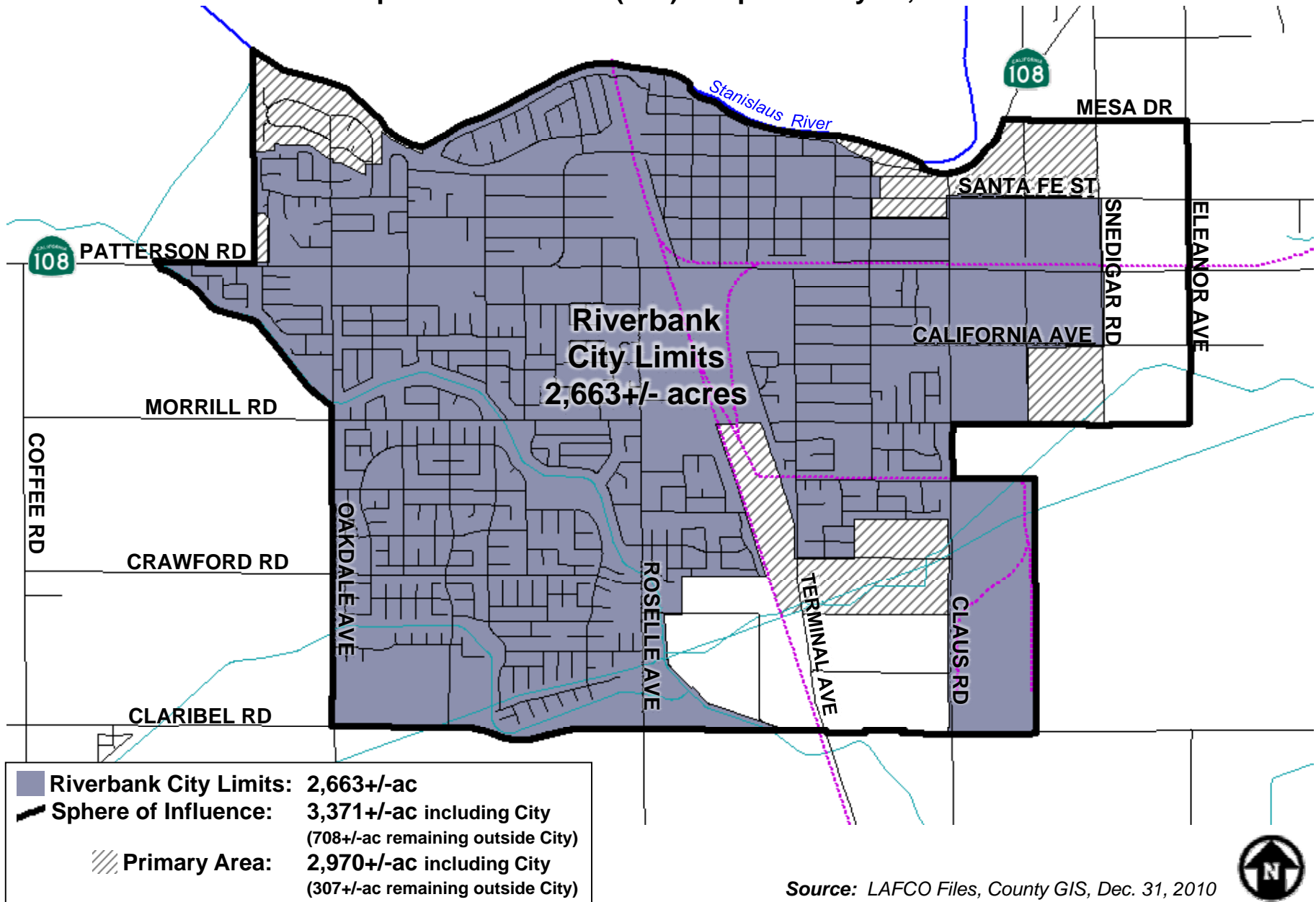
# Patterson

Sphere of Influence (SOI) Adopted: March 24, 2010



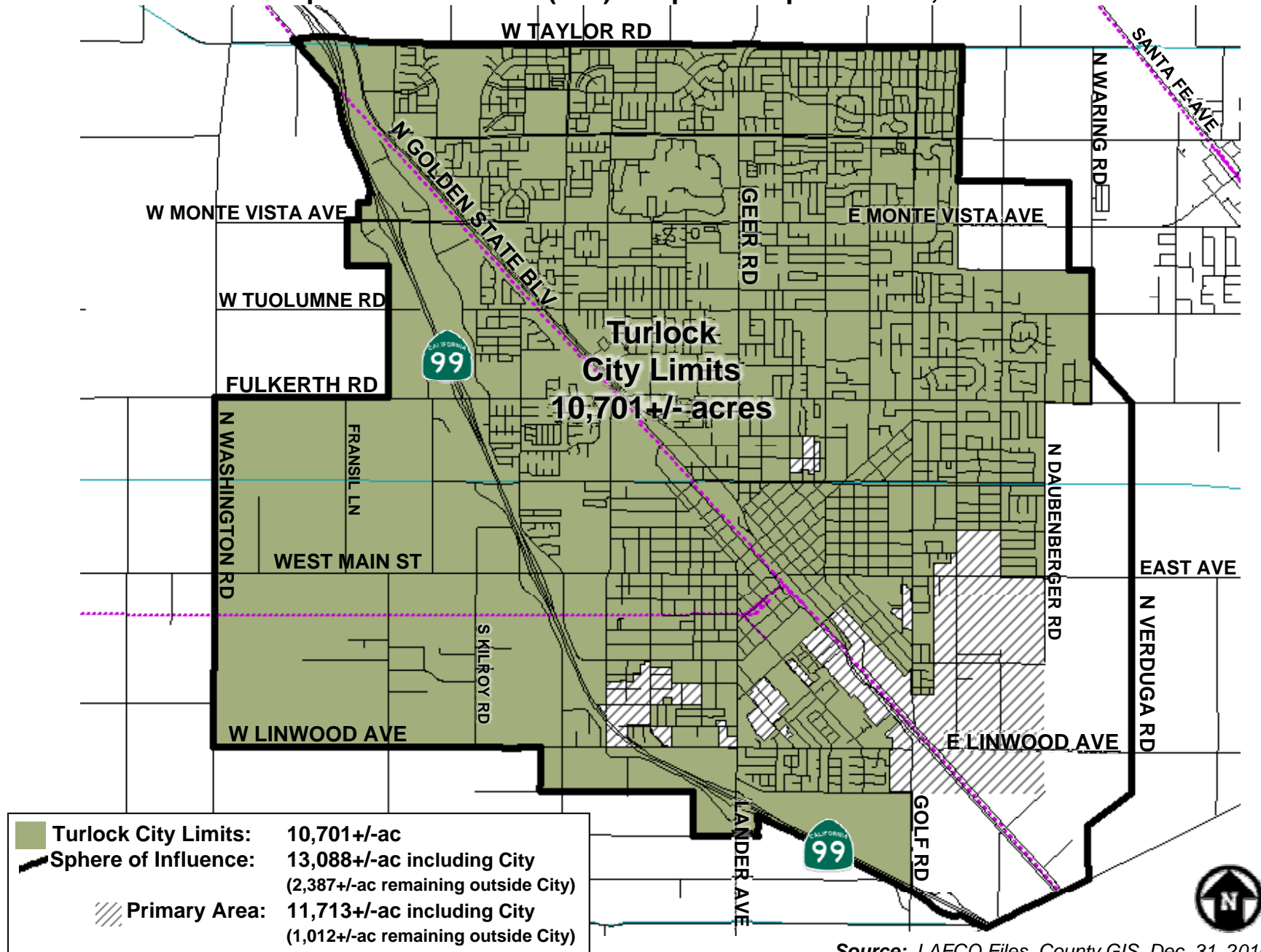
# Riverbank

Sphere of Influence (SOI) Adopted: May 28, 1997



# Turlock

Sphere of Influence (SOI) Adopted: September 26, 2007





# Waterford

Sphere of Influence (SOI) Adopted: August 22, 2007

