

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 preparation of your application packet, please contact the 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 State Board of Equalization (SBOE) specifications. Provide an original copy, stamped by the engineer on 8½"x11" paper. *A separate fee for the SBOE 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. For applications with lengthy support documents, compact discs may be requested for the Commission.
9. Two (2) sets of labels for property owners and registered voters within the boundaries of the proposal and one (1) set of labels for property owners and registered voters within a 300ft radius, outside the proposal area (provide a map showing this area).

4/27/17

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APPLICATION FOR (Check all that apply):

- Sphere of Influence Amendment
- Annexation to: City of: _____ District: Eastside Water District
- Detachment from: City of: _____ District: _____
- Formation of a Special District - Type of District: _____
- Other: _____

NAME OF PROPOSAL: Eastside Water District Annexation

GENERAL DESCRIPTION OF PROPOSAL:

The annexation of approximately 9,091 gross acres into the Eastside Water District.

REASONS FOR PROPOSAL:

See attachment.

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

The project is located immediately adjacent to the existing geographical boundaries of the District, within Stanislaus and Merced Counties, as shown on the map attached as "Exhibit A".

APPLICANT:

Name: Eastside Water District

Address: P.O. Box 280, Denair, CA 95316

Phone: (209) 491-0371 Fax: (209) 544-2378 E-Mail: kauffmankevin@comcast.net

Contact Person: Kevin Kauffman Title: Consultant

APPLICANT'S REPRESENTATIVE:

Name: Kevin Kauffman Consulting

Address: P.O. Box 692632

Phone: (209) 278-4940 Fax: _____ E-Mail: kauffmankevin@comcasr.net

Contact Person: Kevin Kauffman Title: Consultant

LAFCO Use Only:

Proposal Name: _____ LAFCO Application No. _____

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: See attachment

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: None.

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

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: Merced Irrigation District

Address: 744 W. 20th Street, Merced, CA 95340

Phone: (209) 722-5761 Fax: _____ E-Mail: jsweigard@mercedid.org

Contact Person: John Sweigard Title: General Manager

Name: _____

Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Contact Person: _____ Title: _____

SCHOOL DISTRICTS: (School districts within the proposal area)

Name: Roberts Ferry School District

Address: 101 Roberts Ferry Road, Waterford, CA 95386

Phone: (209) 874-2331 Fax: _____ E-Mail: _____

Contact Person: Bob Loretelli Title: Superintendent

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: *None.* _____
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: *None.* _____
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: Unknown
(This information can be obtained from the Stanislaus County Elections Office.)

III. LAND USE

A. Area of Proposal (Gross Acres): 9,091.3 acres

B. Land Uses of Proposed Area:

	EXISTING	PROPOSED
Zoning	AG <input type="checkbox"/> City <input checked="" type="checkbox"/> County	AG <input type="checkbox"/> City <input checked="" type="checkbox"/> County
General Plan Designation	AG, Foothill Pasture <input type="checkbox"/> City <input checked="" type="checkbox"/> County	AG, Foothill Pasture <input type="checkbox"/> City <input checked="" type="checkbox"/> County
Use of Proposal Area	Agriculture	Agriculture

C. Surrounding Land Uses:

	Describe (including specific uses)	Zoning	General Plan Designation	City or County Designation
North	AG	AG	AG	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
South	AG	AG	AG	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
East	AG	AG	AG	<input type="checkbox"/> City <input checked="" type="checkbox"/> County
West	AG	AG	AG	<input type="checkbox"/> City <input checked="" type="checkbox"/> County

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

Unknown.

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
- Rezoning
- 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:

The Project is located between the currently existing north-east boundary line of the District, the Stanislaus and Merced County line, and the Tuolumne River, near and surrounding Turlock Lake.

B. Drainage and average slopes: Unknown

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: See attached map.

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 State Board of Equalization 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 State Board of Equalization 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>
<u>See attached.</u>		
	Total:	

VI. AGRICULTURE AND OPEN SPACE

- A. Is the current zoning classification for the site:

Agriculture?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Open Space?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

- B. Is the current general plan designation for the site:

Agriculture?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Open Space?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

- C. Is the site currently used for agriculture?:

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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- D. Number of Acres considered Prime Agricultural Land: Unknown
 (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: All
 (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):	<u>Unknown</u>
Date of Williamson Act contract execution:	_____
Has a non-renewal been filed for the contract?	_____
Date of Williamson Act contract expiration/cancellation:	_____

- G. Number of Acres considered Open Space Lands: Unknown
 (as defined by Gov. Code Section 56059)

- H. Does the site have an open space easement?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- I. Is the site within or adjacent to an approved greenbelt?:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, name/location: _____

VII. POPULATION AND HOUSING

- A. Population: Unknown.

- B. Number/Type of Dwelling Units within the proposed area:

Existing:	<u>Unknown.</u>
Proposed:	<u>No change.</u>

- 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):
N/A

VIII. PUBLIC SERVICES

A. Services for the Proposal Area:

1. Is the reorganization requested for a proposed development? Yes No

2. Describe what services will be provided to subject property: (Please attach any "Intent to 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					

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
 - How will indebtedness be repaid? (e.g., property taxes, assessments, service fees):
 - _____

3. Will the proposal area be subject to special assessments or fees?:
 - Yes No
 - Explain: _____

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: _____

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

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? _____

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

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: _____

F. Fire Protection Service

1. If annexation to a City, what are the existing fire protection service levels provided within the City limits? _____

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

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: _____

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

IX. ENVIRONMENTAL ANALYSIS

A. Lead Agency for project: Eastside Water District

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: Kevin Kauffman Title: Consultant

Signature: _____ Date: _____

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

Attachment to the Eastside Water District's Application
For Annexation to the
Stanislaus County LAFCO

REASONS FOR PROPOSAL

The Eastside Water District (EWD) was formed in 1985 for the purpose of providing solutions to the groundwater overdraft, and attendant declining groundwater levels, in the basin. At the time of its formation, the district included most of the irrigated land in the area. In 2012, EWD annexed additional lands to now bound 61,293 acres in response to requests from landowner, as agriculture lands expanded to the north and east. Landowners again requested an expansion in 2016. Hundreds of acres of addition land irrigate from the groundwater basin, and every irrigator who pumps groundwater from the basin contributes to the groundwater overdraft. Annexing to the District will allow these annexed landowners to contribute their fair share to the solutions to sustainability of the groundwater basin.

In recent years the California State Legislature has passed a number of water related bills each of which place a burden on water users. These burdens range from filing reports to limitations on use of the resource. It is expected that the Legislature will continue to be more aggressive in the regulation and use of water. The EWD works with the Legislature to reduce impacts to users. In addition, in many instances EWD acts to provide a cost-effective tool to meet new regulatory requirements for its landowners. As just one example, EWD is working with other agencies in the Turlock Groundwater Subbasin to comply with the California Statewide Groundwater Elevation Monitoring Program (SBx7-6) which requires that groundwater elevations be monitored and reported throughout the state. The EWD will monitor groundwater levels for al landowners within its boundaries.

The Stanislaus and Merced Board of Supervisors have also been active in regulating groundwater use through the implementation of ordinances. Drilling new wells in either County can be challenging. Well drilling permits issued by Stanislaus County was not significantly changed by their groundwater ordinance, but only if your property is located within EWD or another water agency. In Merced County, additional environmental documentation may be required to acquire such a permit.

The proposed annexation is strictly voluntary. The EWD Board of Directors held a landowner workshop to determined which landowners would be interested in this annexation of these landowners, and offered this opportunity to lands both north and east of EWD's current boundary.

PROPERTY OWNER(S)

1. **Name:** Olam Farms (Contact: Kaushal Khanna)
 Address: 205 E. River Park Road Circle, Unit 300, Fresno, CA 93720
 Phone: (559) 906-2643
 Fax:
 Email:

2. **Name:** Rouse Family Farms (Contact: Brent Stout)
 Address: 19354 Lake Road, Hickman, CA 95323
 Phone: (209) 247-2938
 Fax:
 Email:

3. **Name:** Alicia Madsen
Address: 2413 Los Cerritos Rd, La Grange, CA 95329
Phone: (209) 874-9443
Fax:
Email:

4. **Name:** Flying T Ranch (Contact: Ted Gaylord)
Address: P.O. Box 394, La Grange, CA 95329
Phone: (209) 853-2855; (209) 484-9120
Fax:
Email:

5. **Name:** G & T Ag Enterprises (Contact: Ted Gaylord)
Address: P.O. Box 394, La Grange, CA 95329
Phone: (209) 853-2855; (209) 484-9120
Fax:
Email:

6. **Name:** TSK Properties (Contact: Lorie Bolme)
Address: P.O. Box 1120, Hughson, CA 95325
Phone:
Fax:
Email:

7. **Name:** El Capitan Farming (Contact: Manny Silva)
Address: 17558 Los Cerritos Road, Snelling, CA, P.O. Box 1022, Hughson, CA 95326
Phone: (209) 874-1268
Fax:
Email:

D. Maps and Legal Description: NorthStar Engineering

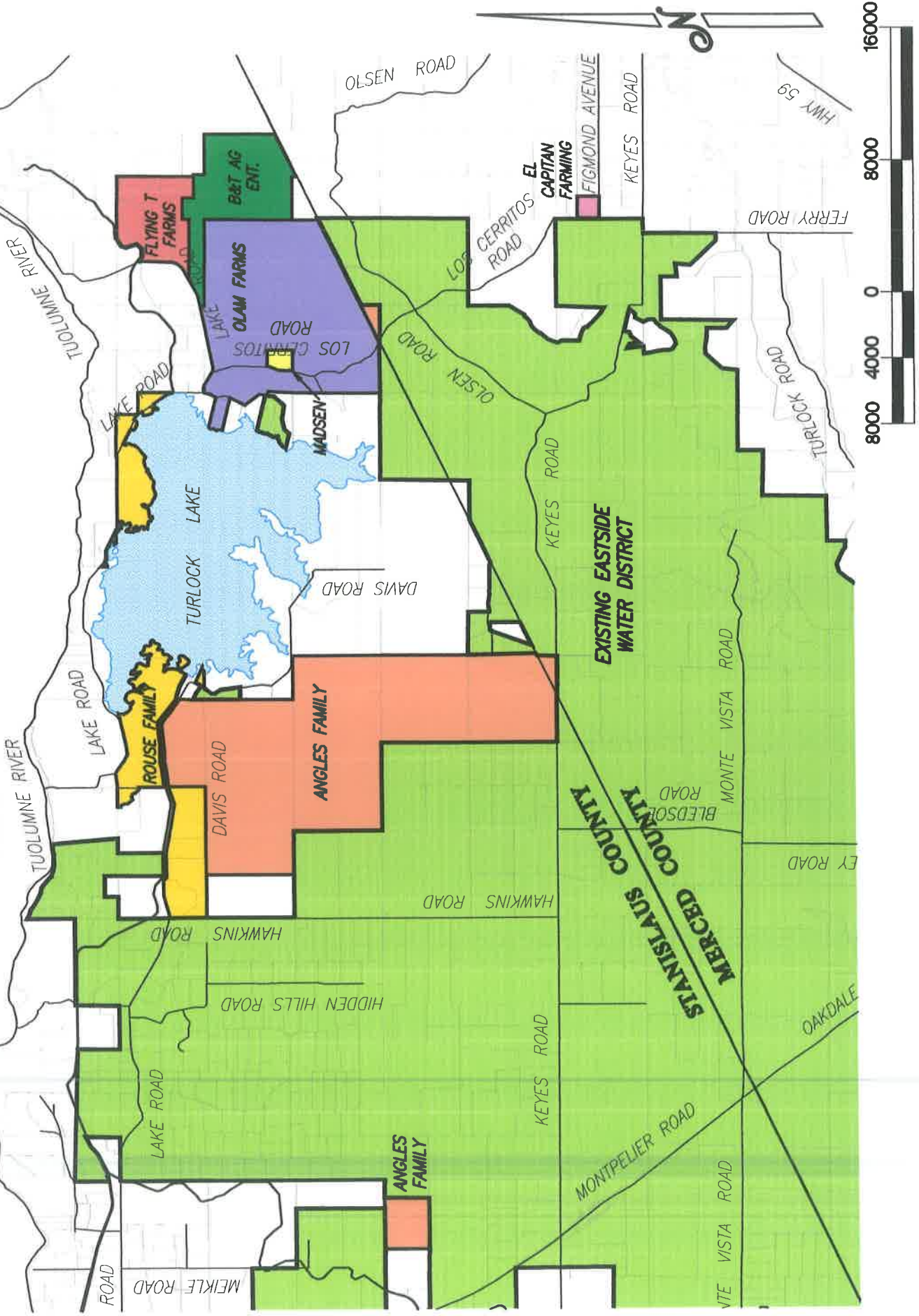
4. Tax Assessor Parcel Information

Assessor's Parcel No.	Tax Rate Area	Assessed Land Value
038-030-001	101021	35896
020-007-013	108-032	95,514 (with structure 197,611)
020-007-014	108-032	159,033 (with structure 442,353)
020-007-016	108-032	126,441 (with structure and other improvements 303,296)
020-007-017	108-032	17,757
020-007-018	108-032	95,279 (with structure 604,993)
020-007-019	108-032	16,007
020-007-026	108-032	65,799 (with structure and other improvements 304,1010)

Assessor's Parcel No.	Tax Rate Area	Assessed Land Value
020-008-012	108-037	6,751,130 (with structure and other improvements 9,808,902)
020-008-013	108-033	3,452,542 (with structure and other improvements 5,877,949)
020-010-001	108-034	83,712
020-010-002	108-034	185,815 (with structure 215,746)
020-010-003	108-038	3,744,848 (with structure and other improvements 5,727,057)
008-020-008	108-032	10,422
020-002-007	108-032	598,409
020-002-013	108-032	238,546
020-002-021	108-032	19,039
020-002-027	108-032	189,979
020-002-029	108-032	798,259
020-002-030	108-032	481,607 (with structure and other improvements 1,148,634)
020-002-031	108-032	181,967 (with structure and other improvements 445,387)
020-007-001	108-032	10,375
020-007-004	108-032	185,461
020-007-005	108-032	15,760
020-007-006	108-032	18,448
020-007-007	108-032	16,920
020-007-009	108-032	13,803
020-007-015	108-032	160,144 (with structure 747,716)
020-008-026	108-037	63,629 (with structure 128,114)
020-008-041	108-037	43,468 (with structure 64,032)
020-008-042	108-037	93,679 (with structure 617,312)
020-008-044	108-037	360,520 (with structure and other improvements 705,763)
020-008-045	108-037	156,597 (with structure and other improvements 849,694)

Assessor's Parcel No.	Tax Rate Area	Assessed Land Value
020-008-027	108-037	26,747
020-008-037	108-037	1,024,293 (with structure and other improvements 3,783,038)
020-008-038	108-037	296,143 (with structure and other improvements 878,343)
020-008-040	108-037	43,619 (with structure 92,858)
019-030-013	056-008	615,238 (with structure and other improvements 1,530,163)
020-002-011	108-032	26,88 structure only
020-002-016	Did 4 searches Not available	Not available
020-004-002	108-034	28,800 structure only
020-004-003	Did 4 searches Not available	Not available
020-006-002	Did 4 searches Not available	Not available
038-010-001	101001	13,249
038-060-007	101001	525,015

EASTSIDE WATER DISTRICT PROPOSED 2017 ANNEXATION



REVISED 03/30/17