
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 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. Fifteen* (15) hardcopies or compact discs including all of the above documents. **Note: The actual number of copies required will be determined by the Executive Officer at the pre-submittal meeting. For applications with lengthy support documents, compact discs may be requested.*
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 _____ City of Turlock
(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.

To allow for the annexation of one 22 acre parcel located at 3523 W. Monte Vista Avenue. The parcel has been identified in the Northwest Triangle Specific Plan since 1995 but was not annexed or included in the sphere of influence at the request of the property owner. The property owner has now applied for annexation of the property. This annexation will complete the annexations identified in the Master Plan. The property has been rezoned Commercial Thoroughfare.

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.)
One 22.245 acre parcel, 3523 W. Monte Vista Avenue, Stanislaus County APN 087-003-018.

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

The boundary will align with the western property line of the parcel being annexed.

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:

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:

Yes, along with this request is the request to annex the subject parcel.

Relationship to Existing Plans

6. Describe current County general plan and zoning designations for the proposal area.
A-2-40

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

The parcel is rezoned Commercial Thoroughfare, with a General Plan designation of Highway Commercial. This designation will allow for a range of commercial uses. The parcel is included in the Northwest Triangle Specific Plan.

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?
Specific Plan Update, City of Turlock, Mitigation Negative Declaration

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:

The property is currently developed with a single family home and a barn. It is identified by DOC as urban built up land and is not designated as open-space. Upon annexation the property will be zoned for commercial development.

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

The property is currently on well and septic. City of Turlock water, sewer and storm facilities are designed in the Specific Plan to service this parcel. Water is existing along the property's frontage. Sewer will have to be extended in Monte Vista, it is in Monte Vista along the adjacent parcel's frontage. There is an existing storm line along the property's frontage.

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

This property has been included in the General Plan since 1995 and has been planned for in the sewer and storm master plan as well as the urban water management plan.

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

There are 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 probably need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence:

The City of Turlock adopted a General Plan Amendment in 2016 to amend the potential boundaries of the Southeast 3 future master plan area to address disadvantaged unincorporated communities.

Additional Comments

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

This parcel has been in the Northwest Triangle Specific Plan and General Plan since 1995. The property was not annexed due to the desire of the property owner at the time. This parcel has been included in the infrastructure plan of the City of Turlock since 1995.

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

<u>Name</u>	<u>Address</u>
Dilbag Dhaliwal et al	1027 Cervantez Ct, Milpitas CA 95035
Katie Quintero	156 S. Broadway Suite 120, Turlock CA 95380

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

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Katie Quintero	156 S. Broadway Suite 120, Turlock CA 95380	(209) 668-5826

Signature Robert C. Lee

Date 7/19/19

