

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development Af

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE May 19, 2015

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of the Findings that the City of Oakdale Sphere of Influence Expansion of the Crane Crossing Specific Plan and Sierra Point Specific Plan Areas is Logical and Orderly

STAFF RECOMMENDATIONS:

1. Approve the finding that the City of Oakdale's proposed sphere of influence expansion is logical and orderly; and,
2. Direct the Chief Executive Officer to notify the Local Agency Formation Commission of the County's agreement with the expansion request.

FISCAL IMPACT:

On March 13, 1990, Stanislaus County entered into an agreement with the City of Oakdale to ensure the collection of County Public Facilities Fees (PFF) prior to the issuance of city building permits. Per the agreement, the City of Oakdale could elect to either collect the fees on behalf of the County or implement a voucher system to assist in the payment of the fees. The City of Oakdale has elected to collect the PFF on behalf of the County, and will continue to do so for development within the Crane Crossing Specific Plan and Sierra Point Specific Plan areas.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2015-223

On motion of Supervisor Chiesa, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Monteith, De Martini, and Chairman Withrow

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:

ATTEST: Elizabeth A. King  
ELIZABETH A. KING, Assistant Clerk

File No.

**FISCAL IMPACT: (Continued)**

The expansion of a city’s sphere of influence by itself does not trigger any changes in property tax distributions. The change in the distribution of property taxes only occurs upon future annexations of properties within the sphere and is governed by the existing master property tax agreement. Upon a jurisdictional change, that agreement calls for the county to retain 100% of the existing base valuation with future increment growth of the county’s share split 30% to the city and 70% to the county.

**DISCUSSION:**

California Government Code Section 56425 requires that at least 30 days prior to submitting an application to the Local Agency Formation Commission (LAFCO) for an expansion of a sphere of influence, that representatives of the city meet with county representatives to discuss the proposed sphere and its boundaries. These discussions are intended to help the city and county reach agreement on proposed boundaries, development standards, and zoning requirements within the sphere. They are further intended to ensure that development within the sphere reflects the concerns of the city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere. If an agreement is reached, the agreement is to be forwarded to the LAFCO.

**Project Description**

On March 3, 2014, the City of Oakdale adopted the Crane Crossing Specific Plan (CCSP) and Sierra Point Specific Plan (SPSP) to guide annexation and the development of the areas covered by each of the specific plans. The specific plans direct the orderly development of the areas in a manner that is consistent with, and further implements, the goals and policies of the City’s General Plan. Attachment “1” provides the City’s adopted General Plan Land Use Diagram and adopted Land Use Plans for both the CCSP and SPSP.

The CCSP covers approximately 262 acres along the northwestern edge of the City of Oakdale. The CCSP provides for the creation of new residential neighborhoods, a mixed use corridor, and integrated parks and open space; while promoting the following key principles: creation of diverse residential neighborhoods, increased retail and service opportunities, emphasizes on high quality design, and allowed flexibility in land use standards and design to respond to market opportunities over time.

The SPSP covers approximately 297 acres along the southeastern edge of the City of Oakdale. The Plan provides for the creation of a mixed use corridor, new residential neighborhoods, and integrated parks and open space; while promoting the following key principles: increased commercial and higher education opportunities, creation of diverse residential neighborhoods, emphasis on high quality design, and allowed

Approval of the Findings that the City of Oakdale Sphere of Influence Expansion of the Crane Crossing Specific Plan and Sierra Point Specific Plan Areas is Logical and Orderly  
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flexibility to respond to potential North County Corridor alignments and market opportunities over time.

Approval of both the CCSP and SPSP included approval of rezoning as a prerequisite to the sphere of influence amendment and, ultimately, annexation of the specific plan areas. Public Facilities Financing Plans and Fiscal Impact Analysis' were adopted as part of the specific plan adoptions.

While at the time the specific plans were adopted, the majority of the area covered under the plans was already located within the City's sphere of influence, approximately 13 acres of the CCSP and 69 acres of the SPSP were located outside the sphere of influence. Attachment "2" provides maps illustrating the locations of the specific plan areas in relationship to existing city limits and existing sphere of influence.

The maps provided in Attachment "2" have been prepared by LAFCO as part of the City's application requesting a municipal service review, sphere of influence expansion (13 acres of the CCSP and 69 acres of the SPSP), and annexation of a 98.66 acre portion of the CCSP area. The City's application will be considered by LAFCO on June 24, 2015. City Council Resolutions and Ordinances, environmental documents, and the adopted CCSP and SPSP are available on LAFCO's web site at:

<http://www.stanislauslafco.org/info/PublicNotices.htm>

The sphere of influence expansion area of the CCSP is comprised of a 13 acre portion of a single parcel owned by Robert C. and Sharon A. Ott Family LP et al. The area of the SPSP is comprised of five full parcels and a portion of a sixth parcel ranging in size from .32 to 21 acres in size. The SPSP parcels are owned by Jeffery E. Arambel et al., Dwain and Mary Baughman, Charles Campbell Hansen, John R. Illingworth, and Jeffrey Thomas et al. All of the parcels have a County General Plan designation of Agriculture and zoning of A-2-40 (General Agriculture – 40 acre minimum).

### **Assessment**

On March 30, 2015, staff from both the City of Oakdale and Stanislaus County met to review the City's proposed sphere of influence expansion. This included staff from the Chief Executive Office and Departments of Planning and Community Development and Public Works representing the County and the Director of Planning and Public Works, and a consultant, representing the City.

No issues of concern have been identified. As such, County staff is in agreement that the proposed City of Oakdale Sphere of Influence expansion is both logical and orderly. If the Board of Supervisors concurs, it is recommended that it direct County staff to notify LAFCO of the County's agreement with City's proposal.

### **POLICY ISSUES:**

A findings determination regarding the proposed sphere of influence expansion furthers

Approval of the Findings that the City of Oakdale Sphere of Influence Expansion of the Crane Crossing Specific Plan and Sierra Point Specific Plan Areas is Logical and Orderly  
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the Board's priorities of Efficient Delivery of Public Services and Effective Partnership through compliance with California Government Code and County agreement with the City of Oakdale.

**STAFFING IMPACTS:**

There are no staffing impacts associated with this item.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

**ATTACHMENTS:**

1. Adopted General Plan Land Use Diagram and Land Use Plans for the CCSP and SPSP
2. Maps

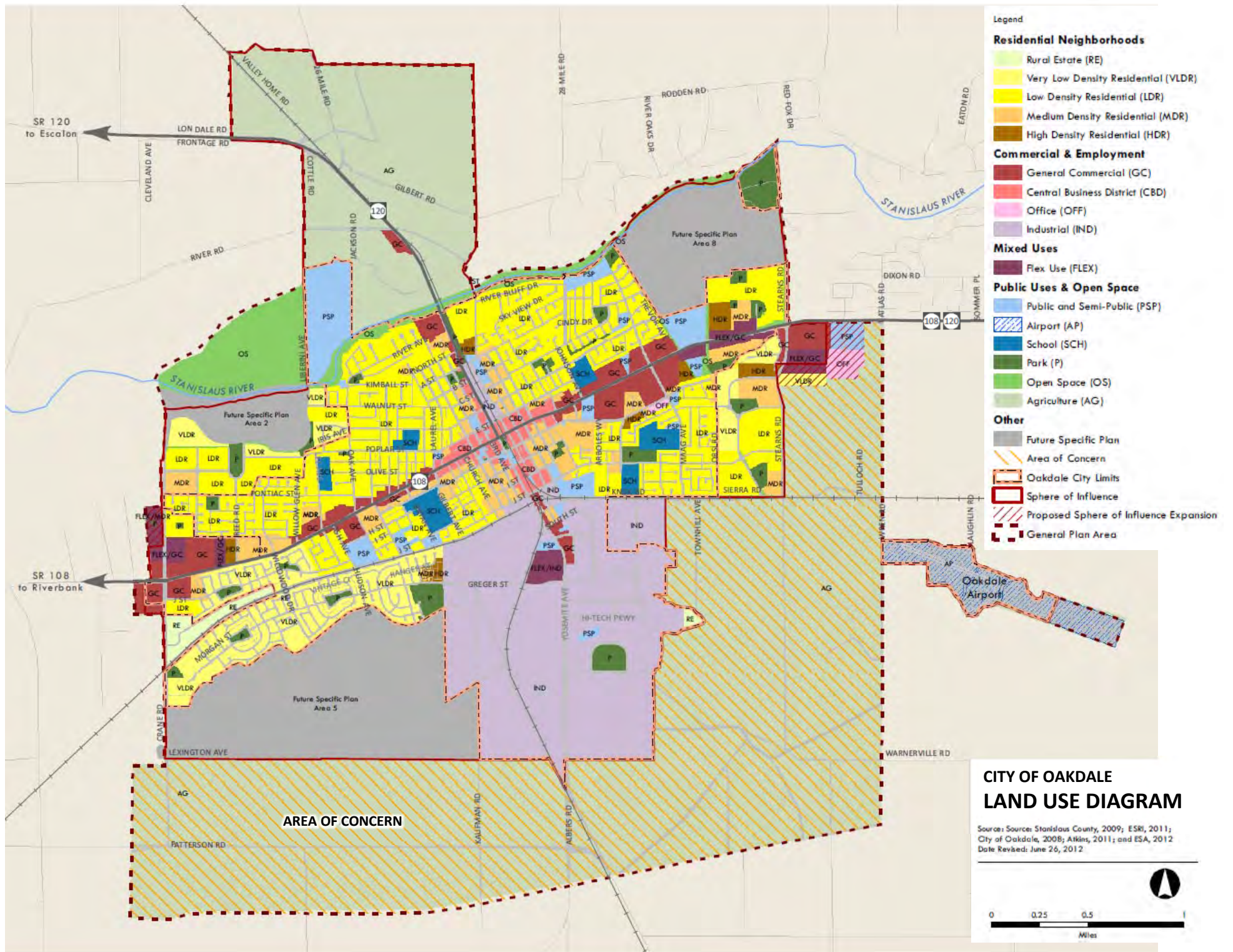


Figure 3-1: LAND USE PLAN

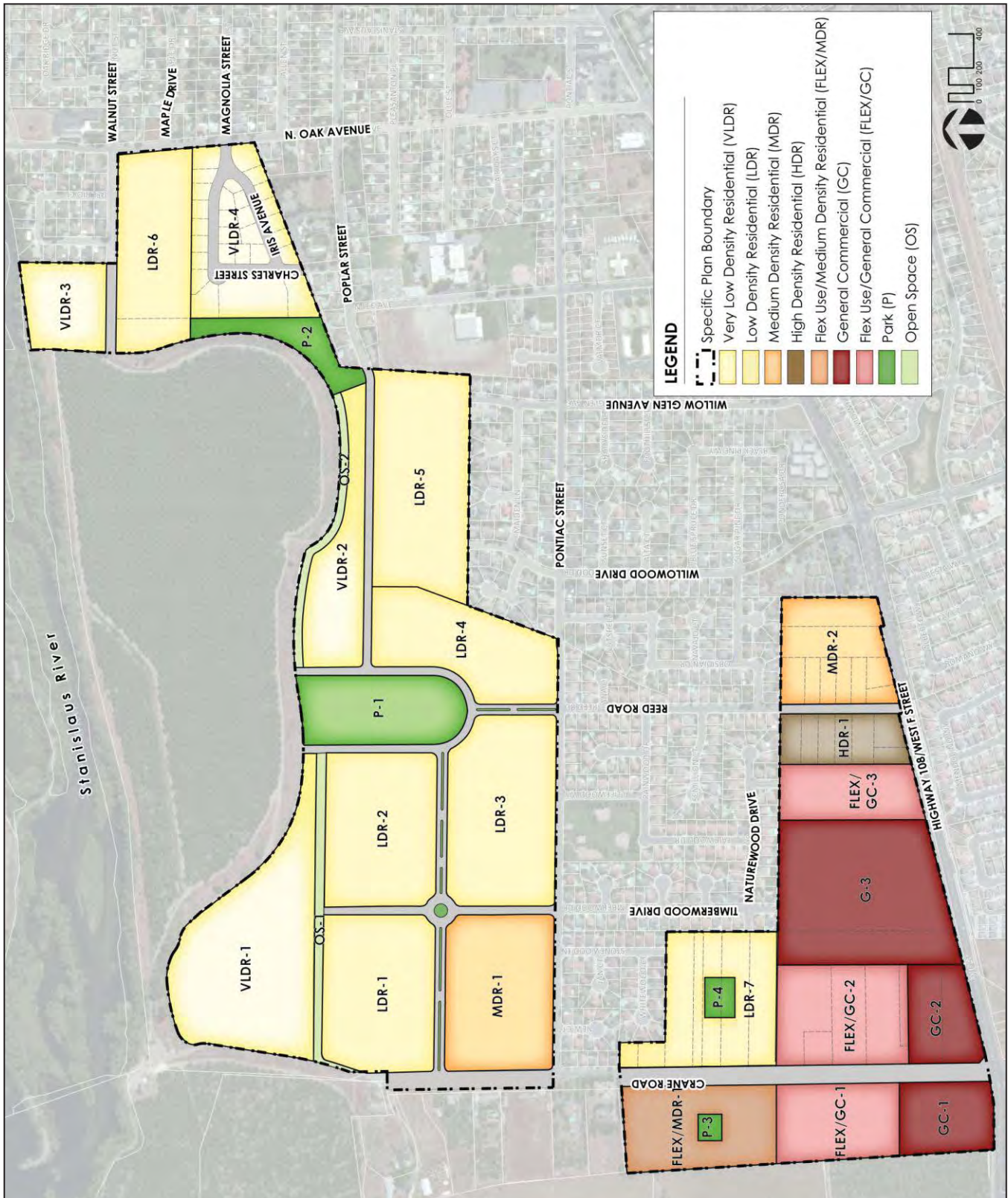
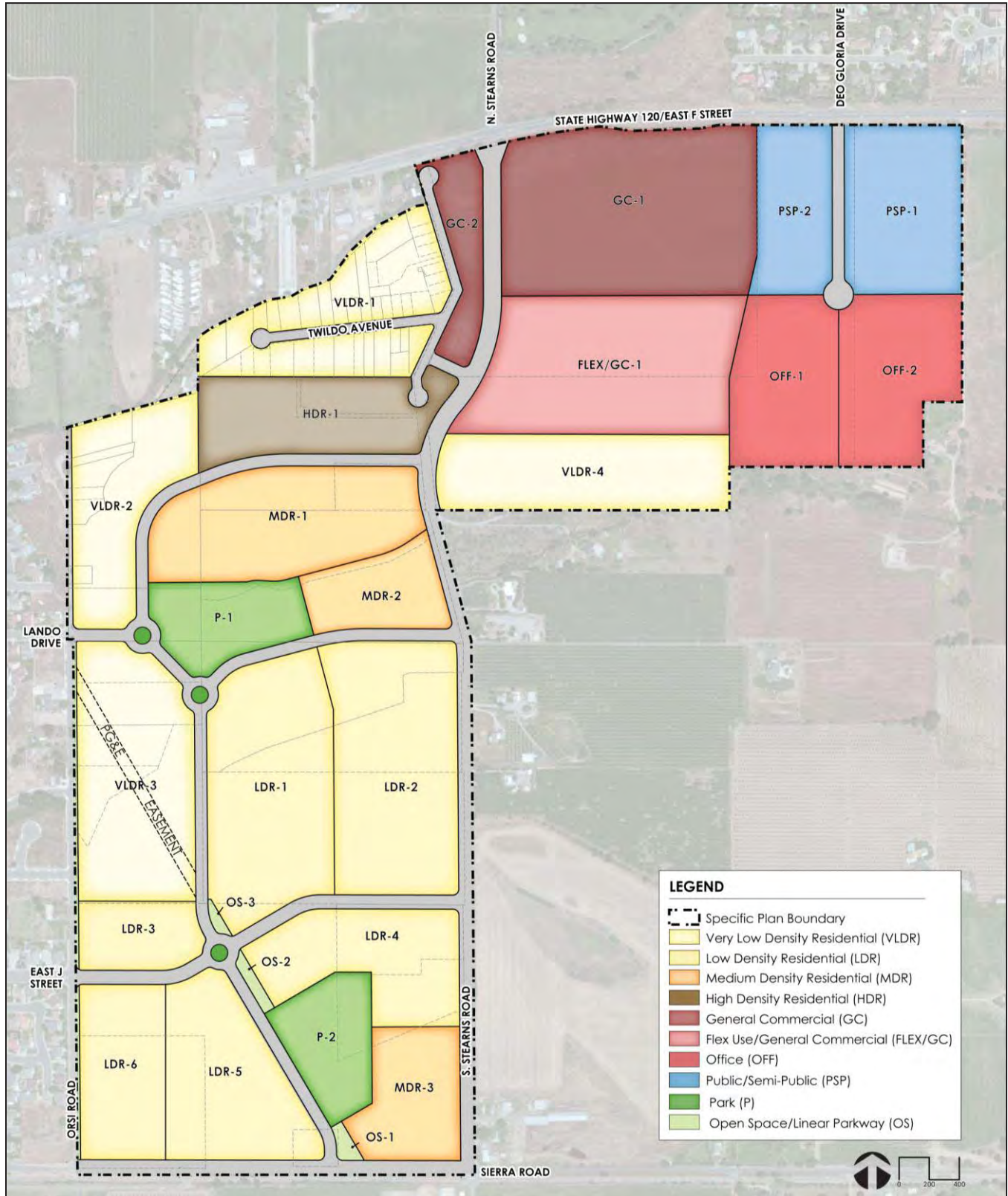
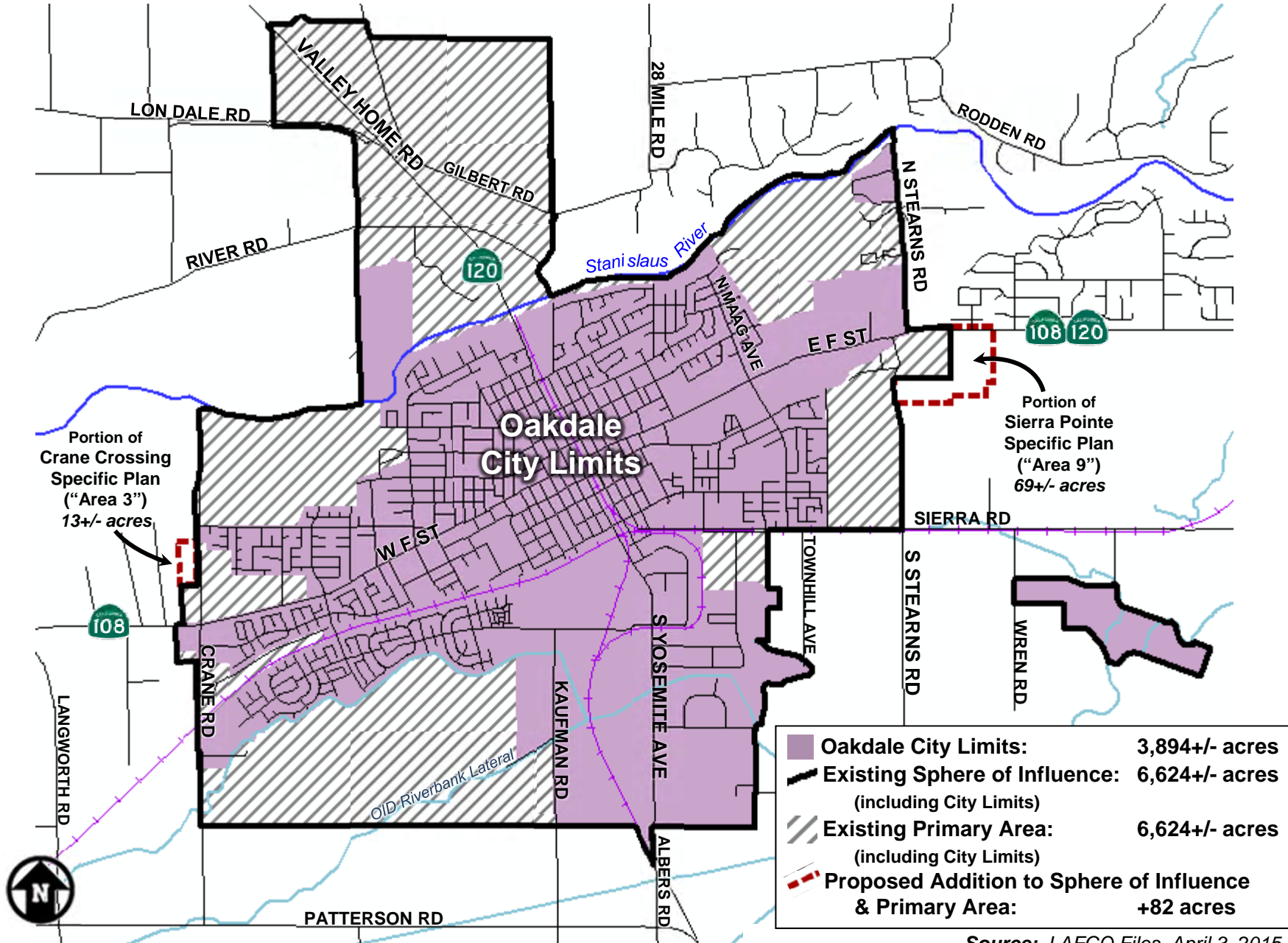


Figure 3-1: LAND USE PLAN



MUNICIPAL SERVICE REVIEW, SPHERE OF INFLUENCE MODIFICATION, &  
 CRANE CROSSING REORGANIZATION TO THE CITY OF OAKDALE

**PROPOSED SPHERE OF INFLUENCE MODIFICATIONS - Vicinity Map**

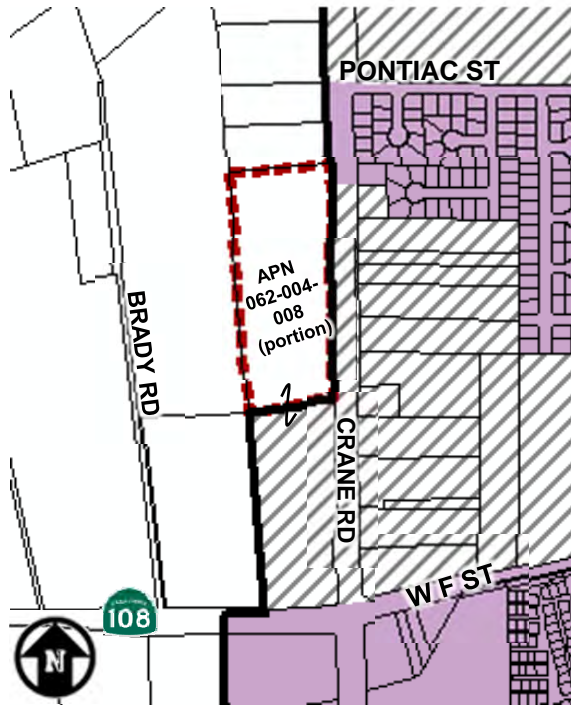


Source: LAFCO Files, April 3, 2015

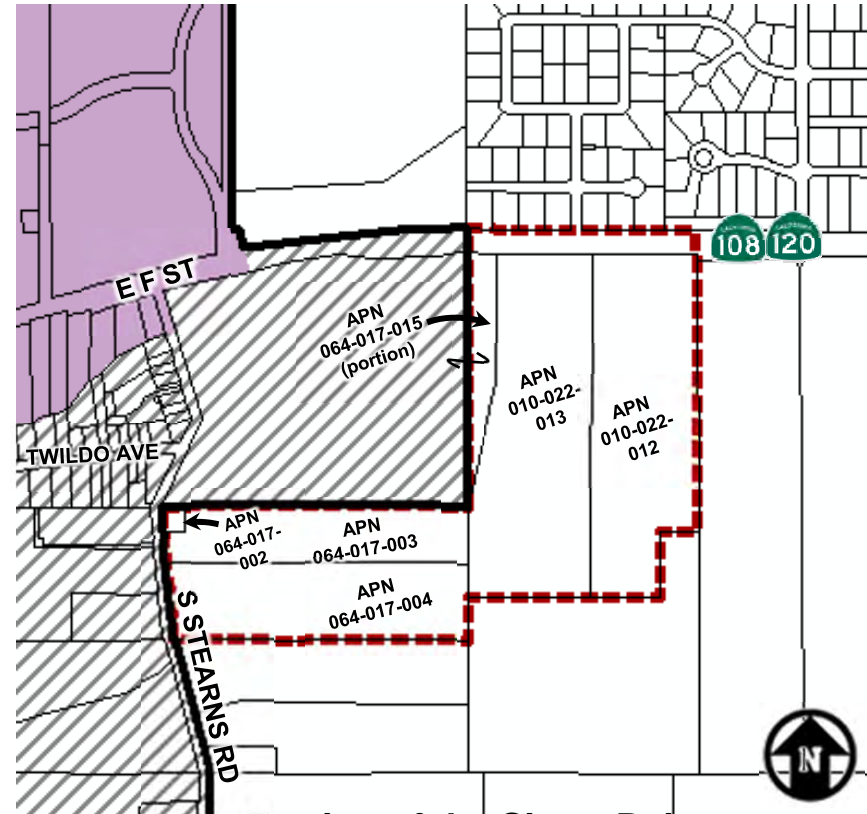


MUNICIPAL SERVICE REVIEW, SPHERE OF INFLUENCE MODIFICATION, &  
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**PROPOSED SPHERE OF INFLUENCE MODIFICATIONS - *Detail Maps***



**Portion of the Crane Crossing  
 Specific Plan  
 ("Area 3")**



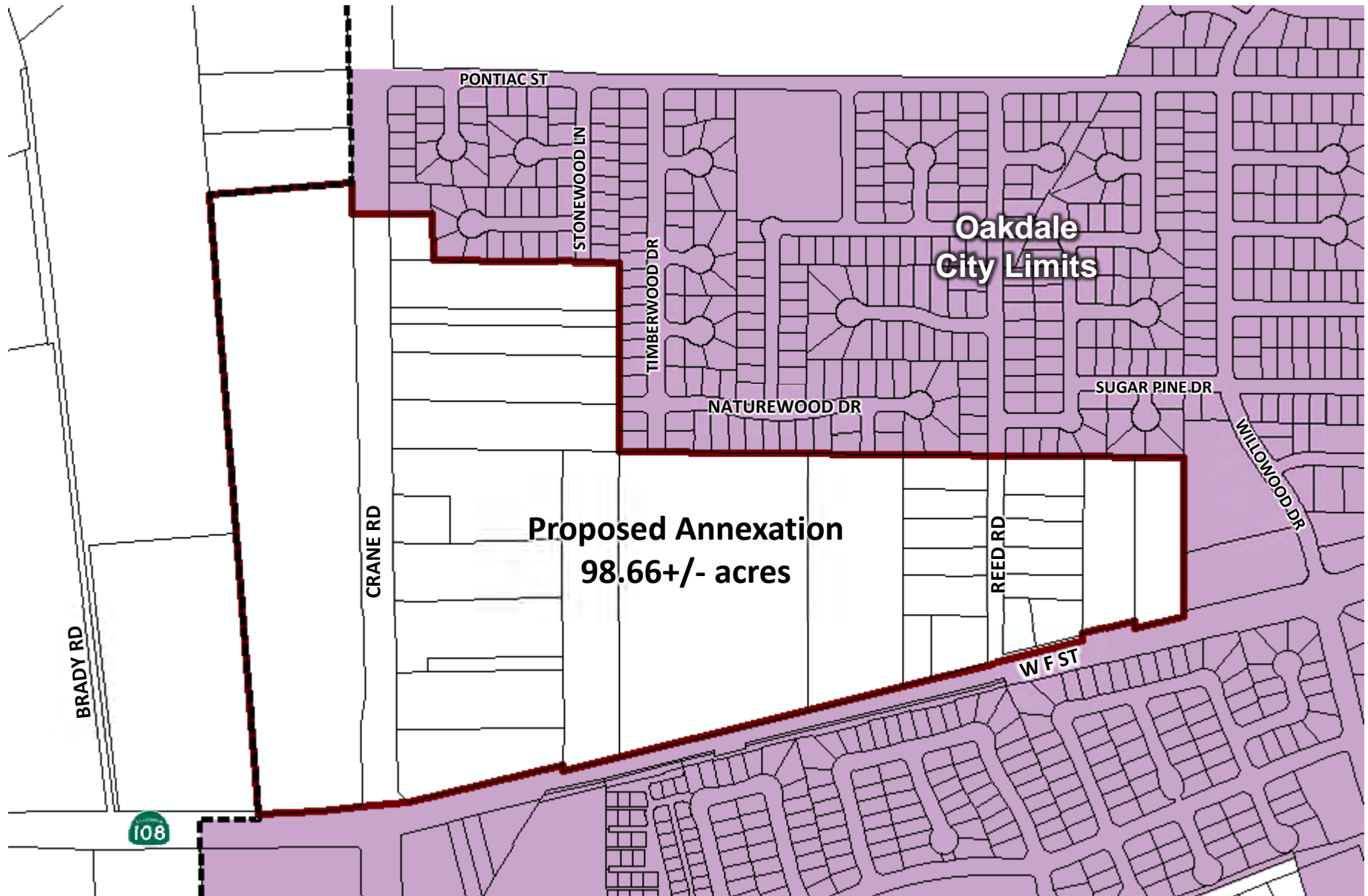
**Portion of the Sierra Pointe  
 Specific Plan  
 ("Area 9")**

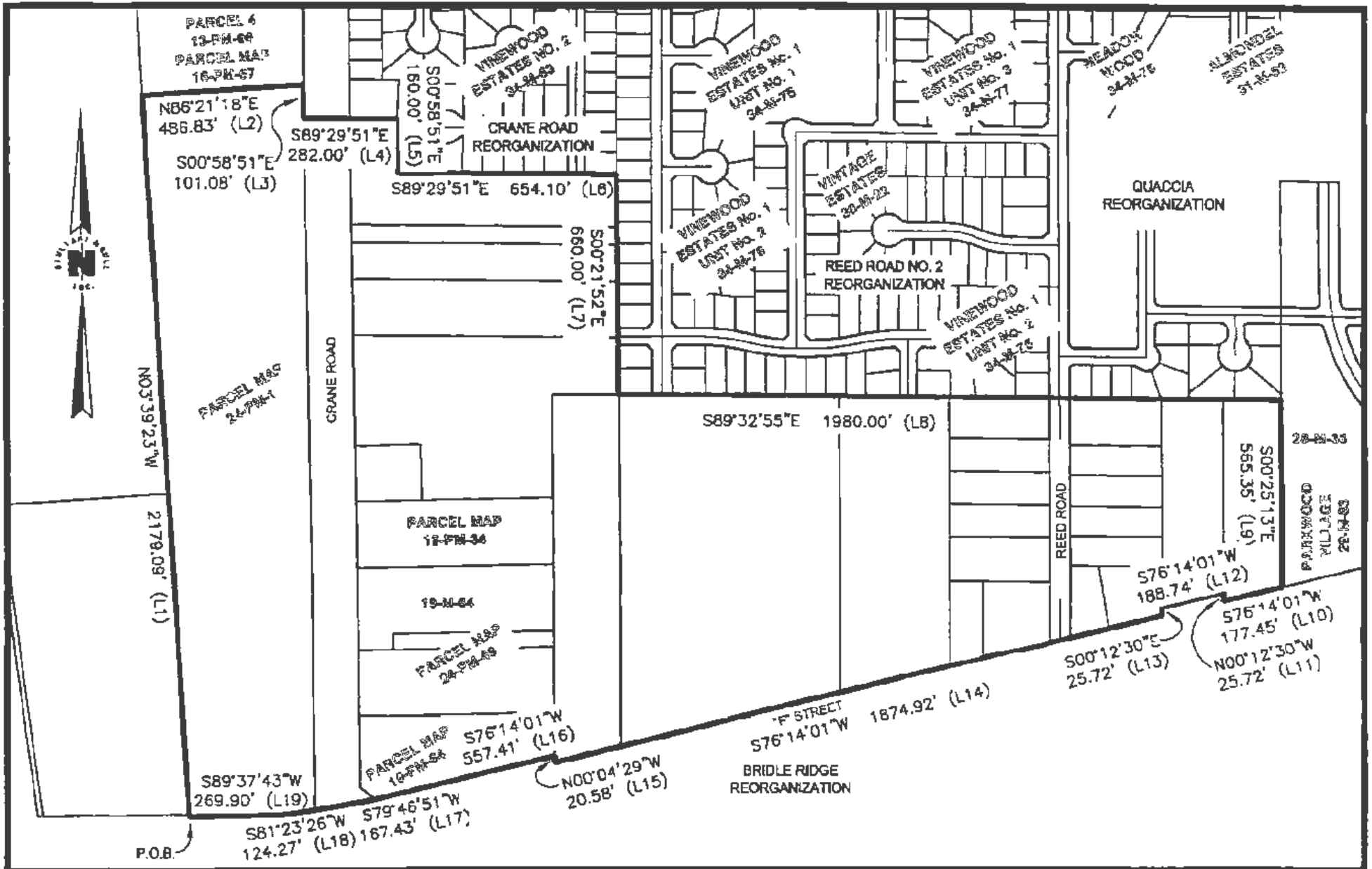
 Oakdale City Limits:	3,894+/- acres
 Existing Sphere of Influence:	6,624+/- acres
(including City Limits)	
 Existing Primary Area:	6,624+/- acres
(including City Limits)	
 Proposed Addition to Sphere of Influence & Primary Area:	+82 acres

Source: LAFCO Files, April 3, 2015

MUNICIPAL SERVICE REVIEW, SPHERE OF INFLUENCE MODIFICATION, &  
CRANE CROSSING REORGANIZATION TO THE CITY OF OAKDALE

**PROPOSED ANNEXATION - *Detail Map***





**GK** **Giuliani & Kull, Inc.**  
Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7323  
Auburn • Oakdale • San Jose

SCALE: 1" = 400'  
DRAWN: J. STARK  
CHECKED: K. COLE  
JOB NO.: 15111  
SHEET: 03 OF 03

CRANE CROSSING SPECIFIC PLAN – AREA 3  
REORGANIZATION TO THE CITY OF OAKDALE  
OAKDALE, CALIFORNIA