

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

DEPT: Planning and Community Development

BOARD AGENDA:6.1
AGENDA DATE: February 13, 2018

SUBJECT:

Approval of the Findings that the City of Turlock's Sphere of Influence Expansion is Logical and Orderly

BOARD ACTION AS FOLLOWS:

RESOLUTION NO. 2018-0089

On motion of Supervisor Chiesa , Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: Olsen, Chiesa, Withrow, Monteith, and Chairman DeMartini

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended


2) Denied

3) Approved as amended

4) Other:

MOTION:

ATTEST:


ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. C-5-F-4

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Planning and Community Development

BOARD AGENDA:6.1

AGENDA DATE: February 13, 2018

CONSENT

CEO CONCURRENCE:

4/5 Vote Required: No

SUBJECT:

Approval of the Findings that the City of Turlock's Sphere of Influence Expansion is Logical and Orderly

STAFF RECOMMENDATION:

1. Approve the findings that the City of Turlock's proposed Sphere of Influence expansion is logical and orderly.
2. Direct the Chief Executive Officer to notify the Local Agency Formation Commission of the County's agreement with the expansion request.

DISCUSSION:

The City of Turlock is proposing to annex one approximately 22 acre property located at 3525 W Monte Vista Avenue, north of West Monte Vista Avenue and west of Highway 99 (see Attachment 1 – Map of Proposed Annexation Area). The property is located within the boundary of the City of Turlock's Northwest Triangle Specific Plan (NTSP) and further identified as Assessor's Parcel No. 087-003-018. The property has been pre-zoned Commercial Thoroughfare (CT) by the City of Turlock. Annexation of the property will require the City of Turlock to obtain Local Agency Formation Commission (LAFCO) approval to expand its Sphere of Influence (SOI) and will require detachment of the area from the Keyes Fire District.

Attachment 2 is a LAFCO map reflecting the City of Turlock's current SOI boundary in relationship to the city limits. The City of Turlock currently has approximately 2,387 acres within its SOI that are outside the city limits.

On October 23, 2017, representatives from both the City of Turlock and Stanislaus County met to review the City of Turlock's proposed SOI expansion. Stanislaus County representatives included: the Chief Executive Office, the Planning and Community Development Department, and the Department of Public Works. The City of Turlock was represented by the City Manager and City Planning staff.

In this case, the City of Turlock is proposing the SOI expansion and annexation occur simultaneously and land use authority will transfer completely to the City of Turlock upon annexation. Thus, Stanislaus County's development standards for property within an SOI will not be triggered.

With a tax sharing agreement in place and the understanding that future development will need to be mitigated, and that Stanislaus County staff will have an opportunity to review the mitigation for adequacy, staff is in agreement that the proposed City of Turlock SOI expansion is both logical and orderly.

POLICY ISSUE:

California Government Code Section 56425 requires that prior to a city submitting an application to the LAFCO for an expansion of its SOI that representatives of the city meet with county representatives to discuss the proposed sphere 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.

City of Turlock and Stanislaus County staff have met and staff is in agreement that the City of Turlock proposed SOI expansion is both logical and orderly.

FISCAL IMPACT:

The expansion of a city's SOI by itself does not trigger any changes in property tax distributions. The change in 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 Stanislaus County to retain 100% of the existing base valuation with future increment growth of Stanislaus County's share split, 30% to the City of Turlock and 70% to Stanislaus County.

BOARD OF SUPERVISORS' PRIORITY:

Approval of this action supports the Board's priorities of Delivering Efficient Public Services & Community Infrastructure through Stanislaus County agreement with the City of Turlock.

STAFFING IMPACT:

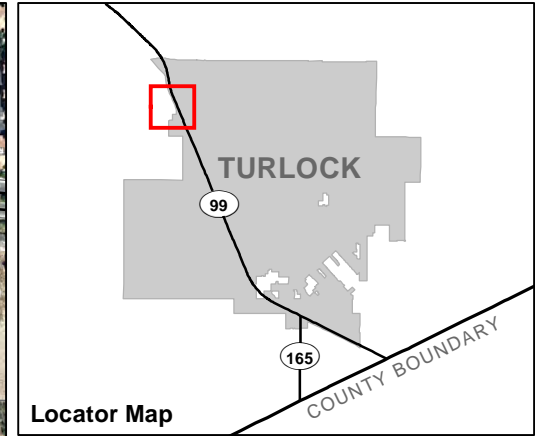
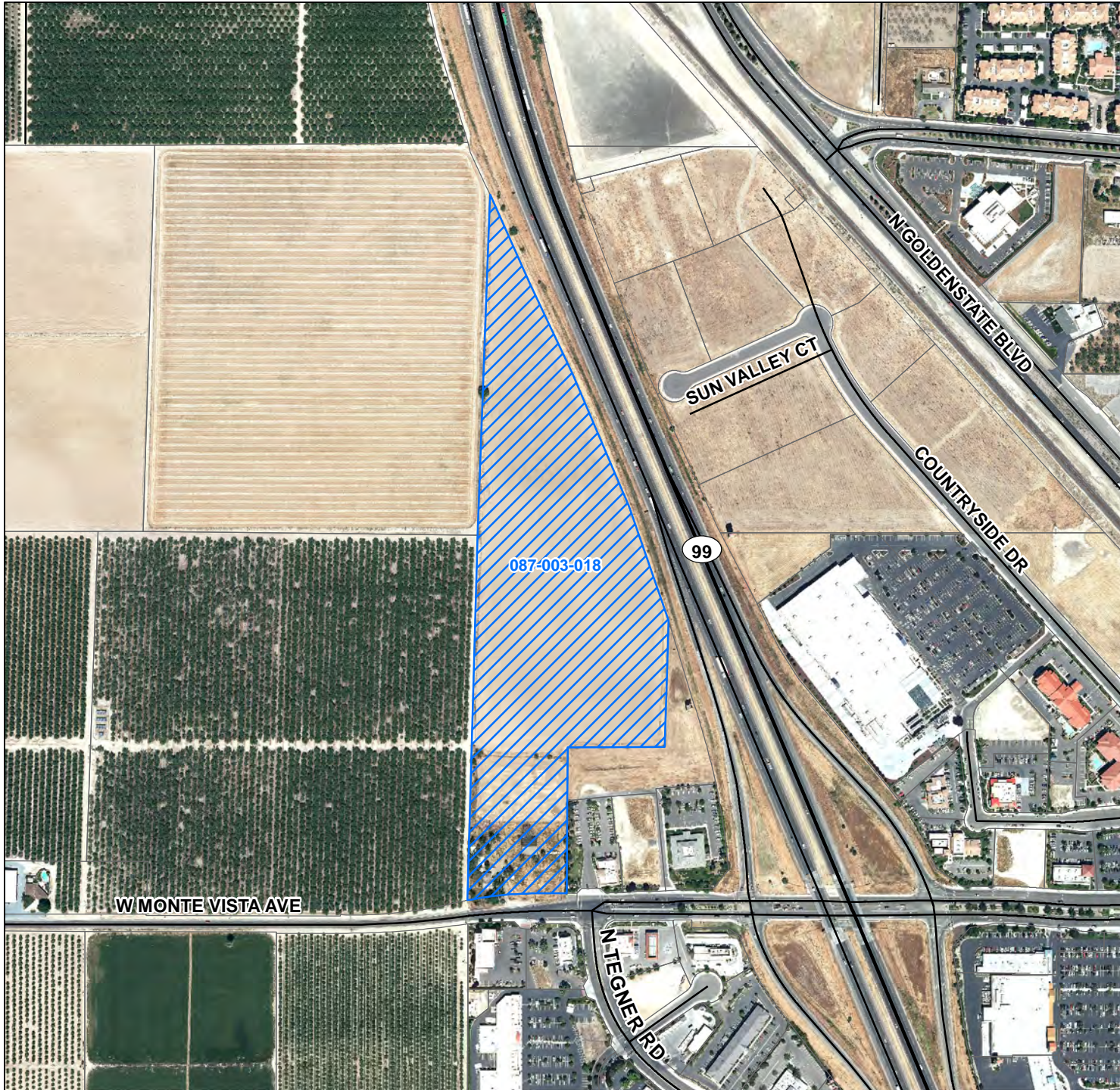
There are no staffing impacts associated with this item.

CONTACT PERSON:





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

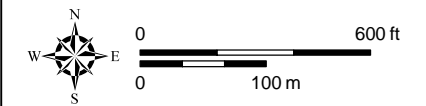
ATTACHMENT(S):

1. Map of Proposed Annexation Area
2. LAFCO Map Reflecting the City of Turlock's Current SOI Boundary



LEGEND

-  Annexation Site
-  Parcel
-  Highway
-  Road



Scale: 1:6,000

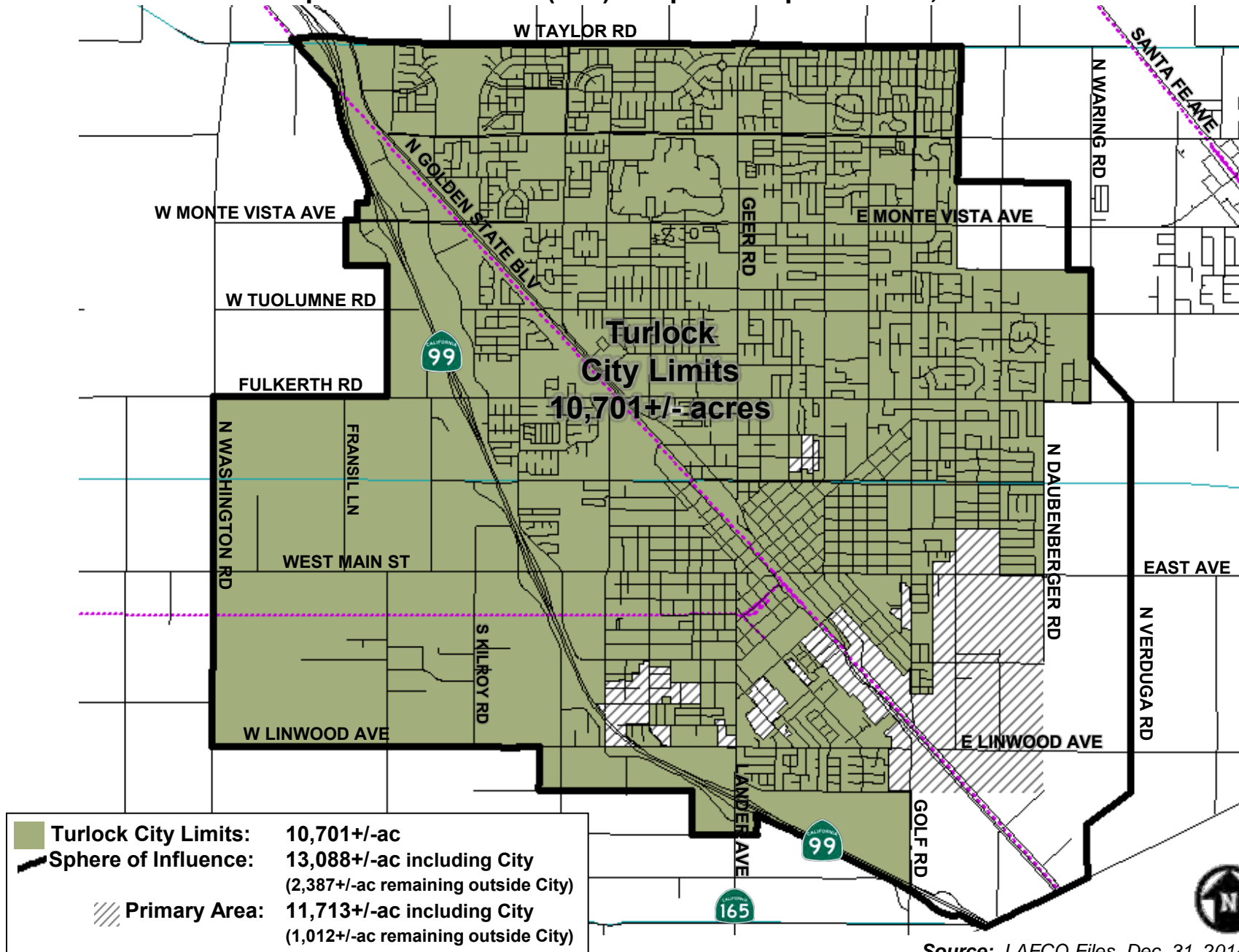
MAP OF PROPOSED ANNEXATION AREA



Stanislaus County Planning and
Community Development Department
1010 10th St. Suite 3400 Modesto, CA 95354

Turlock

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



Source: LAFCO Files, Dec. 31, 2014

City of Turlock's Sphere of Influence Expansion

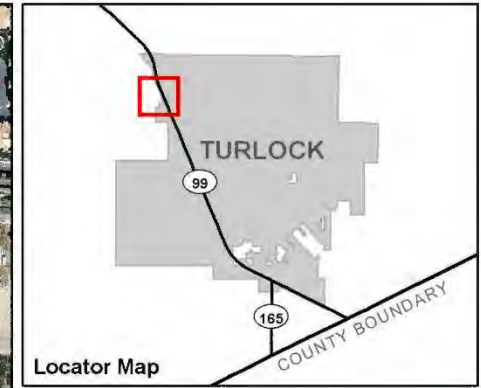
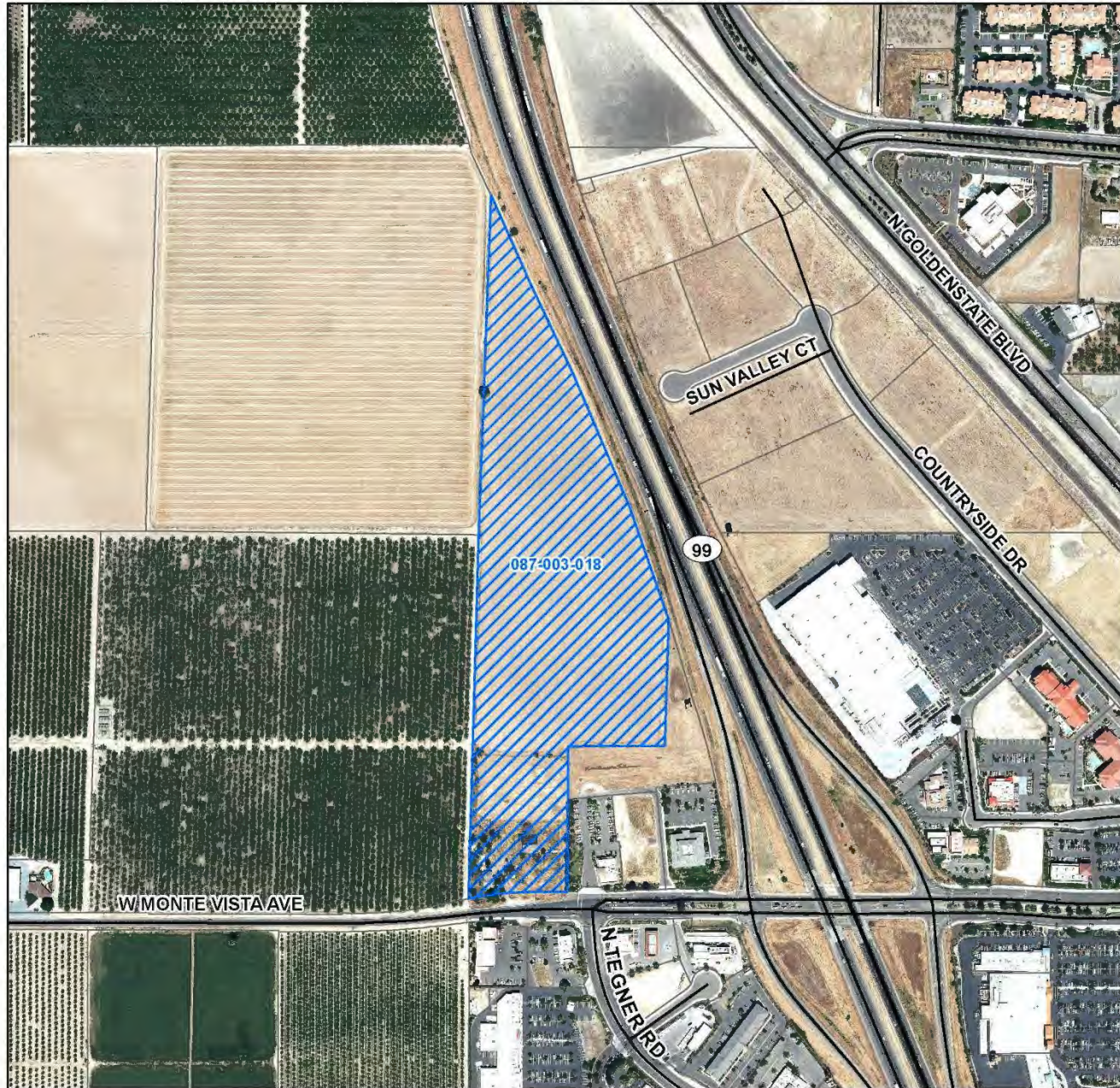
**Board of Supervisors
February 13, 2018**







Overview

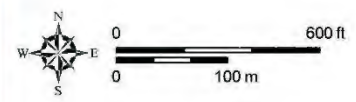
- 22 acre property – 3525 W Monte Vista Ave.
- Located within Northwest Triangle Specific Plan
 - Pre-zoned: Commercial Thoroughfare (CT)
- Annexation requires LAFCO approval
 - Detachment from Keyes Fire Protection District
 - Agricultural Preservation Plan
- Sphere of Influence expansion and annexation to occur simultaneously





LEGEND

-  Annexation Site
-  Parcel
-  Highway
-  Road



Scale: 1:6,000

MAP OF PROPOSED ANNEXATION AREA

Turlock

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



Source: LAFCO Files, Dec. 31, 2014

Logical and Orderly

- LAFCO Sphere of Influence expansion requires City and County to reach agreement:
 - Proposed boundaries, development standards, and zoning requirements within sphere
 - Ensure the logical and orderly development of areas within the sphere
- Existing Master Property Tax Agreement



Recommendation

1. Approve the findings that the City of Turlock's proposed Sphere of Influence expansion is logical and orderly
2. Direct the Chief Executive Officer to notify LAFCO of the County's agreement with the expansion request



Questions

