

LAFCo

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EXECUTIVE OFFICER'S REPORT

April 9, 2010

TO: LAFCo Commissioners

FROM: James E. Glaser, Executive Officer

SUBJECT: CITY OF RIPON FINAL MUNICIPAL SERVICE REVIEW AND
SPHERE OF INFLUENCE PLAN

Recommendation:

It is recommended that the Commission approved the City of Ripon Final Municipal Service Review and Sphere of Influence Update. Attached are two separate resolutions for Commission's consideration.

Background:

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that LAFCo review and update spheres of influence plans every five years and to have service reviews prepared for special districts and cities by January 2008. The Commission adopted Policies and Procedures for *Spheres of Influence, Service Reviews and Annexations*. A service review is a comprehensive review of services intended to obtain information about municipal services. Its purpose is to evaluate the provision of services from a comprehensive perspective and recommend actions, when necessary, to promote the efficient provision of those services. Service reviews are intended to serve as a tool to help LAFCo, the public, and other agencies better understand the public service structure and evaluate options for the provision of efficient and effective public services.

The City has submitted their Final Municipal Service Review and Sphere Plan for LAFCo's consideration consistent with the policies. On February, 19, 2010 the Commission held a workshop on these two documents and provided comments.

The City of Ripon expects to increase its population at an average annual growth rate of 3.2%. The City will grow from its current population of 15,260 to 41,812 by 2040. The City's General Plan includes policies to ensure that adequate land is available within its SOI to accommodate the anticipated growth for the next 30 years and contains goals and policies to ensure that adequate services can be provided to the City's existing and future population. The City shares

a SOI and Area of Interest boundary with Manteca. Under a Memorandum of Understanding, both have agreed to an exchange of territory and the ultimate boundary between the two cities. The City is proposing that an Area of Interest boundary be established. The proposed area encompasses 6,380 acres beyond the SOI and consists essentially of the City's 2040 General Plan area. The purpose of the City's request for Area of Interest designation is to serve as a community separator between the Ripon and Manteca and to facilitate long range planning. Attached is a map of the City's SOI including 10-year planning horizon and the proposed Area of Interest.

The focal point of the service review process lies with the preparation of written statements of determination regarding the agency's ability to provide services. LAFCo must make written evaluations on five categories. The following is a list of those determinations:

- Determination 1: Growth and population projections
- Determination 2: Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies
- Determination 3: Financial ability of the agency to provide service
- Determination 4: Status of, and opportunities for, shared facilities
- Determination 5: Accountability for community service needs, including governmental Structure and operational efficiencies

In determining a sphere of influence the Commission is required to consider and make written determinations with respect to the following factors (Government Code Section 56425):

1. The present and planned land uses in the area, including agricultural and open space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

A copy of the draft City of Ripon MSR and SOI Plan was provided to Commissioners at the February 19, 2010 workshop. The MSR and SOI Plan can also be found on the LAFCo website at www.sigov.org/lafco.

Staff has prepared two resolutions for Commission's consideration. The resolutions incorporate, by reference, determinations in accordance with the requirements specified in the Government Code.

Attachments: Resolution 1234
Resolution 1235

Resolution No. 1234

**Before the San Joaquin Local Agency Formation Commission
Approving the City of Ripon Municipal Service Review**

WHEREAS, Section 56430 of the Government Code requires the Commission to conduct a service review of the municipal services provided in the county or other appropriate area designated by the Commission; and

WHEREAS, the Commission must prepare a written statement of its determinations with respect to five specific topics; and

WHEREAS, the Commission held a workshop on February 19, 2010 and received comments; and

WHEREAS, the Commission held a public hearing on the proposed Municipal Service Review on April 9, 2010 in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, California, pursuant to notice of hearing which was posted, mailed, and published in accordance with State Law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the Municipal Service Review, and all persons present were given an opportunity to be heard; and

WHEREAS, this Commission has duly considered the City of Ripon Municipal Service Review dated April, 2010; and

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that the proposal is found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15262 of the CEQA guidelines.

Section 2. The determinations required by Section 56430 of the Government Code have been made and are attached hereto as Exhibit A.

Section 3. The City of Ripon Municipal Service Review is hereby approved.

Section 4. The Executive Officer is hereby authorized and directed to distribute copies of the adopted Municipal Service Review and this Resolution to affected agencies and interested parties.

PASSED AND ADOPTED this 9th day of April 2010 by the following roll call votes:

AYES:

NOES:

KRISTY SAYLES, Chairperson
San Joaquin Local Agency
Formation Commission

***Municipal Service Review
Determinations***

1. Growth and Population Projections for the Affected Area

The General Plan, approved in 2006, estimated the population in Ripon will reach approximately 40,000 by the year 2040. If the City maintains an average annual growth rate of 3.2% as calculated by the absorption study, the City will remain on-track to reach its 30-year population projection of 40,516 by 2040.

The City of Ripon will continue to review future growth and population patterns to project and monitor growth within its SOI. The 2040 General Plan includes a policy that directs the City to ensure that there is adequate land to accommodate a three to six percent residential growth rate. In some years, the City Council has implemented the General Plan's three to six percent growth policy through the adoption of resolutions imposing specific growth limits, such as in 2003 (Resolution 03-90) and 2005 (Resolution 05-53). The City has met its policy by including enough residential land within its SOI to accommodate the anticipated growth for the next 30-years.

2. Present and Planned Capacity of Public Facilities and Adequacy of Public Services, including Infrastructure Needs or Deficiencies

a. Law Enforcement Determinations

Although the City of Ripon's Police Department currently provides adequate law enforcement services to meet the needs of the existing population, continued growth within the SOI will increase the overall demand on law enforcement services in the city. As the City grows, new residential and non-residential development such as new commercial and industrial development will increase the demand for police services, resulting in the need for additional personnel, new and/or expanded facilities, and the acquisition of additional vehicles and equipment. Police service requirements are also influenced by the demands for traffic control and traffic accident services.

The additional operations costs that result will be provided by the expanded tax base that results from new development and capital costs for facilities and equipment will be funded by City's PFFP (development fees). The City's Police Department will continue to monitor the development fees (PFFP) to insure that the fees collected are adequate to serve the expanded needs of the city. The City also has discussed and continues to explore the feasibility of adopting a special sales tax override initiative to help cover additional staffing needs in the future if needed.

The PFFP also includes the financing and construction of two police substations. The City Council along with the Ripon Consolidated Fire District Board has just recently adopted resolutions regarding the construction of the first joint public safety facility which will include facilities for both Police and Fire personnel and will be located in the vicinity of River Road, near the Mistlin Sports Complex. This first satellite station, for the Police Department will be needed once the population reaches approximately 23,000. The second satellite office will be needed when the city reaches a population of approximately 32,000 which is expected to occur between 2030 and 2035. These substations will serve the City's projected population growth to the year 2040.

b. Fire Protection Determinations

Continued growth within the SOI will increase the overall demand on fire protection services in the city. Growth in accordance with build out of the SOI is expected to generate the typical range of service calls, including structure fires, car fires, electrical fires, emergency medical response and others. New fire facilities, vehicles, equipment, and personnel will be required to maintain adequate response time to serve future growth, therefore the Fire District's costs to maintain equipment and facilities and to train and equip personnel will also increase.

Future city growth will also impact the adjoining rural fire district of Lathrop-Manteca. As annexations occur, fire and emergency medical services will be provided by the Ripon Consolidated Fire District and the boundaries of the surrounding rural fire districts will be reduced in territory, which may have a long-term financial impact on those districts. LAFCo intends to complete a service review for the rural fire districts in the near future. At that time, it is anticipated that the long-term impacts will be considered and recommendations regarding efficient government structure options will be considered.

In order to continue to meet the five-minute standard response time as required by the Fire Departments current ISO rating, the Department anticipates expanding their operations in the future to include new stations, equipment, and personnel to ensure adequate services are provided. The Ripon Consolidated Fire District just recently passed a resolution along with the City of Ripon regarding a new joint public safety facility in the northern area of the City near the Mistlin Sports Park, to address just this issue.

The additional operation costs that result will be provided by the expanded property tax base that results from new development and capital costs for facilities and equipment will be funded by the Fire Protection Facilities Fees (development fees). The Ripon Consolidated Fire Department will continue to monitor their development fees to ensure that the fees collected are adequate to serve the expanded needs of the city, and with assistance from the City will ensure that these updated fees are adopted and implemented. The City also has discussed and continues to explore the feasibility of adopting a special sales tax override initiative to help cover additional staffing needs in the future if needed, which would more than likely contain a component for the Fire District.

c. Water Supply and Treatment Determinations

Expected growth in the City over the next 10 and 30 year time period will generate substantial increases in demand for domestic water. The General Plan and the Public Facilities Financing Plan assume that future domestic water supplies will continue to be met from groundwater wells as well as South San Joaquin Irrigation District (SSJID) water. Demands on the ground water system will be reduced by the City's increasing planned reliance on non-potable water for landscape irrigation and commercial water uses. Anticipated urban development will require not only a substantial expansion of the City's water distribution but also expansion of the supply through the development of new wells, storage and pumping facilities.

On-site water system improvements required by new development will be the responsibility of developers and sub-dividers who must design and install the conveyance system and pay for water facilities determined by the City Engineer as necessary to implement the Water Master Plan. Supply facilities and major distribution lines will be financed through fees established in the adopted Public Facilities Financing Plan (PFFP). Proposed major water system improvements will be constructed with anticipated development within the primary Urban Area expanding the City's network of wells, storage and distribution lines throughout areas proposed for new development. Main lines, new groundwater production wells, and water storage and pressurization facilities will be constructed as needed and existing residents will not experience a

decrease in service as the City expands. All existing and future facilities will meet or exceed the minimum requirements established by the State of California Office of Drinking Water.

This demand will be met by the collection of fees through the PFFP, and the infrastructure built and dedicated by the developers for their projects will put in place the improvements necessary to accommodate the growth as it occurs.

The City's Public Facilities Financing Plan has assigned costs to the anticipated water facility improvements and establishes a set of infrastructure fees adequate to finance or serve as a basis for financing necessary improvements. The PFFP is the vehicle the City will use to provide all the needed facilities to accommodate the full build out of the City.

General Plan build-out and associated expansion of the City water well system would increase demands on the underlying groundwater system. Based on projected water demands, new annual demands could amount to an additional 11,000 acre-feet by 2040; combined with existing usage of about 6,000 acre-feet, total annual water demands would amount to about 17,000 acre-feet annually. About 60 percent of this demand would rely on the ground water system, about 10,000 acre-feet annually. Despite increases in groundwater demand for urban development purposes, future impacts on the groundwater system are expected to be minimized as a result of the City's adopted Groundwater Preservation Program as well as its ability to use SSJID water as a non-potable water source. The City of Ripon is also researching and contemplating the feasibility of connecting to the South San Joaquin Irrigation District's Surface Water Supply project to help supplement the City's future potable water demands.

The City has a master plan for expansion of the potable water system to meet the present and future demands of the community. Expansion will consist of additional wells and above ground storage capacity to ensure an adequate supply of potable water. The City plans to construct 2 new elevated storage tanks, the first around 27,000 population and the second at around 39,000. The City anticipates that 14 new domestic water wells will be required to serve future demands during the planning period covered by the Water Master Plan 2040. These wells will be required with every 2,000 increment increase in population to keep up with future demands.

d. Wastewater Collection and Treatment Determinations

The City of Ripon's Wastewater Treatment Facility has met and expects to continue to meet annual wastewater collection and treatment demand within the SOI in compliance with the Central Valley Regional Water Quality Control Board's Waste Discharge Requirements. Growth in the SOI will increase the overall demand on the wastewater collection and treatment facility in the city. Future growth in accordance with build out of the SOI is expected to generate the typical amount of treatment needs associated with the type of urban development that has occurred in the past. According to the Wastewater Treatment Plant Facility Plan (March 3, 2009) the City's wastewater treatment facility can support a population of about 20,000 within the SOI, which is within the 10-year sphere horizon of the SOI. The City anticipates that the existing treatment facility will continue to be in service until such time as upgrades and/or new facilities are needed to ensure that wastewater collection and treatment match urban growth.

Phasing and exact timing of expansion and/or additional facilities to accommodate additional growth has not been determined, however improvements and expansion to the Wastewater Treatment Facility must take place prior to the City's population reaching 20,000 which is approximately slated to happen around 2017. Any improvements and/or expansion to the existing facility will likely require higher treatment, which will also meet anticipated discharge

requirements. Facility expansions and upgrades are planned to accommodate the projected needs at build out of the SOI.

The City's commitment to maintain existing facilities and expand and/or develop new wastewater collection and treatment facilities is addressed in the 2040 General Plan. The Plan includes policies that require adequate facilities are in place to serve urban development and that the treatment and quality of discharge is sufficient to meet water quality standards. In addition, the Plan includes policies that encourage the reuse and recharge of reclaimed water. The City requires that any costs associated with new facilities and/or upgrades to the existing facility be offset through increased revenue and fees generated by future development. In addition, the City will review future projects on an individual basis and require compliance with City requirements, such as impact fees and General Plan compliance.

e. Stormwater Drainage Determinations

The City of Ripon expects to continue to meet stormwater flood control needs within the existing SOI in cooperation with San Joaquin County and the San Joaquin Area Flood Control Agency. Build out of the existing SOI will continue to require the capture and removal of stormwater in a safe and efficient manner. Future growth in accordance with build out of the existing SOI is expected to result in the typical amount of capture and removal needs associated with the type of urban development that has occurred in the past.

As development occurs within the SOI, gutters, alleys, catch basins, trunk lines, retention basins, pump stations, and surface infrastructure will continue to collect and convey storm runoff to the Stanislaus River and storm drainage basins. The City will continue to require new development in growth areas in the SOI to develop storm drains to collect and convey runoff to storm basins and outfalls. In addition, the quality of runoff water is expected to be emphasized in future stormwater management activities to address stormwater pollution. The City's 2040 General Plan commits the City to maintain existing storm drain and flood management facilities. The Plan includes policies that ensure and require that stormwater drainage planning be addressed prior to development occurring. The Storm Water Development Standards Plan includes policies that encourage and require the use of Best Management Practices to reduce stormwater runoff and its associated pollution. The City requires that any costs associated with new facilities and/or upgrades to existing facilities be offset through revenue and fees generated by future development and that all flood issues be adequately mitigated. In addition, the City will review future projects on an individual basis and require compliance with any and all City requirements in effect.

3. Financial Ability of Agencies to Provide Services

The City of Ripon receives funds for the provision of public utilities and services through impact fees, property taxes, and connection and usage fees. These fees apply to all land that is annexed into the City. The City's Department of Finance reviews the usage fee structure on an annual basis to ensure that they provide adequate financing to cover the provisions of City services. The Development impact fees are indexed on an annual basis, and revisited and revised every five years to ensure that adequate funds are collected to cover the provision of City services.

The Ripon Consolidated Fire District is responsible for the fire protection services in the City of Ripon. However in order to implement the goals and objectives of the General Plan regarding adequate fire protection, and to mitigate the impact of new development on fire protection services in the City, certain Fire Protection Facilities must be constructed and equipped. Therefore the City Council determined that a development impact fee was needed in order to finance these public improvements and to pay for the development's fair share of the costs of the improvements, and hence adopted a Fire Protection Facilities Fee. The City works closely with

the Fire Department to ensure that these fees are maintained and are adequate to cover the impacts of new growth. The City may also seek additional funding for the Fire District by either contracting with the Fire District for the required level of services needed by the City or explore the possibility of a general sales tax override that would include an element for public safety.

The City has adequate fee structures and planning processes to ensure that the fee structures remain sufficient to cover costs of required services, and thus no financial constraints to service provisions have been identified. The General Plan includes policies that require new development to pay its fair share capital improvement costs for all services. The cost of providing on-going services for annexed land is offset by the increased tax base provided by new development. Taxes, including property and sales tax, are expected to provide 65 percent of the City of Ripon's General Fund for the 2009-2010 fiscal year.

4. *Status of, and Opportunities for, Shared Facilities*

Ripon has multiple planning processes in place to assess whether levels of service provided are adequate to accommodate new growth, including the City's General Plan, its annual budgeting process, master planning processes for water supply and distribution, wastewater and sewer systems, as well as law enforcement services. It is through these processes that the City will continue to monitor and assess whether future opportunities for shared facilities will improve levels of service in a cost effective manner.

5. *Accountability for Community Service Needs, including Governmental Structure and Operational Efficiencies*

a. *Accountability for Community Service Needs Determinations*

The City has established a good system of accountability which adequately serves the residents of Ripon. The City of Ripon is responsible for governance within its incorporated boundaries. Actions of the City Council, including opportunities for public involvement and public hearing, are regulated in accordance with the Brown Act (California Government Code Section 54950 et seq.) other applicable statutes and regulations, and City procedures.

The residents of Ripon are offered a wide range of opportunities to oversee the activities of elected, appointed and paid representatives responsible for the provision of public services to the community through elections, publicized meetings and hearings, as well as through the reports completed in compliance with State and Federal reporting requirements.

b. *Government Structure Determinations*

Ripon's government structure is adequate and meets the needs of the residents. Since Ripon is an incorporated city, the City Council will make the final decisions concerning fee structures and the provisions of services. As discussed in previous chapters, the City of Ripon and the Ripon CFPD both review their fee structures every 5 years and index the fees on an annual basis. The City's General Plan also has numerous goals, objectives, policies and actions to ensure that adequate services are provided in a cost effective manner to accommodate new growth.

c. *Evaluation of Management Efficiencies Determinations*

The City's current management process is adequate and meets the needs of the City. Ripon will continue to use the budget and long-range planning process to ensure that it continues to provide direct and adequate levels of service in a cost-effective manner within its service area.

RESOLUTION NO. 1235

**BEFORE THE SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION
APPROVING THE CITY OF RIPON SPHERE OF INFLUENCE UPDATE**

WHEREAS, Section 56425 of the Government Code requires the Commission to review and update each sphere of influence every five years; and

WHEREAS, Section 56076 of the Government Code provides that “Sphere of Influence” means a plan for the probable physical boundaries and service area of a local governmental agency; and

WHEREAS, the Commission must prepare written statements of its determinations with respect to four specific factors; and

WHEREAS, a Municipal Service Review in compliance with Section 56430 of the Government Code has been prepared in conjunction with this sphere update; and

WHEREAS, the Commission held a workshop on February 19, 2010 and received comments; and

WHEREAS, the Commission held a public hearing on the Sphere of Influence Update on April 9, 2010 in the Board of Supervisors Chambers, 44 North San Joaquin Street, Stockton, California, pursuant to notice of hearing which was posted, mailed, and published in accordance with State Law; and

WHEREAS, at said hearing the Commission heard and received evidence, both oral and written regarding the sphere of influence update, and all persons present were given an opportunity to be heard; and

WHEREAS, this Commission has duly considered the City of Ripon sphere update; and

NOW, THEREFORE, the San Joaquin Local Agency Formation Commission DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

Section 1. Certifies that, as a Responsible Agency, the Commission has reviewed and considered the City of Ripon’s Environmental Impact Report (State Clearinghouse No. 199406205) and adopts the CEQA Findings of Fact and Statement of Overriding Considerations as certified by the City of Ripon.

Section 2. The determinations required by Section 56428 of the Government Code have been made and are attached hereto as Exhibit A.

Section 3. The City of Ripon Sphere of Influence update is hereby approved and is depicted in Exhibit B, attached.

Section 4. The Executive Officer is hereby authorized and directed to distribute copies of the adopted Sphere of Influence Update and this resolution to affected agencies and interested parties.

PASSED AND ADOPTED this 9th day of April 2010 by the following roll call votes:

AYES:

NOES:

ABSENT:

KRISTY SAYLES, CHAIRPERSON
San Joaquin Local Agency
Formation Commission

*SPHERE OF INFLUENCE DETERMINATIONS***A. Present and Planned Land Uses**

Ripon can be characterized as a low-rise community (one-or two-story buildings) dominated by low density, single family housing along with some multi-family housing, low intensity commercial mostly serving local community needs, and a very modest industrial base. Most of the city's development is balanced on either side of State Route 99, which dissects the city in two. Historically, the city has grown out from its center located just south of State Route 99, and it has been an ongoing goal of the city to balance the growth on both sides of State Route 99. Lands surrounding the City limits are primarily in active agriculture production, with the exception of the southern edge of the City which is bordered by the Stanislaus River and serves as the separator between San Joaquin and Stanislaus Counties. There is also a small portion of the eastern boundary of the City Limits which contains an older county subdivision known as Spring Creek. Prior to any further annexation and development along the eastern boundary of the City, the City anticipates that annexation of the Spring Creek subdivision will have to occur. At that time negotiations and an annexation plan will have to be explored with the residents of the Spring Creek subdivisions.

The City of Ripon 2040 General Plan contains goals, policies, and standards for growth, development, and conservation of open space throughout the city. Figure 2-3 shows the 2040 General Plan Land Use diagram, which includes land outside of the proposed SOI but is however included within Ripon's proposed Area of interest. Planned land uses shown on the Ripon 2040 General Plan Land Use diagram, within the SOI and Area of Interest include Extremely Low Density Residential, Very Low Density Residential, Low Density Residential, High-Low Density Residential, Medium Density Residential, High Density Residential, Very High Density Residential, Neighborhood Commercial, Community Commercial, Urban Core, Highway Service Commercial, Commercial Recreation, Regional Commercial, Professional Office, Business Park, Mixed Use, Light Industrial, Heavy Industrial, Public Municipal Service, Public Parks, Public Open Space, Agricultural Reserve, and Resource Reserve. All the land uses within the proposed SOI above will require the full range of services such as water, wastewater, storm drainage, police, fire, etc.

B. Present and Probable Need for Public Facilities and Services

The ability of the City of Ripon to provide adequate services has been explored in the Municipal Services Review and has been found to provide adequate services to meet the needs of the existing population. Services provided by the City include police, water, wastewater, storm water drainage, and garbage and refuse collection. The City also provides public facilities including transportation, libraries, and recreational facilities. Services provided by other agencies include fire protection which is covered by the Ripon Consolidated Fire District, and schools which is covered by the Ripon Unified School District. New development within the proposed SOI will lead to population growth and the need for additional service provisions. Development fees will address the capital cost of new development, and the expanded tax base that results from new development, as well as user charges will address the operating expenses of day to day operation of these facilities. In addition to the above mentioned fees the City may research the feasibility of a special sales tax initiative to help address operational expenses where needed. General Plan policies are in place to ensure adequate service provision for current and future populations.

C. Present Capacity of Public Facilities and Adequacy of Public Services

Existing public facilities and services are adequate for serving the needs of Ripon's population. The Ripon Consolidated Fire District has adequate staff and facilities to provide for existing populations, and is in the process of planning for new joint facilities with the Ripon Police Department to better serve growing populations. Ripon's police department also has adequate staff and facilities to provide for existing populations, and as mentioned above is in the process of planning for new joint facilities with the Ripon Consolidated Fire District. The City's water supply, wastewater, storm drainage and refuse collection services are also adequate to meet the needs of the existing population. The determinations included in Chapter 3 of this MSR show that public facilities and services are adequate to meet the needs of the current population, and are master planned and continuously being improved so as to meet the needs of future populations as well.

D. Social and Economic Communities of Interest

The residents of Ripon share social and economic interests with the adjacent communities of Manteca and Modesto as well as a variety of more local communities of interest, such as numerous businesses, schools, churches, public sector facilities and other Community Service programs that serve the residents of this community. The existing social fabric of the City will not change substantially by the proposed changes to the SOI. It is likely, however, that this change will be positive, bringing in new families and economic buying power as well as possible revenues that could help the City's budget. Expansion of industrial, commercial and retail areas could bring jobs and economic growth into the City.

The City of Ripon shares a Sphere of Influence and Area of Interest boundary with the City of Manteca, which is directly west. Ripon has worked with the City of Manteca in developing a Memorandum of Understanding (MOU). The purpose of the MOU is to develop a cooperative understanding of where each city's ultimate boundary will be as each city expands towards the other. The MOU outlines the areas that are currently within the Manteca General Plan and Ripon General Plan area that were exchanged between the two cities. The MOU, which was adopted by the City of Ripon on July 15, 2008 and the City of Manteca on July 21, 2008, identifies issues of joint concern, including community separators, and sets forth both parties understanding as to how those issues may be addressed. Figure 2-4 illustrates the area of exchange agreed upon by the MOU between the two cities. The areas that were exchanged between Ripon and Manteca actually lie outside the City of Ripon's SOI, however the exchanged areas are part of Ripon's proposed Area of Interest.

CITY OF RIPON
MUNICIPAL SERVICE REVIEW
SPHERE OF INFLUENCE AND SPHERE PLAN

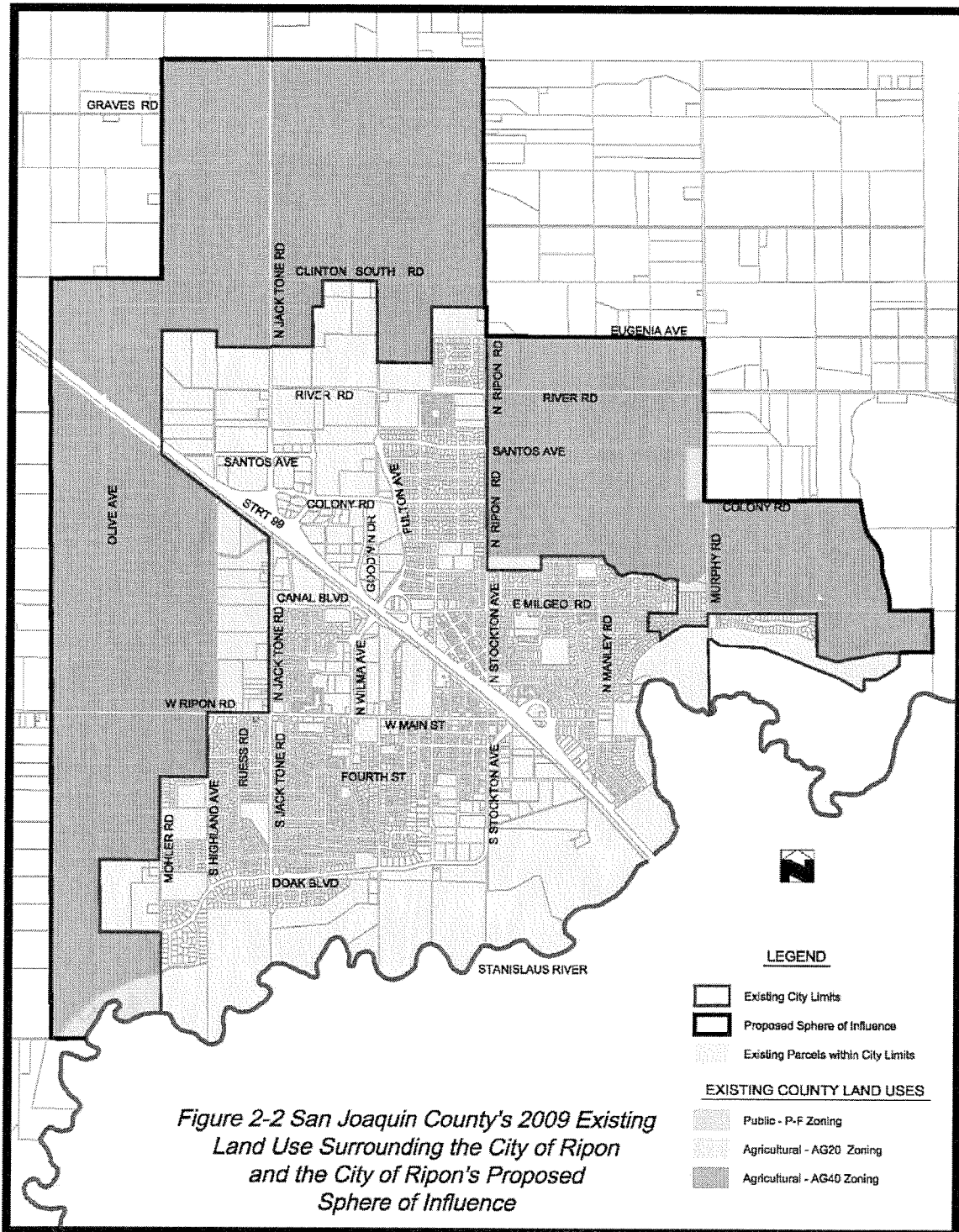


Figure 2-2 San Joaquin County's 2009 Existing Land Use Surrounding the City of Ripon and the City of Ripon's Proposed Sphere of Influence