



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

AGENDA

SEPTEMBER 26, 2007

6:00 P.M.

JOINT CHAMBERS – BASEMENT LEVEL
TENTH STREET PLACE
1010 10th STREET, MODESTO
www.stanislauslafco.org

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedure Section 185 which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the Local Agency Formation Commission shall be in English and anyone wishing to address the Commission is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

Any member of the public may speak on any item, which is on the agenda. Comments by members of the public on an item on the agenda will only be allowed during consideration of the item by the Commission. When the item is called, please raise your hand or approach the podium if you desire to address the Commission.

CONSENT CALENDAR: CONSENT ITEM, denoted with an asterisk (*), is a matter requiring Commission action but which following an initial evaluation by staff, has been found to be totally consistent with the spheres of influence, Commission Policies, all applicable general plans, and all landowners have signed the petition for the requested action and is, therefore, **recommended for "routine" approval**. Prior to actual Commission consideration, the Chairperson will ask if anyone present wishes to discuss the consent item. If such a request is made, that item will be reviewed in detail.

AMERICANS WITH DISABILITIES ACT: Hearing devices are available for public use. If hearing devices are needed, please contact the LAFCO Clerk at 525-7660. Notification 24 hours prior to the meeting will enable the Clerk to make arrangements.

No correspondence addressed to the Commission, individual Commissioners or staff will be accepted and/or considered unless it has been signed by the author, or sufficiently identifies the person or persons responsible for its creation and submittal.

1. CALL TO ORDER

- A. Pledge of Allegiance to the Flag.
- B. Introduction of Commissioners and Staff.

2. PUBLIC COMMENT

3. APPROVAL OF MINUTES

- A. Minutes of the August 22, 2007 Meeting.

4. CORRESPONDENCE

- A. Specific Correspondence.
- B. Informational Correspondence.
 - 1. "The Sphere", CALAFCO Newsletter, August 2007.
- C. "In the News".

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

6. *CONSENT ITEMS

- *A. **BUDGET AMENDMENT.** Consider FY 2007-08 Budget Amendment Transferring \$1,100 from LAFCO Account Number 62400, "Miscellaneous Expense" to Account Number 74520, "Administrative Services (Public Works – Safety)". (Staff Recommends Resolution No. 2007-16.)
- *B. **LAFCO APPLICATION NO. 2007-05 – KEYSTONE WEST CHANGE OF ORGANIZATION CONSISTING OF THE DETACHMENT OF TERRITORY FROM THE DEL PUERTO WATER DISTRICT.** A proposal to annex approximately 126.4 acres from the Del Puerto Water District. There are three (3) assessor parcels involved: 021-085-010, 021-085-011, and 021-085-012. The territory is located within the West Patterson Business Park, in the City of Patterson. (Staff Recommends Resolution No. 2007-17.)

7. PUBLIC HEARINGS

- A. **PUBLIC HEARING - BERGER REORGANIZATION TO THE CITY OF TURLOCK.** A request to: 1) annex approximately 1.66 acres to the City of Turlock; and 2) simultaneously detach the territory from the Turlock Rural Fire Protection District. The boundaries of the reorganization proposal are generally located at the northwest corner of Canal Drive and North Olive Avenue, in the central Turlock area, and within a portion of an unincorporated county island. The City's application proposal includes the following eight (8) Assessor Parcel Numbers: 042-024-034, 035, & 036; 042-024-050, -051, 052, 053, & 054. (Staff Recommends Resolution No. 2007-18.)
- B. **PUBLIC HEARING – SOI MODIFICATION NO. 2007-03 AND LAFCO APPLICATION NO. 2007-06 – WESTSIDE INDUSTRIAL SPECIFIC PLAN PHASE II (WISP II) REORGANIZATION TO THE CITY OF TURLOCK.** The Commission will consider the following: Part 1: Approve an update to the City of Turlock Municipal Service Review (MSR) and consider the City's request to expand their Sphere of Influence to include approximately 627 acres and designate the entire area within the Primary Area of Influence; Part 2: Annex approximately 627 acres to the City of Turlock; and simultaneously detach the territory from the Turlock Rural Fire Protection District. The boundaries of the proposal, include three areas generally located as follows: Area 1 (Fulkerth-Washington area) is bounded by the current city limit on the east and south, Fulkerth Road to the north, and Washington Road on the west; Area 2 (Washington-Linwood area) is bounded by the current city limit on the north and east, Washington Road on the west, and Linwood Road on the south; and

Area 3 (South Walnut area) consists of four parcels located on the west side of South Walnut Avenue and is bounded by the city limits on the north and east, and West Glenwood Avenue on the south. (Staff Recommends Resolutions Nos. 2007-19 and 2007-20.)

8. OTHER BUSINESS

- A. Acceptance of the 2008 LAFCO Calendar.
- B. Acceptance of the Legislative Update.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

10. EXECUTIVE OFFICER'S REPORT

- A. On the Horizon.

11. ADJOURNMENT

- A. Set the next meeting date of the Commission for October 24, 2007 at 6:00 p.m.
- B. Adjourn.

Disclosure Requirements

1. If you wish to participate in the following proceedings, you are prohibited from making a campaign contribution of more than \$250 to any commissioner or alternate. This prohibition begins on the date you begin to actively support or oppose an application before LAFCO and continues until three months after a final decision is rendered by LAFCO. No commissioner or alternate may solicit or accept a campaign contribution of more than \$250 from you or your agent during this period if the commissioner or alternate knows, or has reason to know, that you will participate in the proceedings. If you or your agent have made a contribution of more than \$250 to any commissioner or alternate during the twelve (12) months preceding the decision, in the proceeding that commissioner or alternate must disqualify himself or herself from the decision. However, disqualification is not required if the commissioner or alternate returns the campaign contribution within thirty (30) days of learning both about the contribution and the fact that you are a participant in the proceedings.
2. Pursuant to Government Code Sections 56700.1 and 81000 et seq., any person or combination of persons who directly or indirectly contributes \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Stanislaus LAFCO and will require an election must comply with the disclosure requirements of the Political Reform Act of 1974 which apply to local initiative measures. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. Additional information about the requirements pertaining to the local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practice Commission at (916) 322-5660.