AGENDA
Wednesday, June 28, 2017
6:00 P.M.
Joint Chambers—Basement Level
1010 10th Street, Modesto, California 95354

The Stanislaus Local Agency Formation Commission welcomes you to its meetings. As a courtesy, please silence your cell phones during the meeting. If you want to submit documents at this meeting, please bring 15 copies for distribution. Agendas and staff reports are available on our website at least 72 hours before each meeting. Materials related to an item on this Agenda, submitted to the Commission or prepared after distribution of the agenda packet, will be available for public inspection in the LAFCO Office at 1010 10th Street, 3rd Floor, Modesto, during normal business hours.

1. CALL TO ORDER
   A. Pledge of Allegiance to the Flag.
   B. Introduction of Commissioners and Staff.

2. PUBLIC COMMENT PERIOD
   This is the period in which persons may speak on items that are not listed on the regular agenda. All persons wishing to speak during this public comment portion of the meeting are asked to fill out a "Speaker’s Card" and provide it to the Commission Clerk. Each speaker will be limited to a three-minute presentation. No action will be taken by the Commission as a result of any item presented during the public comment period.

3. APPROVAL OF MINUTES
   A. Minutes of the May 24, 2017 Meeting.

4. CORRESPONDENCE
   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.
   A. Specific Correspondence.
   B. Informational Correspondence.
   C. “In the News.”

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS
6. **LAFCO 101 WORKSHOP**

   Staff will provide an informational presentation on the history, mission, policies and powers of the Stanislaus Local Agency Formation Commission.

7. **COMMISSIONER COMMENTS**

   Commission Members may provide comments regarding LAFCO matters.

8. **ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON**

   The Commission Chair may announce additional matters regarding LAFCO matters.

9. **EXECUTIVE OFFICER’S REPORT**

   The Commission will receive a verbal report from the Executive Officer regarding current staff activities.

   A. On the Horizon.

10. **ADJOURNMENT**

    A. Set the next meeting date of the Commission for August 23, 2017.
    
    B. Adjourn.

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**LAFCO Disclosure Requirements**

**Disclosure of Campaign Contributions:** If you wish to participate in a LAFCO proceeding, 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, 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.

**Lobbying Disclosure:** Any person or group lobbying the Commission or the Executive Officer in regard to an application before LAFCO must file a declaration prior to the hearing on the LAFCO application or at the time of the hearing if that is the initial contact. Any lobbyist speaking at the LAFCO hearing must so identify themselves as lobbyists and identify on the record the name of the person or entity making payment to them.

**Disclosure of Political Expenditures and Contributions Regarding LAFCO Proceedings:** If the proponents or opponents of a LAFCO proposal spend $1,000 with respect to that proposal, they must report their contributions of $100 or more and all of their expenditures under the rules of the Political Reform Act for local initiative measures to the LAFCO Office.

**LAFCO Action in Court:** All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCO action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 24 hours before the hearing will be distributed to the Commission.

**Reasonable Accommodations:** In compliance with the 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.

**Alternative Formats:** If requested, the agenda will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC 12132) and the Federal rules and regulations adopted in implementation thereof.

**Notice Regarding Non-English Speakers:** 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.
1. CALL TO ORDER

Chair Bublak called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance to Flag. Chair Bublak led in the pledge of allegiance to the flag.

B. Introduction of Commissioners and Staff. Chair Bublak led in the introduction of the Commissioners and Staff.

Commissioners Present: Amy Bublak, Chair, City Member
Terry Withrow, Vice Chair, County Member
Tom Dunlop, City Member
Michael Van Winkle, Alternate City Member
Kristin Olsen, Alternate County Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
Javier Camarena, Assistant Executive Officer
Jennifer Goss, Commission Clerk
Robert J. Taro, LAFCO Counsel

Commissioners Absent: Jim DeMartini, County Member
Brad Hawn, Alternate Public Member

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

A. Minutes of the April 26, 2017 Meeting.

Motion by Commissioner Dunlop, seconded by Commissioner Withrow and carried with a 3-0 vote to approve the Minutes of the April 26, 2017 meeting by the following vote:

Ayes: Commissioners: Dunlop, Van Winkle and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: DeMartini and Hawn
Abstention: Commissioners: Bublak and Olsen
4. CORRESPONDENCE
   A. Specific Correspondence.
      1. Late correspondence for agenda item 7A – Selection of a Public Member.
   B. Informational Correspondence.
   C. “In the News”

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS
   None.

6. CONSENT ITEMS
   A. MUNICIPAL SERVICE REVIEW NO. 17-02 AND SPHERE OF INFLUENCE UPDATE NO. 17-02 FOR THE RIVERDALE PARK TRACT COMMUNITY SERVICES DISTRICT. The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Riverdale Park Tract Community Services District. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to Regulation §15061(b)(3).
      (Staff Recommendation: Approve Resolution No. 2017-09.)

      Motion by Commissioner Olsen, seconded by Commissioner Dunlop, and carried with a 4-0 vote to approve Resolution No. 2017-09, by the following vote:

      Ayes: Commissioners: Bublak, Dunlop, Olsen and Withrow
      Noes: Commissioners: None
      Ineligible: Commissioners: Van Winkle
      Absent: Commissioners: DeMartini and Hawn
      Abstention: Commissioners: None

7. OTHER BUSINESS
   A. SELECTION OF A PUBLIC MEMBER. The Commission will consider applications to fill the vacancy for the Public Member. (Resolution No. 2017-06)

      Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of selecting a Public Member.

      Commissioner Bublak opened the floor to the 6 applicants: Matt Beekman, Bill Berryhill, Patricia Gulliam, Amy Hussar, Edwin Pattison and Amanda Sorenson.

      Commissioner Bublak opened the Public Hearing at 6:26 p.m.

      J. Allen Gammon, County resident, and Annabel Gammon, County resident, both spoke in support of Matthew Beekman.

      Commissioner Bublak closed the Public Hearing at 6:34 p.m.
Commissioner Bublak reopened the Public Hearing at 6:35 p.m. for the applicants to answer questions of the Commission.

The 6 applicants answered questions of the Commission.

Commissioner Bublak closed the Public Hearing at 6:46 p.m.

Motion by Commissioner Withrow, seconded by Commissioner Bublak, and failed with a 1-3 vote to appoint Matthew Beekman as Public Member, by the following vote:

Ayes: Commissioners: Withrow
Noes: Commissioners: Bublak, Dunlop and Olsen
Ineligible: Commissioners: Van Winkle
Absent: Commissioners: DeMartini and Hawn
Abstention: Commissioners: None

Motion by Commissioner Olsen, seconded by Commissioner Dunlop, and approved with a 4-0 vote to appoint William Berryhill as Public Member, by the following vote:

Ayes: Commissioners: Bublak, Dunlop, Olsen and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: Van Winkle
Absent: Commissioners: DeMartini and Hawn
Abstention: Commissioners: None

8. PUBLIC HEARING

The Commission will consider the adoption of the Final LAFCO budget consistent with Government Code Sections 56380 and 56381. (Staff Recommendation: Approve Resolution No. 2017-08.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of approval.

Commissioner Bublak opened the Public Hearing at 7:09 p.m.

Commissioner Withrow closed the Public Hearing at 7:16 p.m.

Motion by Commissioner Dunlop, seconded by Commissioner Withrow, and carried with a 4-0 vote adopting Resolution No. 2017-08 approving Option 2 of the Final Budget for Fiscal Year 2017-18, by the following vote:

Ayes: Commissioners: Bublak, Dunlop, Olsen and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: Van Winkle
Absent: Commissioners: DeMartini and Hawn
Abstention: Commissioners: None
9. COMMISSIONER COMMENTS

None.

10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

Commissioner Bublak presented Annabel Gammon with a plaque and thanked her for her years of service as a LAFCO Commissioner.

11. EXECUTIVE OFFICER’S REPORT

A. On the Horizon. The Executive Officer informed the Commission of the following:
   
   • An application for the Eastside Water District to annex 8,900 acres has been received.

   • Upcoming item for the June meeting includes a LAFCO 101 Workshop.

11. ADJOURNMENT

A. Chair Bublak announced that the next meeting date and time will be June 28, 2017 at 6:00 p.m.

B. The meeting was adjourned at 7:20 p.m.

[Stamp: NOT APPROVED]

Sara Lytle-Pinhey, Executive Officer
CORRESPONDENCE – IN THE NEWS

Newspaper Articles

➤ The Modesto Bee, May 18, 2017, "Diablo Grande’s amended plan calls for 1,000 additional single-family homes."

➤ The Modesto Bee, May 24, 2017, "Former Assemblyman Bill Berryhill chosen for LAFCO’s public seat."

➤ The Modesto Bee, June 6, 2017, "New OID customers get sweetheart deals on annexation fees."
Diablo Grande’s amended plan calls for 1,000 additional single-family homes

By Ken Carlson

The developer of Diablo Grande has approval for what it calls a new "right-sized" plan for the golf resort in western Stanislaus County.

The revised plan, approved by county supervisors Tuesday, allows for 1,000 additional single-family homes by reducing the number of condos and townhouses and eliminating apartments.

Instead of building homes spread along the hillsides, residential areas will be grouped together, leaving more open terrain and walking trails.

A commercial area with convention facilities and big box stores on the original blueprint has been down-scaled to a center with a boutique-style inn, general store and retail shops.

While the Legends golf course was closed in 2014, more improvements were made to make the Ranch Golf Course a better experience, representatives said.

Modesto engineer Dave Romano, representing the developer, said the change in the plan was spurred by the economic recovery. The developer, World International, has not determined when construction will get under way on the new plan for Diablo Grande.

In the mean time, crews are working on a major renovation of the Diablo Grande clubhouse and building a convenience market at that location. Home builder D.R. Horton is building and selling homes, completing the first 500 houses that were permitted at the resort.

Diablo Grande never took shape as originally envisioned after the county approved the 29,500-acre development 10 miles southwest of Patterson in 1993. A series of lawsuits stalled the project and only the 2,300-acre first phase was authorized for development.

People who bought the first few hundred homes enjoy the natural setting but also have complaints about drinking-water quality, closure of the Legends course and fire protection.

Diane Gaynor, community liaison for World International, said meetings were held with residents to come up with a plan that they desired.

With the revised plan, the number of single-family homes at Diablo Grande increases from 1,111 to 2,174. It now includes 180 condos or townhouses.

Some residents have raised issues with the increase in total housing units from 2,038 to 2,354. In a letter last month to the county, Julie Davis asked if the additional housing will take water needed to maintain the Ranch course.

Davis also asked when the community will have a permanent fire station.

According to a county report, about 3,000 acre feet of water per year is needed to serve the amended plan. The Western Hills Water District can draw on 8,000 acre feet a year through a water transfer deal.

The West Stanislaus Fire Protection District will make the call on building a permanent station at Diablo Grande.
Fred and Sherry Fowler expressed concern the additional homes won't improve the water situation that resulted in closure of the Legends course. The couple also is contesting a proposed $20-a-month increase in residential sewer rates.

The Fowlers said the Western Hills Water District could make more effort to build trust with homeowners. "The quality of water is not there and the sewer service is a problem," Fred Fowler said.

Gaynor said she believes the new plan for Diablo Grande is supported by most residents. World International will need to build infrastructure and grade building pads before a builder starts to work on new homes.

"We don't have a timeline," Gaynor said. "We feel the plan created in partnership with the residents of Diablo Grande is more of a reflection of the character of the community."
Former Assemblyman Bill Berryhill chosen for LAFCO’s public seat

By Garth Stapley

Stanislaus LAFCO members resolved a political conflict between city and county interests by appointing former state Assemblyman Bill Berryhill to represent the public on their panel.

Local Agency Formation Commissioners said little Wednesday about Berryhill’s qualifications or experience; the Ceres farmer was a Republican representative in Sacramento from 2008 to 2012. That he largely has flown under the radar since, and is not perceived as aligned with the county or its cities, may have helped his candidacy.

“With a lifetime commitment to agriculture in Stanislaus County, this is something I would be well-suited for,” Berryhill said in brief comments to the panel.

Last month, commissioners – two from county leadership and two from city councils – failed to appoint a public representative when they deadlocked over applicants perceived as friendly to either level of government.

TAXPAYERS DO NOT WANT TO SUBSIDIZE BAD DEVELOPMENT.

Matt Beekman, Hughson

Much of the controversy centered on former Hughson Mayor Matt Beekman. He was dismissed in 2015 as a city representative to LAFCO when he supported a farmland preservation policy opposed by a majority of Stanislaus mayors; last year, he left public office and this year sought a return to LAFCO with an appointment to the public seat.

THERE IS A WAY TO THREAD THE NEEDLE AND ALLOW CITIES TO PROSPER WHILE SUSTAINING AGRICULTURE.

Edwin Pattison, Modesto

When current city representatives rejected Beekman in April, county representatives likewise rejected former Modesto planning commissioner Pat Gillum. LAFCO then called for new candidates and got four more: former Patterson trustee Amy Hussar; Mountain House Community Services District general manager Edwin Pattison; Salida’s Amanda Sorenson, who supported Beekman; and Berryhill.

I HAVE THE TENACITY TO SEE THINGS THROUGH.

Pat Gillum, Modesto

Last month, Commissioner Tom Dunlop – an Oakdale councilman – said he didn’t want a former official representing LAFCO’s public category.

On Wednesday, Commissioner Kristin Olsen – a county supervisor – used similar logic to reject Beekman and Gillum anew.

THE COMMISSION WOULD BECOME MORE POLITICALLY ORIENTED THAN POLICY ORIENTED (WITH BEEKMAN OR GILLUM).

Kristin Olsen, Stanislaus County supervisor

“I feel politics can destroy good policy,” Olsen said. Berryhill represents “a good compromise,” she said, and the others – county supervisor Terry Withrow, Turlock Councilwoman Amy Bublak, and Dunlop – agreed without further discussion.

Voting for Berryhill appeared to be “the only way we get through this thing,” Withrow said.
LAFCO has had a run in recent years of former officials filling the spot supposedly reserved for the public at large. Until last month, the position was held by former Modesto Councilman Brad Hawn, who continues to serve as an alternate. The last two public alternates were Annabel Gammon, a former county planning commissioner who supported Beekman, and Ron Freitas, the county's former planning director.

Among other duties, LAFCOs weigh whether to allow cities to grow, based on various criteria including efforts to comply with farmland preservation guidelines.
New OID customers get sweetheart deals on annexation fees

By Garth Stapley

OAKDALE

Irrigation leaders on Tuesday unanimously approved contracts selling water to owners of about 1,000 newly annexed farm acres on the district's fringes.

Oakdale Irrigation District board members said terms include allowing landowners to pay annexation fees over 20 years, at 3 percent interest – same as those offered when megagrower Trinitas Farming joined OID in 2013.

"I believe we need to follow through," the board's Herman Doornenbal said. "If a promise isn't kept, our word is useless."

(LANDOWNERS) ARE WILLING TO PAY THE ANNEXATION FEE IF IT COULD BE DONE OVER TIME. SOMETIMES IT'S NOT WHAT YOU PAY, IT'S HOW YOU PAY.

Herman Doornenbal, OID board

Some OID farmers have objected to the Trinitas deal because the company received some water in recent drought years, while existing customers' allocations were reduced. Board member Linda Santos sought Tuesday to close what she saw as a loophole giving similar preferential treatment to the new annexations.

"One (contract) word can be used to give an advantage to one landowner over another," Santos said.

'MAY' IS ARBITRARY, IT'S AT SOMEONE'S DISCRETION. 'SHALL' IS DEFINITE. OTHERWISE THE REST OF US COULD STOP GETTING WATER. WHOEVER IS IN CHARGE CAN ARBITRARILY SAY, 'THESE CONTRACTS GET WATER AND THE REST DON'T.'

Linda Santos, OID board

Ripon attorney Tom Terpstra, representing Oakdale's Hoekstra dairy, suggested changes in contract wording. That appeased Santos, who said, "I'm all for keeping water here. I just want to make sure what we're doing is fair to everyone."

General Manager Steve Knell said some language was meant to prevent the board from selling water meant for the annexed land to higher bidders elsewhere. And Doornenbal said receiving 3 percent interest from landowners is better than 1 percent, the district's average interest income from bank savings.

Jack Hoekstra said favorable terms will help keep his dairy in Oakdale.

THERE ARE NOT MANY OF US DAIRYMEN LEFT IN OAKDALE. THIS IS ONE WAY WE CAN STAY IN THE AREA. I FEEL WE'VE BEEN PATIENT.

Jack Hoekstra, OID customer

The board's Gary Osmundson abstained from voting on two Hoekstra contracts, to avoid a conflict of interest related to Osmundson's business dealings.

Santos asked staff to develop a policy requiring that the board, when selling surplus water, give preference to farmers near OID's borders rather than outsiders. The district has reaped $48 million in the past decade by shopping water to out-of-county buyers, although none will be sold this year.
In other action, the board approved a new policy requiring that OID balance its voting divisions after each U.S. Census. That's already mandated by state and federal law, which previous boards ignored in 2000 and 2010, allowing some voting divisions to bloat much larger than others.

The imbalance was revealed two years ago in The Modesto Bee, leading to a blistering Stanislaus County civil grand jury report in March. The board in April finally resized its voting divisions, in the process dropping a gerrymander proposal that would have kept Osmundson on the board. He is expected soon to move to another home outside of his division, forcing him to give up his seat.
LAFCO 101
Introduction to Local Agency Formation Commissions

June 28, 2017

What is LAFCO?

- "Local Agency Formation Commission"
- In simpler terms: "Boundary Commission"

Why LAFCO?

Prior to LAFCO:
- State Legislature had the sole authority to create and change jurisdiction of cities & special districts since 1850

City Incorporations:
- Modesto - 1884
- Oakdale - 1906
- Turlock - 1908
- Newman - 1908
- Ceres - 1918
- Patterson - 1919
- Riverbank - 1922

What is LAFCO?

- Oversees city and special district boundaries, services
- Intended to curb sprawl, encourage logical growth, ensure efficient services, preserve agricultural & open space lands
- Adopts a "Sphere of Influence" for each agency

Why LAFCO?

- Oversee city and special district boundaries, services
- Intended to curb sprawl, encourage logical growth, ensure efficient services, preserve agricultural and open space lands
- Adopts a "Sphere of Influence" for each agency

LAFCO 101
Introduction to Local Agency Formation Commissions

June 28, 2017
Why LAFCO?

LAFCOs Established

Legislature created LAFCOs in 1963:

- Not a State Commission
- Emphasized local control with a Commission in each County
- Laws governing LAFCOs can be found in Government Code section 56000+ (Cortese-Knox-Hertzberg)
Who is LAFCO?

Stanislaus LAFCO is made up of:

- 2 County members (Board of Supervisors)
- 2 City members
- 1 Public member
- An Alternate for each category (3)

Who is LAFCO?

Staff to the Commission:

- Executive Officer
- Assistant Executive Officer
- Commission Clerk
- Legal Counsel

Why LAFCO?

Purposes of the Commission:

- Discourage urban sprawl
- Preserve open-space & prime agricultural lands
- Encourage efficient provision of services
- Encourage orderly formation of local agencies, based on local conditions and circumstances

Powers

LAFCOs have exclusive authority:

- City and Special District Annexations
- Formations of new Special Districts
- Incorporations of new Cities
- Mergers, consolidations, detachments
- Establishing and modifying Spheres of Influence (SOI)
- Extensions of service outside boundaries

Restrictions

LAFCOs do NOT have authority:

- County boundary as a whole
- School district boundaries
- Certain financing districts (e.g. Mello-Roos districts)
- Internal board divisions or city council districts
- Development standards, zoning

Sphere of Influence

- Plan for the probable physical boundaries and service area of a local agency
- Intended to be a long term growth boundary (20 years)
Local Policy: “Primary Area”
• An area within the Sphere of Influence (SOI) intended to show the direction of near-term growth (0-10 years)

Municipal Service Reviews
• SOI must be reviewed and updated every five years
• SOI Updates require a MSR
• Required to be updated prior to or in conjunction with an updated Sphere of Influence
• Analyzes services within an area
• Includes written determinations

Municipal Service Reviews
Written Determinations
• Growth and population projections
• Identify disadvantaged communities
• Present and planned facilities and services
• Financial ability of agencies to provide services
• Information on shared facilities
• Accountability for community services needs
• Any other related matter

Special Districts
• 3 Cemetery Districts
• 8 Community Service Districts
• 22 County Service Areas
• 1 Drainage District
• 14 Fire Protection Districts
• 2 Flood Control Districts
• 3 Hospital/Healthcare Districts
• 5 Irrigation Districts
• 2 Mosquito Districts
• 2 Resource Conservation Districts
• 2 Sanitary Districts
• 7 Water Districts

Legal Aspects of LAFCOs
• Commission is subject to the Brown Act, the Political Reform Act, CEQA and the Public Records Act
• Political Reform Act
  - Annual filing of assets and campaign contributions “700 Form”

Legal Aspects of LAFCOs
• LAFCO actions are subject to the California Environmental Quality Act (CEQA)
  - Typically acts as a "Responsible Agency"
Legal Aspects of LAFCOs

- The Commission is subject to the California Public Records Act
- GC §6252(e) – “Public Records”
  - Any writing relating to the conduct of the public’s business prepared, owned, used, or retained by any state or local agency regardless of physical form or characteristics

Commissioner’s Duty

- While serving on the commission, all commission members SHALL exercise their independent judgment on behalf of the interests of residents, property owners, and the public as a whole in furthering the purposes of this division. Any member appointed on behalf of local governments shall represent the interests of the public as a whole and not solely the interests of the appointing authority.

Annexation Process

1. Initiation: By Petition or Resolution of Application
2. Staff Review of Application
3. Public Hearing / Commission Review: Approve, Modify or Deny
4. Protest Hearing
   - Possible Election
5. Certificate of Completion or Termination

Commission’s Review

Several Factors Considered:
- Population & growth
- Ability to provide services
- Effect on agricultural lands
- Availability of water
- Logical boundaries
- Landowner & agency comments
Commission’s Review

Even More Factors:
- Effects on adjacent areas
- General Plan consistency
- Existing and proposed land uses
- Financial plans
- Conformity to LAFCO policies

Local Policies: Agricultural Preservation
- Adopted by the Commission in 2012
- Requires a “Plan for Ag Preservation” be submitted with application
- Plan must specify method/strategy to minimize loss of ag lands
- Policy includes menu of strategies that Commission encourages

Local Policies
- Guidance for logical boundaries
- Preference for infill, compact growth
- Priorities for provision of services

Emerging Trends
Disadvantaged Unincorporated Communities (DUCs):
- Identification of all lower income areas adjacent or within boundaries and service needs
- Annexations of more than 10 acres must include entire DUC

Emerging Trends
Special Districts’ Involvement:
- Consideration of impacts to districts
- Proposed legislation to ease process to include districts on the Commission

Emerging Trends
Out-of-Boundary Service Extensions:
- Cities and districts must obtain LAFCO approval prior to extending service outside their boundaries
- Limited exceptions
- Considered an alternative to annexation
LAFCO’s Future

Recent legislation has increased LAFCO’s powers

- LAFCO-initiated actions
- Municipal Service Review recommendations

Bypassing LAFCO for specific goals

- Water system consolidations

Contact Us:

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Youtube: “Stanislaus LAFCO”