



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES SEPTEMBER 26, 2007

The Stanislaus Local Agency Formation Commission met in the Joint Chambers at Tenth Street Place, Basement Level, 1010 10th Street, Modesto, California. The meeting was called to order at 6:00 p.m.

1. CALL TO ORDER

- A. Pledge of Allegiance to Flag. The Chairperson led in the pledge of allegiance to the flag.
- B. Introduction of Commissioners and Staff. The Chairperson led in the introduction of the Commissioners.

Commissioners Present: Brad Hawn, Chair, City Member
William O'Brien, Vice-Chair, County Member
Ken Lane, City Member
Thomas Mayfield, County Member
John Fantazia, Alternate City Member
Tia Saletta, Alternate Public Member

Commissioners Absent: Barbara Rouse, Public Member
Jim DeMartini, Alternate County Member

The Executive Officer introduced the Staff.

Staff Present: Marjorie Blom, Executive Officer
Dean Wright, LAFCO Counsel
Sara Lytle-Pinhey, Assistant Executive Officer
Debbie Hamilton, Clerk to the Commission

2. PUBLIC COMMENT

3. APPROVAL OF THE MINUTES

- A. Minutes of August 22, 2007. It was moved by Commissioner Mayfield, seconded by Commissioner O'Brien, to approve the Minutes of the August 22, 2007 meeting). The motion carried with a 4-0 vote of the voting members. (Commissioners Fantazia and Saletta were ineligible.)

4. CORRESPONDENCE

- A. Specific Correspondence.
None.
- B. Informational Correspondence.

1. "The Sphere", CALAFCO Newsletter, August 2007 – Received.

C. "In the News:

- The Modesto Bee, August 17, 2007, "Modesto, home builders spar over taxes" – Received.
- Patterson Irrigator, August 18, 2007, "Officials split the difference in General Plan housing ratio" – Received.
- The Modesto Bee, August 21, 2007, "Expansion blueprints on the table" – Received.
- The Modesto Bee, August 22, 2007, "Oakdale council eyes retail developments" – Received.
- The Modesto Bee, August 23, 2007, "Waterford's growth plan approved by LAFCO" – Received.
- Patterson Irrigator, August 25, 2007, "City seeks loan after housing slowdown" – Received.
- The Modesto, August 29, 2007, "Residents fear access headache with proposed McHenry housing" - Received.
- The Oakdale Leader, August 29, 2007, "City To Examine Development, Growth" – Received.
- The Modesto Bee, August 30, 2007, "Study to examine merger of West Side fire agencies" – Received.
- The Modesto Bee, August 30, 2007, "Hughson queries its fire district" – Received.
- The Modesto Bee, September 1, 2007, "Riverbank years late, but finally has a plan" – Received.
- The Riverbank News, September 5, 2007, "Commission Moves On General Plan Draft" – Received.
- Patterson Irrigator, September 5, 2007, "Changes in motion for local fire department" – Received.
- The Modesto Bee, September 7, 2007, "Down to 4, fire districts waiting on county" – Received.
- Patterson Irrigator, September 8, 2007, "Council turns down talks with West Park" – Received.

- The Oakdale Leader, September 12, 2007, "City Considers Future Development" – Received.
- The Ceres Courier, September 12, 2007, "City agrees to deal for donated land for well" – Received.
- Patterson Irrigator, September 15, 2007, "Planners push for I-5 business, ranch homes" – Received.
- Stockton Record, September 16, 2007, "Who gets say in Lodi greenbelt?" – Received.
- The Oakdale Leader, September 17, 2007, "City Considers Future Development" – Received.
- The Modesto Bee, September 18, 2007, "Oakdale council OKs east, west growth plans" – Received.

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

Commission O'Brien disqualified himself from Agenda Item 7B.

6. *CONSENT ITEMS

*A. **BUDGET AMENDMENT.**

Moved by Commissioner Mayfield, seconded by Commissioner Lane and carried with a 5-0 vote (Commissioner Fantazia was ineligible) that the Commission adopt Resolution No. 2007-16, approving the amendment transfer of \$1,100 from LAFCO Account Number 62400, "Miscellaneous Expense" to Account Number 74520, "Administrative Services (Public Works – Safety)".

*B. **LAFCO APPLICATION NO. 2007-05 – KEYSTONE WEST CHANGE OF ORGANIZATION CONSISTING OF THE DETACHMENT OF TERRITORY FROM THE DEL PUERTO WATER DISTRICT.**

Moved by Commissioner Mayfield, seconded by Commissioner Lane and carried with a 5-0 vote (Commissioner Fantazia was ineligible) that the Commission adopt Resolution No. 2007-17, approving the Keystone-West detachment from the Del Puerto Water District.

7. PUBLIC HEARINGS

A. **BERGER REORGANIZATION TO THE CITY OF TURLOCK.**

Sara Lytle-Pinhey, Assistant Executive Officer, presented the proposal with the recommendation for approval.

Chair Hawn opened the Public Hearing at 6:07 p.m.

FAVOR: Debbie Whitmore, Deputy Director, Development Services, City of Turlock

OPPOSITION: None.

REBUTTAL: None.

Chair Hawn closed the Public Hearing at 6:11 p.m.

Moved by Commissioner Mayfield, seconded by Commissioner Lane and carried with a 5-0 vote (Commissioner Fantazia was ineligible) that the Commission adopt Resolution

No. 2007-18, approving the Berger Reorganization to the City of Turlock.

Commissioner O'Brien left the Dais and the meeting at 6:12 p.m.

B. **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.**

Marjorie Blom, Executive Officer, noted that the action before the Commission on this matter would include two separate public hearings.

She then presented the proposal for Part 1 – Review and adoption of the Amended City of Turlock Municipal Service Review (MSR) and Sphere of Influence (SOI) expansion to the City of Turlock.

Chair Hawn opened the Public Hearing at 6:22 p.m.

FAVOR: Debbie Whitmore, Deputy Director, Development Services, City of Turlock provided a PowerPoint presentation to the Commission. Dan Madden, Municipal Services Director, City of Turlock; and Doug Sweetland, Director of Economic Development for the Stanislaus Economic Development & Workforce Alliance (The Alliance) also spoke in favor of the proposal.

Tom Durant, 4406 W. Linwood Avenue, Turlock, spoke neither in favor nor in opposition of the proposal. He stated concerns regarding truck traffic on West Linwood Avenue.

OPPOSITION: None.

REBUTTAL: None

Chair Hawn closed the Public Hearing at 6:42 p.m.

Moved by Commissioner Mayfield, seconded by Commissioner Lane and carried with a 4-0 vote (Commissioner Fantazia was ineligible and Commissioner O'Brien was disqualified) that the Commission adopt Resolution No. 2007-19, approving the amended City of Turlock Municipal Service Review (MSR) and Sphere of Influence (SOI) to the City of Turlock.

Marjorie Blom, Executive Officer, presented the proposal for Part 2 - Westside Industrial Specific Plan Phase II (WISP II) Reorganization to the City of Turlock.

Chair Hawn opened the Public Hearing at 6:54 p.m.

FAVOR: Debbie Whitmore, Deputy Director Development Services, City of Turlock.

Speaking neither for or against the proposal: Tom Durant, 4406 W. Linwood Avenue, Turlock, stated he would contact the City of Turlock to discuss his concerns; and Christine Etchepare speaking on behalf of her mother, Jeannette Barbot, property owner at 3925 W. Linwood, regarding Exhibit A, page 26 of the staff report which lists the wrong landowner.

OPPOSITION: None.

REBUTTAL: None

Chair Hawn closed the Public Hearing at 6:54 p.m.

Moved by Commissioner Lane, seconded by Commissioner Mayfield and carried with a 4-0 vote (Commissioner Fantazia was ineligible) that the Commission adopt Resolution No. 2007-20, approving the Westside Industrial Specific Plan Phase II (WISP II) Reorganization to the City of Turlock.

8. OTHER BUSINESS

The Commission acknowledged the receipt of the following:

- A. 2008 LAFCO Calendar.
- B. Legislative Update.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

Chair Hawn inquired about the status of the workshop regarding establishment of evaluation standards with quantitative measures for urban service. Staff stated they were working on scheduling the workshop during a regular meeting.

10. EXECUTIVE OFFICER'S REPORT

- A. On the Horizon. The Executive Officer informed the Commission of the following upcoming items:
 - 1. October 24, 2007 Agenda:
 - a. Annexation request from the City of Ceres (Service & Mitchell), 24 acres for commercial development.
 - b. SOI amendment and annexation to the Salida Sanitary District for Modesto Christian School campus expansion.
 - c. Continuation of the Hendley Change of Organization to the City of Hughson (from the August 22, 2007 meeting.)
 - 2. December 5, 2007 Agenda:
 - a. An annexation request by the City of Modesto.
 - b. LAFCO Fee Update
 - 3. Other Matters:
 - a. The Planning Director for the City of Waterford has informed staff that the City is working on an annexation application for residential development to come before the Commission in February 2008.

11. ADJOURNMENT

- A. Set meeting date and time. The next meeting date and time is October 24, 2007 at 6:00 p.m.
- B. The meeting was adjourned at 7:00 p.m.

SIGNED COPY ON FILE

Marjorie Blom
Executive Officer

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