

July 1, 2015

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, July 22, 2015** at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10th Street, Modesto, California, to consider the following:

Municipal Service Review No. 15-01, Sphere of Influence Modification No. 2015-01 & LAFCO Application No. 2015-01 – Crane Crossing Reorganization to the City of Oakdale:

The City of Oakdale has requested to expand its Sphere of Influence (SOI) by approximately 82 acres. This includes 69 acres east of the City, referred to as a portion of the Sierra Pointe Specific Plan (“Area 9”) in City documents, along Stearns Road and Highway 108/120, and a 13-acre portion of the Crane Crossing Specific Plan (“Area 3”) located in the Crane Road / Highway 108 area. The entirety of the SOI modification is proposed to be included in the “Primary Area.” An updated Municipal Service Review has been prepared and will be included as part of the Commission’s action.

As part of this proposal, the City also requests to annex the southerly portion of the Crane Crossing Specific Plan area consisting of 98.66 acres just west of the City Limits to accommodate a mix of residential and commercial development. (See attached maps.) LAFCO, as a Responsible Agency, will also review and consider the Environmental Impact Report prepared by the City, as Lead Agency.

This item was originally scheduled to be heard at the Commission’s June 24, 2015 meeting and included proposed detachment from the Oakdale Rural Fire Protection District. The City and the District are currently considering an agreement that would seek annexation without detachment from the District.

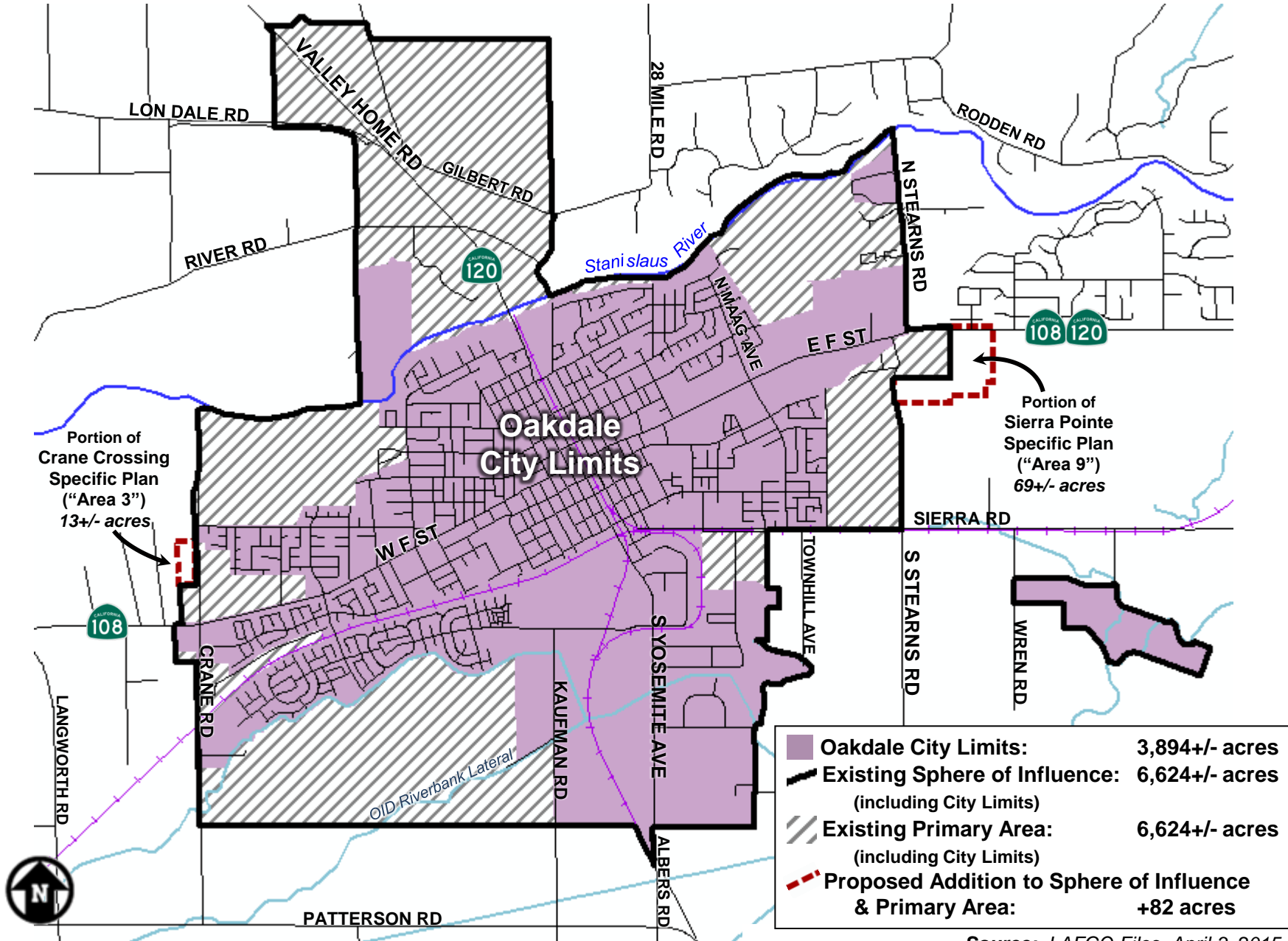
Records indicate that you are an affected landowner and/or registered voter within the proposal identified above. This notice is to inform you of proceedings to be taken by the Stanislaus LAFCO and to make you aware that you can provide written comment and/or attend the public hearing.

Documents related to this project are available for your review at the LAFCO Office, 1010 10th St., 3rd Floor, Modesto, CA, or at: www.stanislauslafco.org. Copies of the staff report on this matter will be available five days prior to the Hearing Date. All interested parties are invited to attend the public hearing. If you have any questions regarding this notice, please contact our office at 525-7660.

NOTE: If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at or prior to, the public hearing. 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. Materials submitted to the Commission for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by LAFCO and cannot be returned. Comments may be provided at the public hearing, or delivered in advance of the hearing date by U.S. Mail; by Fax to: (209) 525-7643; by email to: lafco@stancounty.com.

MUNICIPAL SERVICE REVIEW, SPHERE OF INFLUENCE MODIFICATION, &
 CRANE CROSSING REORGANIZATION TO THE CITY OF OAKDALE

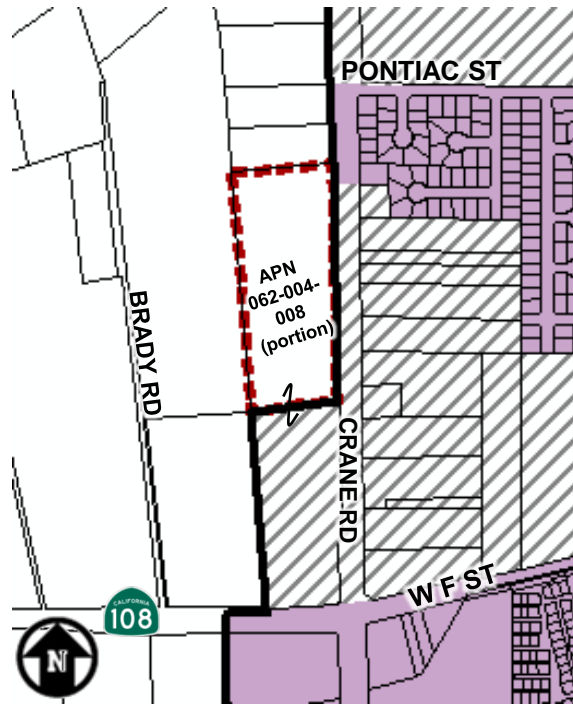
PROPOSED SPHERE OF INFLUENCE MODIFICATIONS - Vicinity Map



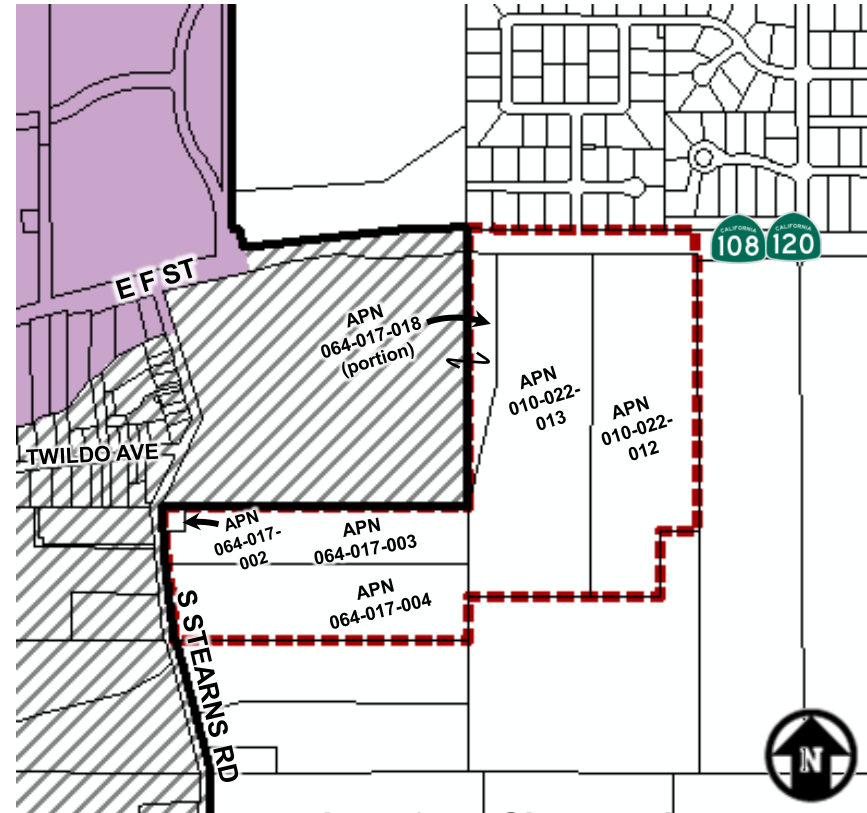
Source: LAFCO Files, April 3, 2015

MUNICIPAL SERVICE REVIEW, SPHERE OF INFLUENCE MODIFICATION, &
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PROPOSED SPHERE OF INFLUENCE MODIFICATIONS - *Detail Maps*



**Portion of the Crane Crossing
 Specific Plan
 ("Area 3")**



**Portion of the Sierra Pointe
 Specific Plan
 ("Area 9")**

	Oakdale City Limits:	3,894+/- acres
	Existing Sphere of Influence:	6,624+/- acres
	(including City Limits)	
	Existing Primary Area:	6,624+/- acres
	(including City Limits)	
	Proposed Addition to Sphere of Influence & Primary Area:	+82 acres

Source: LAFCO Files, April 3, 2015

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PROPOSED ANNEXATION - *Detail Map*

