

March 7, 2018

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, March 28, 2018** 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:

- **LAFCO Application No. 2018-01 – Palm Estates and Wenstrand Ranch Sphere of Influence Modification and Change of Organization to County Service Area 19.** - Request to modify the Sphere of Influence and annex approximately 16.27 acres to County Service Area (CSA) No. 19 (Tuolumne-Gratton). The CSA will provide a funding mechanism for the project site's extended services including parks, streetscape, and storm drain maintenance. The project site is comprised of two subdivisions; Palm Estates & Wenstrand Ranch (APNs 024-050-016 & 024-032-023) and is located in the southwest Denair area and is adjacent to the existing CSA 19 boundary (See attached map). LAFCO Staff has determined that under the California Environmental Quality Act (CEQA) Section 15061(b)(3), the proposal is considered exempt as there is no possibility that the proposed change of organization may have a significant effect on the environment.

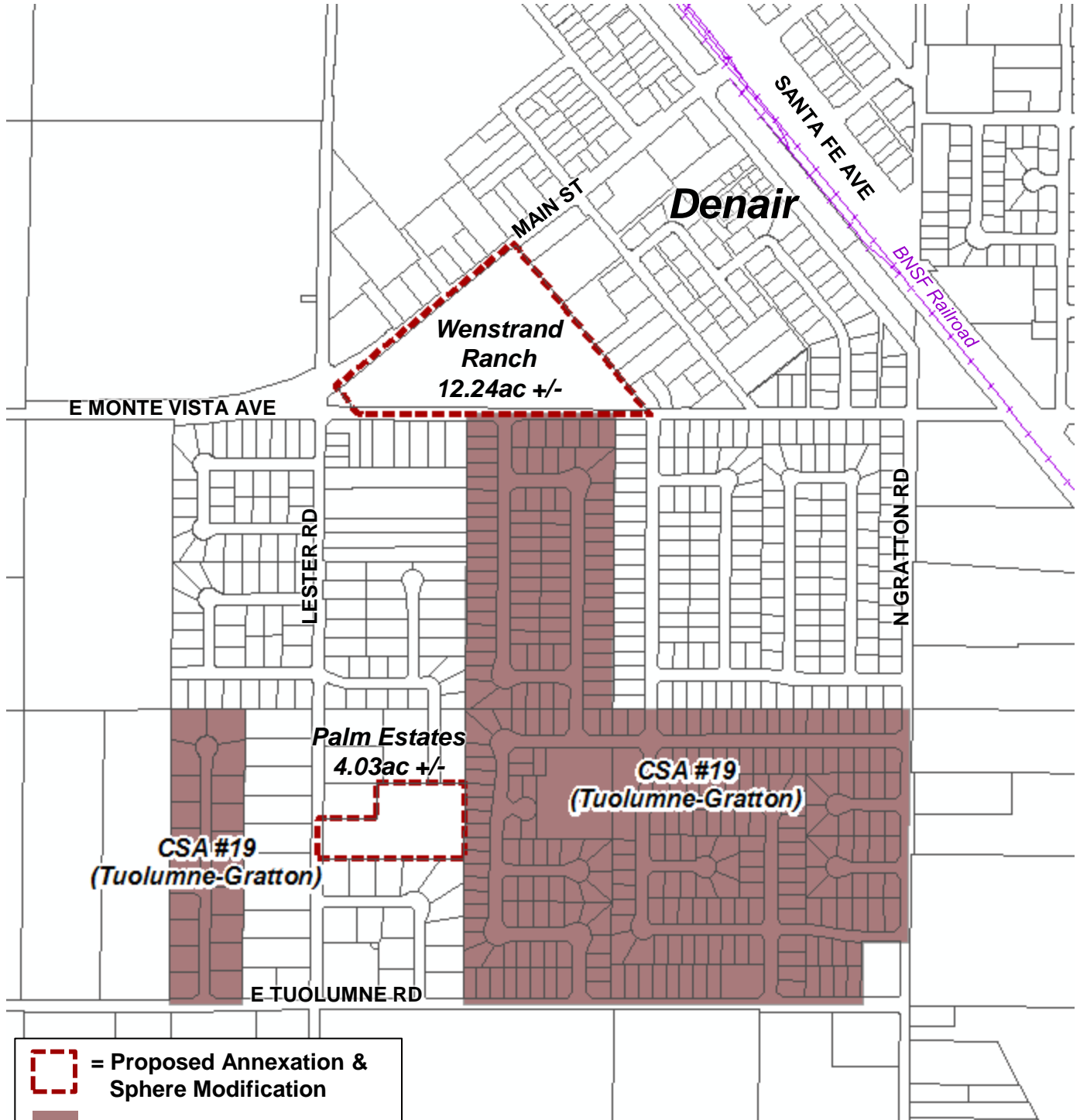
Our records indicate that you are an affected landowner and/or registered voter within the proposal identified above or other interested party. This notice is to inform you of proceedings to be taken by the Stanislaus LAFCO and to make you aware that you can provide written comment and/or attend the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



NOTICE IS ALSO HEREBY GIVEN that pursuant to Government Code section 56662(d) the Commission intends to waive protest proceedings as all landowners have signed consent forms for the proposal. Please be further advised that there is potential for the extension or continuation of a previously authorized charge, fee, assessment, or tax by the local agency in the affected territory.

Documents related to this project, including more detailed maps, are available for your review on our website (www.stanislauslafco.org under "Public Notices") or at the LAFCO Office, 1010 10th St., 3rd Floor, Modesto, CA. Copies of the agenda and staff report 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: All interested parties are invited to attend the public hearing. Comments may be submitted prior to and at the public hearing for the Commission's consideration. No written 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 submitted by U.S. Mail; by Fax to: (209) 525-7643; or by email to: lafco@stancounty.com

LAFCO APPLICATION NO. 2018-01
**PALM ESTATES & WENSTRAND RANCH SPHERE OF
 INDLUENCE MODIFICATION & CHANGE OF ORGANIZATION
 TO COUNTY SERVICE AREA NO. 19**
AREA MAP



-  = Proposed Annexation & Sphere Modification
-  = Ex. CSA No. 19 Boundary & Sphere of Influence (coterminous)

Source: Stanislaus LAFCO, Mar. 2018

