

May 4, 2016

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Stanislaus Local Agency Formation Commission (LAFCO) will hold a public hearing on **Wednesday, May 25, 2016** 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. 2016-01 & Sphere of Influence Modification No. 2016-01 – City of Riverbank:

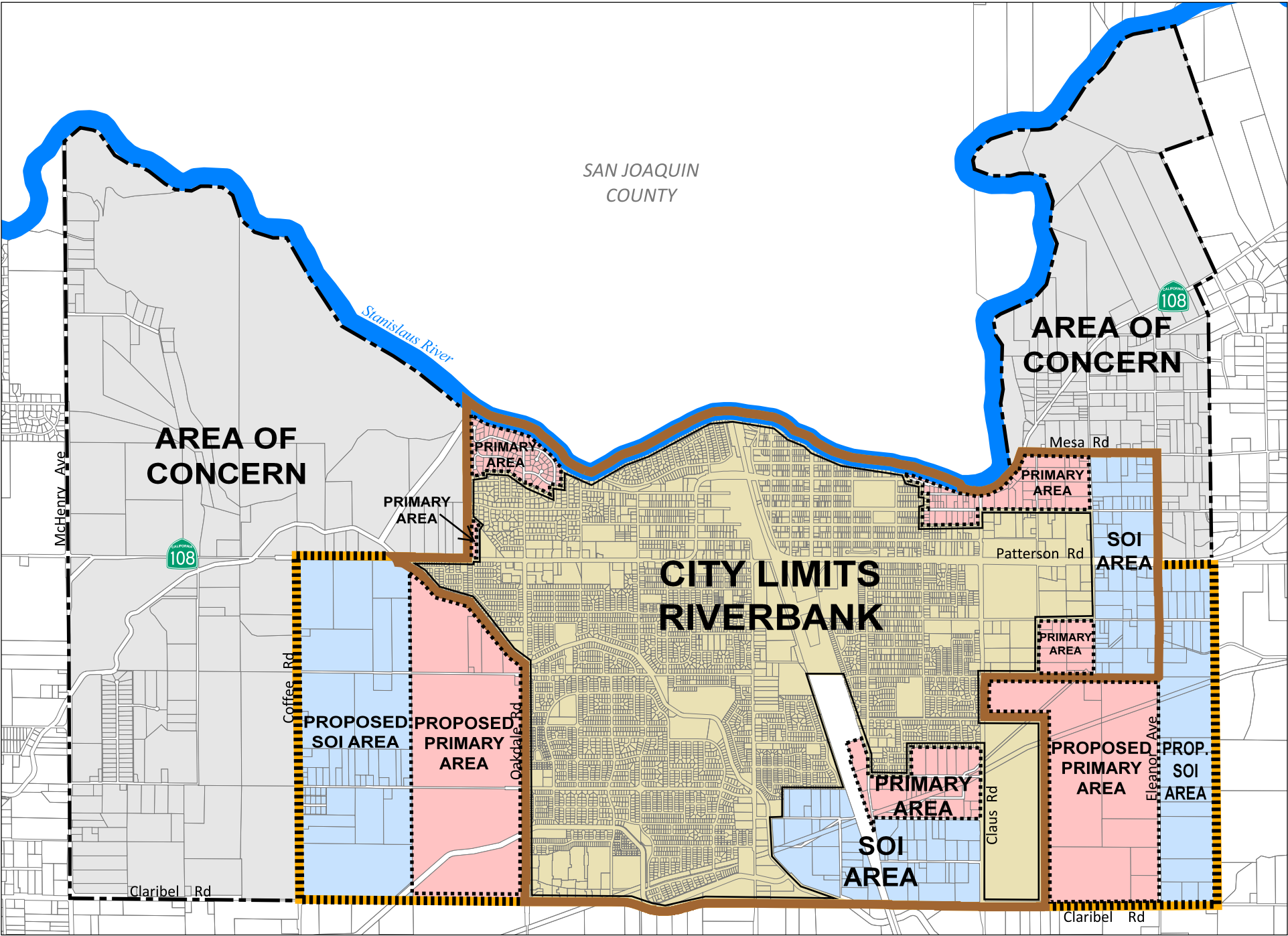
The City of Riverbank has requested to expand its Sphere of Influence (SOI) by approximately 1,479 acres. The proposal includes designation of a Primary Area, a near term (0-10 year) planning area within the proposed SOI. The City has also identified a larger “Area of Concern” outside of the proposed SOI. (This designation does not denote any particular land uses and is not proposed to be included in the SOI, but rather, represents an area of concern for the City regarding potential land use decisions in the area.) The City’s application also includes a Municipal Service Review (MSR), an informational document required to be updated prior to or in conjunction with a SOI modification.

The proposed SOI was reviewed as part of the City of Riverbank’s 2005-2025 General Plan Update Environmental Impact Report (EIR) – SCH #2006092051. LAFCO, as a Responsible Agency, will also review and consider the Environmental Impact Report prepared by the City, as Lead Agency.

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.



SAN JOAQUIN COUNTY

AREA OF CONCERN




AREA OF CONCERN

CITY LIMITS RIVERBANK



City of Riverbank
Proposed SOI

-  City Limits
-  Existing SOI
-  Proposed SOI

-  Primary Area (0-10 yrs)
-  SOI Area (10-20 yrs)
-  Area of Concern

