

## Notice of Public Hearing & Request for Comments

DATE: July 30, 2019

TO: Affected & Interested Agencies, Property Owners

FROM: Javier Camarena, Assistant Executive Officer

SUBJECT: Request for Comments

PROPOSAL TITLE: **LAFCO APPLICATION NO. 2019-09, MUNICIPAL SERVICE REVIEW NO. 2019-05 & SPHERE OF INFLUENCE UPDATE NO. 2019-06 – NORTHWEST TRIANGLE NO. 2 REORGANIZATION TO THE CITY OF TURLOCK**

This letter is to advise you that the above-titled application has been filed with LAFCO. The project is described as follows:

**Description:** The City of Turlock has requested to expand its Sphere of Influence and annex approximately 22 acres located at 3525 W. Monte Vista Avenue to the City of Turlock and detach the area from the Keys Fire Protection District. The site is part of the City of Turlock's Northwest Triangle Specific Plan. An updated Municipal Service Review has been prepared and will be included as part of the Commission's action. (See attached map for further details.)

**Location:** The site is located on the north side of W. Monte Vista Avenue and west of Highway 99. APN: 087-003-018. (See attached map for further detail.)

**CEQA:** The City, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The City prepared an initial study and adopted a Mitigated Negative Declaration (SCH No. 2017042019) consistent with its General Plan Environmental Impact Report, pursuant to Section 21157.1 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action.

Copies of the application and related support documents can be reviewed at the LAFCO Office or on the LAFCO website at: [www.stanislauslafco.org](http://www.stanislauslafco.org), under "Public Notices".

The Commission will hear this item at a public hearing scheduled for **Wednesday, August 28, 2019** at a meeting starting at 6:00 P.M. in the Joint Chambers, Basement Level, Tenth Street Place, 1010 10<sup>th</sup> Street, Modesto, California. In addition, it is the intent of the Commission, if the proposal is approved, to waive subsequent protest proceedings pursuant to Government Code Section 56662 unless any affected local agency submits written opposition to this waiver.

Should you have any comments on the proposal, please submit them as soon as possible or no later than **Friday, August 16, 2019** to be included in the staff report for the proposal. May also provide input at the public hearing described above. Questions or comments may also be submitted by e-mail to: [lafco@stancounty.com](mailto:lafco@stancounty.com)

DATE: \_\_\_\_\_

TO: Stanislaus LAFCO  
1010 10<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Modesto, CA 95354

FROM: \_\_\_\_\_

SUBJECT: **LAFCO APPLICATION NO. 2019-09, MUNICIPAL SERVICE REVIEW NO. 2019-05 & SPHERE OF INFLUENCE UPDATE NO. 2019-06 – NORTHWEST TRIANGLE NO. 2 REORGANIZATION TO THE CITY OF TURLOCK**

**PROJECT DESCRIPTION:** The City of Turlock has requested to expand its Sphere of Influence and annex approximately 22 acres located at 3525 W. Monte Vista Avenue to the City of Turlock and detach the area from the Keyes Fire Protection District. The site is located on the north side of W. Monte Vista Avenue and west of Highway 99. The site is part of the City of Turlock's Northwest Triangle Specific Plan. An updated Municipal Service Review has been prepared and will be included as part of the Commission's action. (See attached map for further details.)

The City, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The City prepared an initial study and adopted a Mitigated Negative Declaration (SCH No. 2017042019) consistent with its General Plan Environmental Impact Report, pursuant to Section 21157.1 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action.

Based on the agency's particular field(s) of expertise, it is our position the project described above:

- \_\_\_\_\_ Will have an effect on the ability of this agency to provide service(s).
- \_\_\_\_\_ Will not have an effect on this agency.
- \_\_\_\_\_ No comments.

Listed below are facts which support our determination (e.g., infrastructure needs, additional police/fire personnel, limited capacity, etc.)

- 1.
- 2.

Listed below are methods for reducing effects this project will have on this agency.

- 1.
- 2.

In addition, our agency has the following comments: (attach additional sheets if necessary).

Response prepared by:

(Name) \_\_\_\_\_ (Title) \_\_\_\_\_ (Date) \_\_\_\_\_

LAFCO APP. 2019-09  
MSR 2019-05 & SOI UPDATE 2019-06  
NORTHWEST TRIANGLE  
REORGANIZATION  
AREA MAP

