
**SAN JOAQUIN
LOCAL AGENCY FORMATION COMMISSION**

AGENDA ITEM #1

LAFCo

509 W. WEBER AVENUE SUITE 420 □ STOCKTON, CA 95203

CHAIR

KRISTY SAYLES
LATHROP CITY COUNCIL

SUMMARY MINUTES

JULY 16, 2010

MEMBERS

JOHN W. HARRIS
MANTECA CITY COUNCIL

**BOARD OF SUPERVISORS CHAMBERS
44 N. SAN JOAQUIN STREET, 6th FLOOR
STOCKTON, CALIFORNIA**

STEVEN NILSSEN
PUBLIC MEMBER

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LARRY RUHSTALLER
COUNTY BOARD OF
SUPERVISORS

VICE CHAIR

KEN VOGEL
COUNTY BOARD
OF SUPERVISORS

Chairperson Sayles called the meeting to order at 10:00 A.M.

MEMBERS PRESENT: Commissioners John W. Harris, Steve Nilssen,
Larry Ruhstaller, Ken Vogel and Kristy Sayles

ALTERNATE MEMBERS

STEVE BESTOLARIDES
COUNTY BOARD
OF SUPERVISORS

MEMBERS ABSENT: None

**ALTERNATE MEMBERS
PRESENT:**

Commissioners Pat Stockar and Chuck Winn

PATRICK STOCKAR
PUBLIC MEMBER

CHUCK WINN
RIPON CITY COUNCIL

**ALTERNATE MEMBERS
ABSENT:** Commissioner Steve Bestolarides

EXECUTIVE OFFICER

JAMES E. GLASER

OTHERS PRESENT: James Glaser, Executive Officer; Michael McGrew, Legal Counsel; Elizabeth Contreras, LAFCo Analyst and Linda Lund, Commission Clerk

COUNSEL

MICHAEL F. MCGREW

ANALYST

**ELIZABETH
CONTRERAS**

CONSENT ITEMS

A motion was made by Commissioner Nilssen with a second by Commissioner Harris to approve the minutes of the May 21, 2010 regular meeting and Resolution No. 1243 approving the three requests from City of Stockton to provide Out-of-Agency sanitary sewer service. The motion and resolution passed by the unanimous vote of all Commissioners present.

COMMISSION CLERK

LINDA LUND

PUBLIC HEARING

3. SILVA ESTATES REORGANIZATION TO THE CITY OF MANTECA (L AFC 19-10)
Request from City of Manteca to annex 88 acres to the City of Manteca with concurrent detachments from the Lathrop-Manteca Fire District, County Service Area No. 54, and the San Joaquin County Resource Conservation District.

Mr. Glaser reviewed the staff report. He gave the definition of "Prime" agricultural land and said that the two southerly parcels are in agricultural uses and there are no development plans for the parcels. He also stated that annexation of these parcels does not necessarily form a more logical city boundary and appears to be a premature annexation of agricultural lands. Therefore he recommended the removal of the two parcels and approval of annexation for the remaining territory, but offered two resolutions for Commission consideration.

Chairperson Sayles opened the public hearing.

Frederic Clark, from the City of Manteca, came forward to explain City growth and asked that the two parcels owned by the Milner family be included in the annexation. In answer to a question from Commissioner Harris as to when the land is expected to be developed Mr. Clark said annexation is anticipated within the next five years.

Jim Rachels, from MCR Engineering came forward to explain that originally the Milner property was included but the developer was not able to purchase it at this time but still wants to include the property in their future plans. He pointed to new development planned for this area including a new high school.

Susan Milner, property owner, came forward. She said the property is two parcels but one lot. She also said they plan to continue live on the land but asked that it be annexed at this time and said they are within the City of Manteca's 10-Year Plan. She said that if the land is not annexed now it could be a large financial impact for the family to apply for annexation at a later date. Until development does occur they will continue to use the land to grow strawberries.

Robert Selders, Land Use Consultant, also came forward to explain the zoning and soil classes for this land and said that as this is Class 3 Soil, it was well below Prime Agricultural Land. He said that the planning to include this land has taken years and if not annexed at this time it will cause the Milner family to incur sizable expenses to annex at a later time.

Commissioner Nilssen questioned Mr. Glaser as to the expenses that would occur if the land is annexed at a later date.

Mr. Glaser said that is hard to give an exact amount but one major cost would be doing an Environmental Impact Report.

No one else came forward. Chairperson Sayles closed the public hearing.

Commissioner Harris made a motion to approve the annexation of all 88 acres as requested, Commissioner Vogel seconded the motion. The motion passed by the following vote:

AYES: Commissioners Harris, Nilssen, Ruhstaller, Vogel and Sayles

NOS: None

4. PUBLIC COMMENTS

No one came forward.

5. EXECUTIVE OFFICER COMMENTS

Mr. Glaser gave a brief overview of what will be included on the August 20, 2010 agenda. Tidewater Reorganization will return before the Commission for discussion on the fire district issues. He said an update on the Rural Fire Protection District Study will be given. He reminded the Commission that now would be the time to consider nominating someone from this Commission to run for a seat on the CALAFCO Board of Directors.

6. COMMISSIONER COMMENTS

Commissioner Nilssen asked when the Rural Fire Protection District Study Report would be presented. Mr. Glaser said that in August there will be a brief report not the report in its entirety. He said that meetings with all of the fire districts in the County are nearing completion and a meeting with the Rural Fire Protection District Ad Hoc Committee should be held within the next six to eight weeks.

There being no further business the meeting adjourned at 10:52 a.m. to the next regular meeting.

