

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Chief Executive Office

BOARD AGENDA # 6:40 p.m.

Urgent ☐

Routine ☒

CEO Concurs with Recommendation YES ☒ NO ☐
(Information Attached)

AGENDA DATE August 21, 2007

4/5 Vote Required YES ☐ NO ☒

SUBJECT:

Approval of the Formation of the Valley Home Municipal Advisory Council in Supervisorial District 1

STAFF RECOMMENDATIONS:

1. Hold the public hearing to receive public comment on the formation of the Valley Home Municipal Advisory Council in Supervisorial District 1.
2. Approve the formation of the Valley Home Municipal Advisory Council.
3. Approve the bylaws and the boundaries for the Valley Home Municipal Advisory Council.

FISCAL IMPACT:

An operating budget of \$150 per fiscal year will be established for the Valley Home Municipal Advisory Council and contained within the Chief Executive Office - Economic Development budget unit. If approved, the Valley Home Municipal Advisory Council can utilize these funds for meeting expenses incurred per the previously Board-approved guidelines for Municipal Advisory Councils. Eligible expenses include postage, rental charges for meeting space, copying expenses and travel expenses related to the official business of the Municipal Advisory Council. This is consistent with budgets currently in place for the seven existing Municipal Advisory Councils in Stanislaus County.

BOARD ACTION AS FOLLOWS:

No. 2007-650

On motion of Supervisor O'Brien, Seconded by Supervisor Grover
and approved by the following vote,
Ayes: Supervisors: Mayfield, Grover, Monteith, DeMartini, and Chairman O'Brien
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) ☐ Approved as recommended
- 2) ☐ Denied
- 3) ☒ Approved as amended
- 4) ☐ Other:

MOTION: APPROVED THE FORMATION OF THE VALLEY HOME MAC; CORRECTED THE TYPOGRAPHICAL ERROR FOR THE GOVERNMENT CODE SECTION NUMBER FOUND IN SECTION I (FORMATION OF ORGANIZATION) OF THE BYLAWS TO READ AS "SECTION 31010"; AMENDED THE SECOND SENTENCE OF SECTION V (MEETINGS) OF THE BYLAWS TO READ AS FOLLOWS: " A REGULAR AND CONVENIENT TIME AND PLACE FOR EACH MEETING WILL BE ESTABLISHED AND ANNOUNCED BY THE COUNCIL."; AMENDED THE NORTHERN BOUNDARY FOR THE VALLEY HOME MAC TO BE STATE ROUTE 4; AND, APPROVED THE AMENDED BYLAWS AND AMENDED BOUNDARIES.

ATTEST:


ELIZABETH A. KING, Assistant Clerk

File No. **MAC-08-01**

Approval to Set a Public Hearing to Consider the Formation of the Valley Home Municipal Advisory Council on August 21, 2007 at 6:40 p.m.

DISCUSSION:

A Municipal Advisory Council for Valley Home

Late last year, residents in Valley Home approached Stanislaus County with a desire to explore establishing a Municipal Advisory Council for their community. Per their request, a series of community meetings were held in April, May and August of 2007 at the local school to discuss this concept. Initial meetings focused on describing the roles and duties of Municipal Advisory Councils in Stanislaus County. Subsequent meetings emphasized the process for the formation of a new Municipal Advisory Council and the procedures that a community must undertake to meet the necessary requirements. The recent formation of a Municipal Advisory Council in South Modesto provided an example of this formal process.

During the series of meetings, the Valley Home community was also able to express its opinions regarding some of their areas of concern. These included safety, health, recreation, and infrastructure.

A Municipal Advisory Council by definition is an advisory body of local citizens elected by the community or appointed by the Board of Supervisors with the purpose of representing the community to the Board. These councils face two ways: toward the county, offering the views of the community; and toward the community, supplying information about county proposals and a place where individuals can air opinions on community problems and perhaps receive help or assistance.

A Municipal Advisory Council for Valley Home would provide a consistent forum for the active exchange of information between the community, Stanislaus County and local partners (i.e., law enforcement, school district, fire district, non-profit organizations). In addition, through active participation at Municipal Advisory Council meetings, Stanislaus County, through its departments, could work in collaboration to address issues and concerns specific to Valley Home.

Authority to Form a Municipal Advisory Council

Per California Government Code Section 31010, "the Board of Supervisors of any county may by resolution establish and provide funds for the operation of a Municipal Advisory Council for an unincorporated area in the county to advise the board on such matters which relate to that area as may be designated by the board concerning services which are or may be provided to the area by the county or other local governmental agencies, including but not limited to advice on matters of public health, safety, welfare, public works, and planning. The Board of Supervisors may pay from available funds such actual or necessary expenses of travel, lodging, and meals for the members of the council while on such official business as may be approved by the board."

The resolution should provide for the following:

- The name of the Municipal Advisory Council;
- The qualifications, number and method of selection of its members (election or appointment);
- Its designated powers and duties;
- Whether the establishment of the council should be submitted to the voters and the method for such submission, provided that if an election is required such election shall be held at the same time as an election held pursuant to this subdivision; and
- Such other rules, regulations, and procedures as may be necessary relative to establishment and operation.

Public Hearing to Consider the Formation of a Municipal Advisory Council

Stanislaus County has seven existing Municipal Advisory Councils that represent the communities of Denair, Empire, Hickman, Keyes, Knights Ferry, Salida and South Modesto. All current Municipal Advisory Councils were formed following the provisions described in California Government Code Section 31010.

In all cases, a public hearing was set to consider the formation of each respective Municipal Advisory Council. The public hearing provides the opportunity for adequate community input prior to the Board of Supervisors taking formal action. Public testimonies, for or against, the formation proposal are encouraged of residents within the proposed boundaries. The proposed boundaries for the Valley Home Municipal Advisory Council are included as Attachment A.

Public input through the hearing would be in addition to feedback already received by Stanislaus County through four community meetings held earlier this year at Valley Home School on April 18, 2007, May 16, 2007, May 30, 2007 and August 16, 2007. In all cases, there appeared to be local support towards pursuing the formation of the Municipal Advisory Council for this area.

On July 27, 2007, the Board of Supervisors approved setting August 21, 2007 as the date of the public hearing to formally consider the formation of the Valley Home Municipal Advisory Council. The staff report prepared for the item to set the public hearing, described the formation process for the Valley Home Municipal Advisory Council including the proposed boundaries and legal description developed through consensus achieved by Valley Home residents during the series of community meetings. Since the July 27, 2007 Board action, it has been determined that the southern portion of the proposed boundaries encompassed an area currently within the City of Oakdale Sphere of Influence. Through direction from County Counsel, a request by the City of Oakdale, and concurrence by Valley Home residents in attendance at the the most recent community meeting, the proposed boundaries for the Valley Home Municipal Advisory Council have been amended accordingly to exclude this area.

During the public hearing, the following items described in the California Government Code are required to be addressed: name of the Municipal Advisory Council; the qualifications, number of positions and method of selection (by election or appointment); its designated powers and duties; the unincorporated area or areas for which the Municipal Advisory Council is established; whether the establishment of the council should be submitted to the voters and the method for such submission; and such other rules, regulations and procedures as may be necessary in connection with the establishment and operation of the Municipal Advisory Council.

Valley Home Municipal Advisory Council Bylaws (Proposed)

The proposed Valley Home Municipal Advisory Council Bylaws, included as Attachment B, define the elements required by the California Government Code. The following highlights the proposed bylaws.

Name: Valley Home Municipal Advisory Council.

Qualifications: Council members shall be registered voters residing within Valley Home as defined by the proposed boundaries.

Number of Positions: Five (5).

Method of Selection: Initial appointment by the Board of Supervisors in staggered terms. Upon expiration of initial terms, members of the Valley Municipal Advisory Council will be elected positions. Terms from then forward will be for four (4) years with no limit.

Designated Powers and Duties: The Council will advise the Stanislaus County Board of Supervisors on matters of public health, welfare, safety, planning, and public works, and other such matters as the Board may designate which effect the territory and inhabitants of Valley Home; and, represent this community to any governmental agency or other organization on matters concerning the community.

Unincorporated Area(s): As specified Attachment A, the proposed boundaries include all of the existing Valley Home School District Boundaries with the addition of an unincorporated area south to the Stanislaus River.

Other Administrative Matters

If the formation of the Valley Home Municipal Advisory Council is approved by the Board of Supervisors, there are several administrative actions that will follow shortly thereafter. A notice of vacancy will be posted by the Clerk of the Board for the Valley Home Municipal Advisory Council. Eligible individuals will be required to complete an appointment application and submit it to the Clerk of the Board for consideration by the Board of Supervisors. At a subsequent Board of Supervisors meeting, the appointment of the initial members to the new Municipal Advisory Council will be brought forward for consideration and approval.

After appointments are made, and members are properly sworn into their positions, the Valley Home Municipal Advisory Council will hold its first regular meeting where it will complete several procedures steps. Based on initial discussions with the community and critical partners, it has been determined that Valley Home School, will be the facility that will host the regular meetings of the Valley Home Municipal Advisory Council. The date and time of meetings will be established by the Valley Home Municipal Advisory Council. The Valley Home Municipal Advisory Council will follow the Public Records Act so that interested residents are properly notified of these public meetings. Training on the Public Records Act and Brown Act will be provided as necessary to appointed members.

At its first meeting, it will be determined what members of the Valley Home Municipal Advisory Council will serve the initial short and long terms. In addition, the nomination and election of officers for the current calendar year will be considered. These include Chairperson, Vice Chairperson and Secretary. A review of the Valley Home Municipal Advisory Council Bylaws will be necessary so that members and the community understand the rules and procedures that will regulate this new public entity.

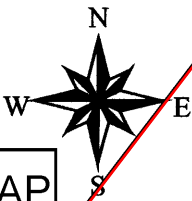
POLICY ISSUE:

The Board of Supervisors should determine if the formation of the Valley Home Municipal Advisory Council is consistent with its current priorities of striving for effective partnerships and the efficient delivery of public services.

STAFFING IMPACT:

The formation of the Valley Home Municipal Advisory Council will create a need for various County Departments to be represented at regular meetings periodically. In some cases, like for public safety departments, there will be a need for staff to be in attendance on a monthly basis. In other cases, coverage of meetings will be done quarterly or upon request. The Chief Executive Office will provide necessary support and assistance to the Valley Home Municipal Advisory Council to ensure that proper procedures are followed and to assist in coordination. It is anticipated that the cost associated with coverage of these meetings will be absorbed utilizing existing departmental budgets.

VALLEY HOME MAC



SEE AMENDED MAP

SAN JOAQUIN COUNTY

CALAVERAS COUNTY

STATE ROUTE 4

MILTON RD

CARTER RD

DODDS RD

WOODWARD RESERVOIR

SONORA RD

VALLEY HOME RD

28 MILE RD

28 MILE RD

FRANKENHEIMER RD

VICTORY AVE

PIONEER AVE

SAWYER AVE

LON DALE RD

RIVER RD

OAKDALE

STANISLAUS RIVER

Legends:

- Valley Home MAC Boundary
- Roads
- River

VALLEY HOME MUNICIPAL ADVISORY COUNCIL

I.

Formation of Organization

This Council will be known as the Valley Home Municipal Advisory Council, as established by resolution #_____, August 21, 2007, by the Stanislaus County Board of Supervisors pursuant to Government Code Section 310100. The boundaries served by the Council are described as follows and shall be referred to as Valley Home.

**SEE EXHIBIT A FOR LEGAL DESCRIPTION OF PROPOSED BOUNDARIES
FOR THE VALLEY HOME MUNICIPAL ADVISORY COUNCIL**

II.

Purpose

The Council will advise the Stanislaus County Board of Supervisors on matters of public health, welfare, safety, planning, and public works, and other such matters as the Board may designate which effect the territory and inhabitants of Valley Home; and, represent this community to any governmental agency or other organization on matters concerning the community.

III.

Membership

The Council is composed of five (5) members. Council members shall be registered voters residing within Valley Home. The term of each member is four (4) years or until their successors are elected. The terms of members initially appointed are staggered with two (2) members' terms expiring December 4, 2009 and three (3) members' terms expiring December 2, 2011. Upon expiration of the initial terms, council vacancies shall be filled by a county held election of registered voters in Valley Home. If a council position should become vacant, the Board of Supervisors shall appoint a person to serve the remainder of the term. These elections shall conform to state general election procedures (California Election Code 23500 et seq.).

IV.
Officers & Duties

- a. The Council shall, at its first official meeting each calendar year, nominate and elect a chairperson, vice-chairperson, and secretary. These persons shall serve for one(1) year.
- b. The Duties of the Chairperson are: (1) prepare the agenda for each meeting, (2) to call the members of each meeting to order, (3) to enumerate the business of the meeting and the order in which it is to be acted upon, (4) to recognize members who are entitled to the floor, (5) to state and put to a vote all questions which are properly moved, (6) to maintain order throughout the meeting, (7) to sign all necessary documents, letters, etc., that state the official business of the Council.
- c. The duties of the Vice-Chairperson are to assume the duties of the Chairperson when he/she is absent.
- d. The duties of the Secretary are: (1) to record minutes of all meetings of the Council and read publicly the minutes of the previous meeting, and all special meetings, (2) to maintain a register of those who attend each meeting of the Council, (3) to notify officers and/or committees of their appointment, (4) to maintain the official copy of the By-Laws, (5) to send out written notices of meetings to all those living or who own property within Valley Home who have requested such notice pursuant to the California Government Code, Section 54954.1, (6) to conduct the correspondence of the Council, (7) to have at each meeting a list of committees and their members as well as the By-Laws of the Council and copies of the minutes of all previous meetings, (8) to maintain a current and up to date list of all residents and property owners of Valley Home.

V.
Meetings

The Valley Home Municipal Advisory Council shall meet once each month in a public building which is accessible and can accommodate all those residents and/or property owners of Valley Home. A regular time and place for each meeting will be established and announced by the Council. The Council may, through public notification, call for those special meetings it deems necessary. The Chair may cancel regular scheduled meetings with prior

ATTACHMENT B

notice and consent of two (2) other members of the Valley Home MAC. If the Council wishes, it may seek the views of those present at a meeting by calling for a vote by those in attendance. Only residents or property owners of Valley Home may vote on issues before the Council. Participants of any meeting may be challenged and the Secretary asked to verify their status as a resident or property owner within Valley Home. The public vote in a meeting shall carry by a majority of those present. A majority of the Council membership shall constitute a quorum for the conduct of business. All special and regular meetings of this Council shall comply with California Government Code Sections 54950 et seq. (The Brown Act.)

VI.
Committees

The Chairperson may appoint, as needed, standing committees (those committees that exist for a specified period of time) or special committees (those that are created to consider special issues.) A committee may consist of one (1) member, but not more than two (2) members of the Council.

VII.
Method of Amending By-Laws

The Valley Home Municipal Advisory Council may amend its By-Laws in the following manner: (1) the amendment must be submitted in writing at the monthly meeting preceding the one at which it is to be voted upon, with a copy for each council member, (2) at the next monthly meeting the amendment shall be placed on the agenda, (for discussion and vote,) (3) adoption of the amendment shall be by a majority of the votes cast by the Council, a quorum being present, (4) upon approval by the Stanislaus County Board of Supervisors, the amendment will be considered adopted and the By-Laws amended.

VIII.
Parliamentary Authority

The Valley Home Municipal Advisory Council adopts the rules contained in Robert's Rules of Order to govern it in all situation not governed by the By-Laws or any special rules of order of the Council.

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IX.
Vacancies

Vacancies on the Council shall exist: 1) on the death, resignation or removal of any member, and 2) whenever the number of authorized members is increased. The council members may declare vacant the seat of a council member who has missed three unexcused absences from the regular meeting dates, during any twelve (month) period or has been declared of unsound mind by a final order of court, or has been convicted of a felony. Any member may resign effective upon giving written notice to the Chairperson of the Council or the Stanislaus County Board of Supervisors, unless the notice specifies a later time for the effectiveness of such resignation.

Vacancies on the Council may be filled by the County Board of Supervisors.

X.
Non-Liability of Council Members and Officers

The members shall not be personally liable for debts, liabilities, or other obligations of the Valley Home MAC.

XI.
Fiscal Year

The fiscal year of the Valley Home MAC shall be the same as the Stanislaus County Board of Supervisors.

EXHIBIT A

VALLEY HOME MUNICIPAL ADVISORY COUNCIL

BOUNDARY DESCRIPTION

All that portion of Stanislaus County lying within Township 1 North, Range 11 East, Township 1 North, Range 10 East, Township 2 North, Range 10 East, Township 3 North, Range 10 East, Township 1 South, Range 11 East, Township 1 South, Range 10 East and Township 2 South, Range 10 East of Mount Diablo Base and Meridian, together with protracted sections in Rancheria del Rio Estanislao and Thompson's Rancho described as follows:

Beginning at the intersection of the Stanislaus-San Joaquin and the Stanislaus-Calaveras County Lines, said point being the most northerly point of Stanislaus County, Thence

1. Southeasterly approximately 15.00 miles along said Stanislaus-Calaveras County Line to the South line of Section 22 of Township 1 North, Range 11 East, Mount Diablo Base and Meridian, thence;
2. Westerly Approximately 4.8 miles along section lines to the Northwest corner of Section 25, Township 1 North, Range 10 East, thence;
3. South 1.0 mile along west line of said Section 25 to the Southwest Corner thereof, thence;
4. East 1.0 mile along the south line of said Section 25 to the Southeast Corner thereof, thence;
5. South 1.5 miles to the West $\frac{1}{4}$ Corner of Section 6 of Township 1 South, Range 11 East, as section lines would be projected into Ranchria del Rio Estanislao, thence;
6. East 1.0 mile along the projected quarter section line to the East $\frac{1}{4}$ Corner of said Section 6, thence;
7. South 4.0 miles along the projected section lines to the East $\frac{1}{4}$ Corner of Section 30 of said Township and Range, thence;
8. West 1.0 mile along the projected quarter section line to the West $\frac{1}{4}$ Corner of said Section 30, thence;
9. South 0.5 mile along the projected section line to the Southeast corner of Section 25, Township 1 South, Range 10 East, thence;
10. West 1.5 miles along the projected section lines to the South $\frac{1}{4}$ Corner of Section 26, said Township and Range, in 28 Mile Road, and on the Grant Line between Ranchria del Rio Estanislao and Thompson's Rancho, thence;
11. South 2.2 miles along the projected quarter line to the north bank of the Stanislaus River, thence;
12. Southwesterly along said north bank of the Stanislaus River 0.5 miles to the East line of the Sphere of Influence Modification to the City of Oakdale as accepted on October 24, 1994, thence;

ATTACHMENT B

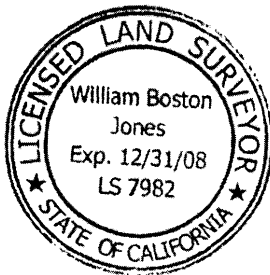
13. North along the meanderings of the East line of said Sphere of Influence 1.33 miles to a point that bears South, 409.95 feet from the Northeast Corner of Section 3, of said Township 2 South, Range 10, thence;
14. West along the north line of said Sphere of Influence 0.9 miles to the easterly right-of-way of 26 Mile Road, thence;
15. Northwesterly, 425 feet along said easterly right-of way of 26 Mile Road to the North line of said Section 3, thence
16. West, 480 feet along the north line of said Section 3 to the Section Corner common to Sections 3,4, 33 and 34 of Townships 1 and 2, Range 10 East, thence;
17. West, 950 feet to the Northeast corner of Parcel 'C' of Volume 40 of Parcel Maps, Page 41 S.C.R., thence;
18. Along the following 3 courses of said Parcel Map:
 1. N. 57° 57' 03" W., 312.32 feet
 2. S. 47° 22' 45" W., 400.00 feet
 3. N. 85° 37' 16" W., 518.92 feetTo a point on the easterly right-of-way of Valley Home Road, thence;
19. Northwesterly 150 feet to the more northerly Northeast Corner of Parcel 2 of Volume 41 of Parcel Maps, Page 51 S.C.R., said point being on the westerly right-of-way said Valley Home Road, thence;
20. Southeasterly, 264.28 feet along said right-of-way to the more easterly Northeast Corner of said Parcel 2, thence;
21. South, 0.47 miles along the East line of said Parcel 2 and the east line of Lot 5 of Volume 3 of Maps, Page 45 S.C.R. and it's southerly prolongation to the North right-of-way of Frontage Road, thence;
22. East, 0.42 miles along said North right-of-way to it'd intersection with the westerly right-of-way of Cottle Road, thence;
23. South 0.45 miles along said west right-of-way of Cottle Road to the northerly right-of-way of River Road, thence;
24. Southeasterly, 64 feet to the northwest corner of the parcel of land granted to the United States of America said point being on the southerly right-of-way of River Road, thence;
25. Leaving said right-of-way, South, 1148 feet along the westerly line of said U. S. A. property to the northwesterly corner of the Liberini Annexation to the City of Oakdale, said point also being the terminus of the Sphere of Influence, thence;
26. South, 0.65 miles along the west line of said Liberini Annexation to the north bank of the Stanislaus River, thence;
27. Leaving said Liberini Annexation westerly 3.25 miles along the meanderings of the north bank of the Stanislaus River to the County Line common to Stanislaus and San Joaquin Counties, thence;
28. North along said County line also being the West line of Townships 2 South, Range 10 East, Township 1 South, Range 10 East, Township 1 North, Range 10 East, Township 2 North, Range 10 East and Township 3 North Range 10 East, a distance of 21.75 miles to the Point of Beginning

STANISLAUS COUNTY SURVEYOR'S CERTIFICATE

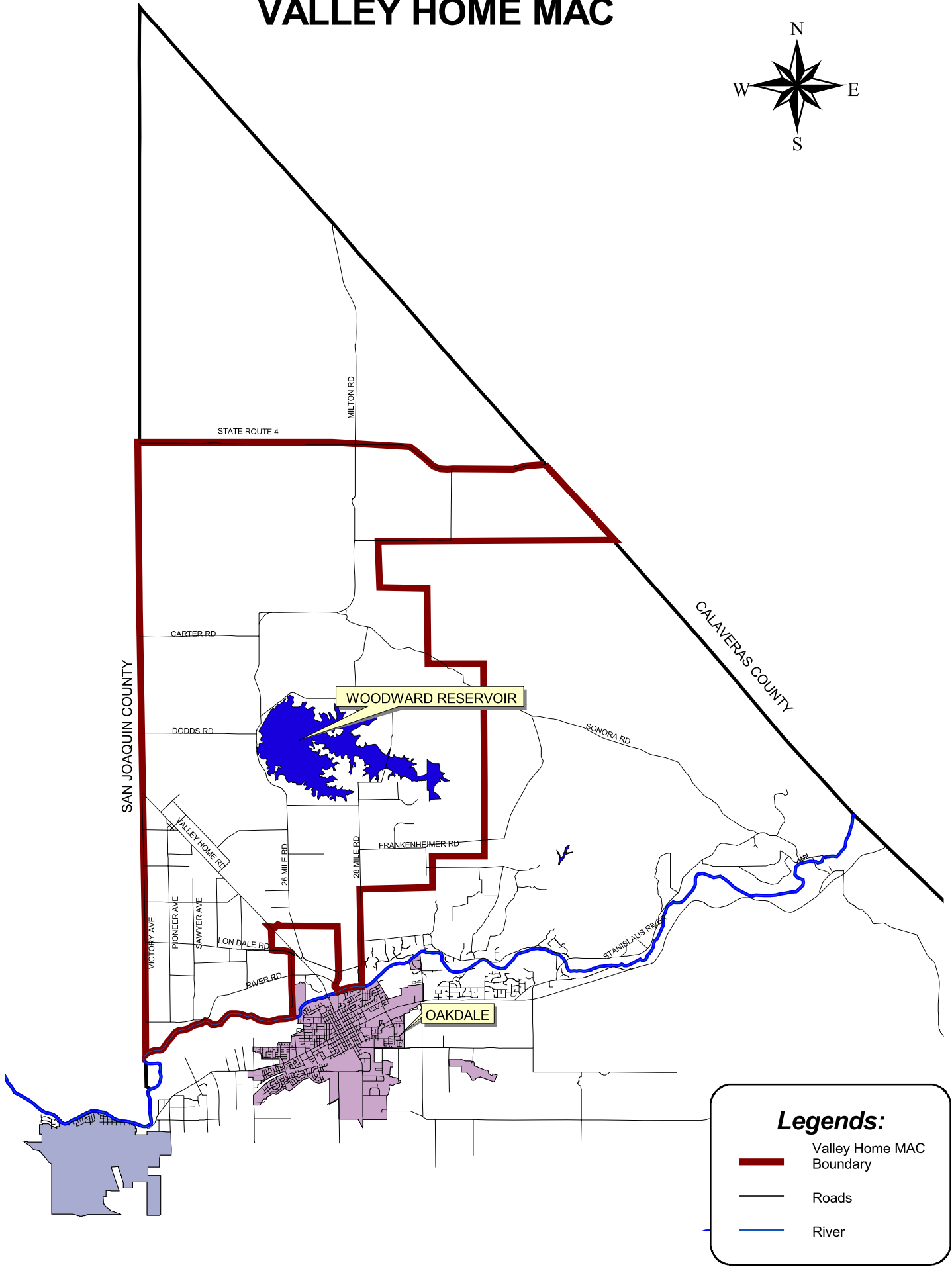
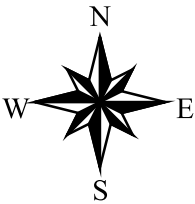
I William B. Jones hereby certify that these descriptions and maps of the Valley Home Municipal Advisory Committee, dated August 2007, were prepared by me or under my direction and are true and correct to the best of my belief, knowledge and information.

William B. Jones
William B. Jones, L.S. 7982




Dated August 16, 2007



VALLEY HOME MAC



Legends:

-  Valley Home MAC Boundary
-  Roads
-  River

ATTACHMENT B

VALLEY HOME MUNICIPAL ADVISORY COUNCIL

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Officers & Duties

- a. The Council shall, at its first official meeting each calendar year, nominate and elect a chairperson, vice-chairperson, and secretary. These persons shall serve for one(1) year.
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ATTACHMENT B

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Vacancies on the Council may be filled by the County Board of Supervisors.

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EXHIBIT A

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Beginning at the intersection of the Stanislaus-Calaveras County Line, and the south right-of-way of State Highway 4, said point bears Southeasterly along said County line 12.8 miles from the most northerly point of Stanislaus County, Thence

1. Southeasterly 2.1 miles along said Stanislaus-Calaveras County Line to the South line of Section 22 of Township 1 North, Range 11 East, Mount Diablo Base and Meridian, thence;
2. Westerly Approximately 4.8 miles along section lines to the Northwest corner of Section 25, Township 1 North, Range 10 East, thence;
3. South 1.0 mile along west line of said Section 25 to the Southwest Corner thereof, thence;
4. East 1.0 mile along the south line of said Section 25 to the Southeast Corner thereof, thence;
5. South 1.5 miles to the West $\frac{1}{4}$ Corner of Section 6 of Township 1 South, Range 11 East, as section lines would be projected into Ranchria del Rio Estanislao, thence;
6. East 1.0 mile along the projected quarter section line to the East $\frac{1}{4}$ Corner of said Section 6, thence;
7. South 4.0 miles along the projected section lines to the East $\frac{1}{4}$ Corner of Section 30 of said Township and Range, thence;
8. West 1.0 mile along the projected quarter section line to the West $\frac{1}{4}$ Corner of said Section 30, thence;
9. South 0.5 mile along the projected section line to the Southeast corner of Section 25, Township 1 South, Range 10 East, thence;
10. West 1.5 miles along the projected section lines to the South $\frac{1}{4}$ Corner of Section 26, said Township and Range, in 28 Mile Road, and on the Grant Line between Ranchria del Rio Estanislao and Thompson's Rancho, thence;
11. South 2.2 miles along the projected quarter line to the north bank of the Stanislaus River, thence;
12. Southwesterly along said north bank of the Stanislaus River 0.5 miles to the East line of the Sphere of Influence Modification to the City of Oakdale as accepted on October 24, 1994, thence;
13. North along the meanderings of the East line of said Sphere of Influence 1.33 miles to a point that bears South, 409.95 feet from the Northeast Corner of Section 3, of said Township 2 South, Range 10, thence;

ATTACHMENT B

14. West along the north line of said Sphere of Influence 0.9 miles to the easterly right-of-way of 26 Mile Road, thence;
15. Northwesterly, 425 feet along said easterly right-of way of 26 Mile Road to the North line of said Section 3, thence
16. West, 480 feet along the north line of said Section 3 to the Section Corner common to Sections 3,4, 33 and 34 of Townships 1 and 2, Range 10 East, thence;
17. West, 950 feet to the Northeast corner of Parcel 'C' of Volume 40 of Parcel Maps, Page 41 S.C.R., thence;
18. Along the following 3 courses of said Parcel Map:
 1. N. 57° 57' 03" W., 312.32 feet
 2. S. 47° 22' 45" W., 400.00 feet
 3. N. 85° 37' 16" W., 518.92 feetTo a point on the easterly right-of-way of Valley Home Road, thence;
19. Northwesterly 150 feet to the more northerly Northeast Corner of Parcel 2 of Volume 41 of Parcel Maps, Page 51 S.C.R., said point being on the westerly right-of-way said Valley Home Road, thence;
20. Southeasterly, 264.28 feet along said right-of-way to the more easterly Northeast Corner of said Parcel 2, thence;
21. South, 0.47 miles along the East line of said Parcel 2 and the east line of Lot 5 of Volume 3 of Maps, Page 45 S.C.R. and it's southerly prolongation to the North right-of-way of Frontage Road, thence;
22. East, 0.42 miles along said North right-of-way to it'd intersection with the westerly right-of-way of Cottle Road, thence;
23. South 0.45 miles along said west right-of-way of Cottle Road to the northerly right-of-way of River Road, thence;
24. Southeasterly, 64 feet to the northwest corner of the parcel of land granted to the United States of America said point being on the southerly right-of-way of River Road, thence;
25. Leaving said right-of-way, South, 1148 feet along the westerly line of said U. S. A. property to the northwesterly corner of the Liberini Annexation to the City of Oakdale, said point also being the terminus of the Sphere of Influence, thence;
26. South, 0.65 miles along the west line of said Liberini Annexation to the north bank of the Stanislaus River, thence;
27. Leaving said Liberini Annexation westerly 3.25 miles along the meanderings of the north bank of the Stanislaus River to the County Line common to Stanislaus and San Joaquin Counties, thence;
28. North along said County line also being the West line of Townships 2 South, Range 10 East, Township 1 South, Range 10 East, Township 1 North, Range 10 East, a distance of 12.5 miles to the South right-of way of said State Highway 4, thence;
29. Easterly along the said south right-of-way of State Highway 4, a distance of 8.67 miles to the Point of Beginning.