

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

DEPT: Chief Executive Office

BOARD AGENDA #: 9:05 a.m.

AGENDA DATE: February 28, 2017

SUBJECT:

Public Hearing to Consider the Formation of the Wood Colony Municipal Advisory Council in District 3

BOARD ACTION AS FOLLOWS:

No. 2017-91

On motion of Supervisor Withrow, Seconded by Supervisor DeMartini
and approved by the following vote,

Ayes: Supervisors: Olsen, Withrow, Monteith, DeMartini, and Chairman Chiesa

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

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

MOTION:

*Please note that Attachment A – Wood Colony Municipal Advisory Council Boundary Description contains typographical errors, see attached corrected version.

ATTEST: Elizabeth A. King
ELIZABETH A. KING, Clerk of the Board of Supervisors

File No. MAC-09-2

**THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
AGENDA ITEM**

DEPT: Chief Executive Office

Urgent

Routine

BOARD AGENDA #: 9:05 a.m.

AGENDA DATE: February 28, 2017

CEO CONCURRENCE:



4/5 Vote Required: Yes No

SUBJECT:

Public Hearing to Consider the Formation of the Wood Colony Municipal Advisory Council in District 3

STAFF RECOMMENDATIONS:

1. Conduct a public hearing to consider the formation of the Wood Colony Municipal Advisory Council in Supervisorial District 3.
2. Approve the formation of the Wood Colony Municipal Advisory Council.
3. Approve the bylaws and boundaries for the Wood Colony Municipal Advisory Council.
4. Direct staff to complete and facilitate any and all administrative process and documents as required to establish the Wood Colony Municipal Advisory Council.
5. Approval to use up to \$600 in Community Development Funds for the formation.

DISCUSSION:

Wood Colony community members approached Stanislaus County with the interest of establishing a Municipal Advisory Council for their community. Per their request, a series of community meetings were held on March 13, 2014 and September 14, 2016 within the community to educate the public and solicit feedback on forming a Municipal Advisory Council (MAC). These community meetings included an overview of a Municipal Advisory Council, the Brown Act, and MAC boundaries.

During these meetings, the Wood Colony residents expressed their support for and concerns about the formation of the MAC. The issues discussed included that the MAC may be a duplicative effort of an existing non-profit community organization, and the City of Modesto's land use proposals and planning related to Wood Colony community. Ultimately, at the last meeting in September 2016, the majority of the meeting's participants endorsed moving forward with the formation process.

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 of Supervisors. These councils face two ways:

1. Toward the County, offering the collective and overall views of the community; and

Public Hearing to Consider the Formation of the Wood Colony Municipal Advisory Council in District 3

2. Toward the community, sharing information about County proposals and a place where individuals can discuss community issues and perhaps receives help or assistance.

Stanislaus County has eight existing Municipal Advisory Councils that represent the communities of Denair, Empire, Hickman, Keyes, Knights Ferry, Salida, South Modesto, and Valley Home. These Municipal Advisory Councils were formed based on the 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 before the Board of Supervisors takes formal action. Public comment, for or against the formation are encouraged from residents within and outside the proposed boundaries. Public input through the hearing will be in addition to feedback already received through the community meetings held in Wood Colony.

At a community meeting in September 2016 with over 50 people in attendance, a poll was conducted by asking individuals to raise their hands to test the level of agreement amongst the community meeting participants. The meeting participants largely endorsed the formation of a Municipal Advisory Council. The proposed boundaries and legal description for the Wood Colony Municipal Advisory Council are attached as Exhibit A.

On January 31, 2017, the Board of Supervisors approved and set February 28, 2017 at 9:05 AM as the date and time for the public hearing to formally consider the formation of the Wood Colony Municipal Advisory Council. The staff report prepared for the item to set the public hearing described the formation process for the Wood Colony Municipal Advisory Council including the proposed boundaries and legal description, the initial board appointment process, and draft by-laws. 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) of the board; 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.

Municipal Advisory Council Bylaws

The proposed Wood Colony Municipal Advisory Council bylaws, included as Attachment B, define the elements required by the California Government code. The following highlights of the proposed bylaws include:

1. Name: Wood Colony Municipal Advisory Council
2. Qualifications: Councilmembers shall be registered voters residing within the Wood Colony community as defined by the proposed boundaries.
3. Number of positions: Five
4. Method of selection: Initial appointment by the Board of Supervisors in staggered terms. Upon expiration of initial terms, members of the Wood Colony Municipal Advisory Council will be elected positions. Terms from then forward will be four years with no limit.
5. Designated powers and duties: The Wood Colony Municipal Advisory Council will advise the Stanislaus County Board of Supervisors on matters of public health, welfare,

Public Hearing to Consider the Formation of the Wood Colony Municipal Advisory Council in District 3

safety, planning, public works, and any other such matters as the board may designate which affect the territory and inhabitants of the Wood Colony; and, represent this community to any governmental agency or other organization on matters concerning the community.

6. Unincorporated areas: See attached boundary description and map (Attachment A)

Boundary and Sphere of Influence

Since the setting of the public hearing on January 31, 2017, questions have emerged about the precedent of MAC boundaries that overlap or that are adjacent to a city's sphere of influence. MAC boundaries have been approved both adjacent and overlapping a city sphere of influence. The most recent MAC boundary approved that overlapped a city sphere of influence was South Modesto, which overlaps both the Modesto and Ceres sphere of influence. Denair Municipal Advisory Council overlaps Turlock sphere of influence, and the Empire Municipal Advisory Council overlaps Modesto sphere of influence. In these instances, the Municipal Advisory Council was formed and boundaries approved after the respective city had adopted their sphere of influence. The Valley Home and Salida Municipal Advisory Council's boundaries are adjacent to Oakdale and Modesto, respectively. In these instances the cities had adopted their sphere of influence before these Municipal Advisory Council boundaries were formed as well.

Other Administrative Matters

If the Wood Colony Municipal Advisory Council is approved by the Board of Supervisors, multiple administrative actions will follow shortly thereafter:

1. Board Appointments: A notice of vacancy will be posted by the Clerk of the Board for the Wood Colony 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 Wood Colony Municipal Advisory Council will be brought forward for consideration and approval.
2. First Meeting: After the appointments of the new board members are made, and members are properly sworn into their positions, the Wood Colony Municipal Advisory Council will hold its first regular meeting where they will complete several procedures. The Wood Colony Municipal Advisory Council will follow the Public Records Act and Brown 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 the newly appointed members. At the first meeting:
 - a. It will be determine what members of the board will serve the initial short and long-terms.
 - b. The nomination and election of officers for the current calendar year will be considered such as chairperson, vice chairperson and secretary.
 - c. A review of the Public Records Act, Brown Act and Wood Colony bylaws will be necessary so that members and community understand the rules and procedures that will regulate this new public entity.

Public Hearing to Consider the Formation of the Wood Colony Municipal Advisory Council in District 3

POLICY ISSUE:

California Government Code Section 31010 states in part, the board of supervisors of any county may by resolution establish and provide funds for the operation of a municipal advisory council for any 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.

FISCAL IMPACT:

The total estimated cost of forming the MAC, which includes survey for boundary description and map, and public notice is \$600, to be funded with Community Development funds. In addition, an operating budget of \$150 per fiscal year will be established for the Wood Colony Municipal Advisory Council. If approved, the Wood Colony Municipal Advisory Council may access 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 eight existing Municipal Advisory Councils in Stanislaus County. Appropriations are available in the Fiscal Year 2016-2017 Adopted Final Budget for the Chief Executive Office – Operations & Services budget.

Cost of recommended action:		\$	600
Source(s) of Funding:			
Community Development Funds	\$	600	
Funding Total:		\$	600
Net Cost to County General Fund			

Fiscal Year:	2016/2017
Budget Adjustment/Appropriations needed:	No

Fund Balance as of December 31, 2016	
Community Development Funds	\$2,430,527

BOARD OF SUPERVISORS' PRIORITY:

The recommended actions are consistent with the Board's priorities of Efficient Delivery of Public Services by creating a Municipal Advisory Council of residents to advise the board on such matters concerning services and projects which are or may be provided to the area by the county or other local governmental agencies.

STAFFING IMPACT:

Chief Executive Office and County Counsel staff will assist the community in the formation of the Wood Colony MAC. The Wood Colony MAC will create a need for various county departments to be representative at regular meetings periodically, coverage of meetings will be

Public Hearing to Consider the Formation of the Wood Colony Municipal Advisory Council in District 3

done quarterly or upon request. The Chief Executive Office will provide necessary support and assistance to the Wood Colony Municipal Advisory Council to ensure the proper procedures are followed and to assist in coordination. The cost associated with coverage of these meetings will be absorbed utilizing existing departmental budgets.

CONTACT PERSON:

Keith Boggs, Assistant Executive Officer
Ruben Imperial, Community Development Manager

Telephone: (209) 652-1514
Telephone: (209) 225-0315

ATTACHMENT(S):

- A. Boundary Description and Map
- B. Bylaws

ATTACHMENT A

WOOD COLONY MUNICIPAL ADVISORY COUNCIL

BOUNDARY DESCRIPTION

All that portion of Stanislaus County lying within Township 3 South, Range 7 East and Township 3 South, Range 8 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows;

Beginning at the intersection of the centerline of Bacon Road with the centerline of Hammett Road, also being the northeast corner of Section 8 in Township 3 South, Range 8 East, Mount Diablo Meridian, Said point of intersection also being the southwest corner of the existing district boundary of the Salida Municipal Advisory Council; thence along the following courses and distances:

1. Easterly approximately 1.90 miles, along the south boundary line of said Salida Municipal Advisory Council, and said south line also being the centerline of Bacon Road, the centerline of Murphy Road and the easterly projection of said centerline of Murphy Road to the intersection with the southwesterly line of the 100 foot wide Union Pacific Railroad right-of-way.
2. Southwesterly approximately 2.70 miles, along said southwesterly line of the 100 foot wide Union Pacific Railroad right-of-way, to the easterly projection of the centerline of Shoemake Avenue.
3. Westerly approximately 0.48 miles, along said easterly projection and the centerline of Shoemake Avenue to the intersection with the northerly projection of the west line of Assessor Parcel Number 007-081-012.
4. Southerly approximately 1240 feet, along said northerly projection and the west line of said Assessor Parcel Number 007-081-012 to the intersection with the northwest line of the 100 foot wide M.I.D. Lateral No. 3 right-of-way.
5. Southwesterly approximately 1360 feet, along said northwest line of the 100 foot wide M.I.D. Lateral No. 3 right-of-way to the intersection with the northerly projection of the centerline of Morse Road.
6. Southerly approximately 1.20 miles, along said northerly projection and the centerline of Morse Road to the intersection with the centerline of Kansas Avenue.

7. Easterly approximately 1.00 miles, along said centerline of Kansas Avenue to the intersection with the northerly projection of the west line of Assessor Parcel Number 011-007-039.
8. Southerly approximately 205 feet, along said northerly projection and west line of said Assessor Parcel Number 011-007-039 to the southwest corner of said parcel.
9. Easterly approximately 145 feet, along the south line and the easterly projection of the south line of said parcel to the intersection with the centerline of Carpenter Road.
10. Southerly approximately 0.47 miles, along said centerline of Carpenter Road to the intersection with the centerline of Maze Boulevard.
11. Westerly approximately 7.05 miles, along said centerline of Maze Boulevard to the intersection with the centerline of Gates Road.
12. Northerly approximately 4.00 miles, along said centerline of Gates Road to the intersection with the centerline of Bacon Road and said point being the northwest corner of Section 12 in Township 3 South, Range 7 East, Mount Diablo Meridian.
13. Easterly approximately 3.00 miles, along said centerline of Bacon Road to the intersection with the centerline of Hammett Road and the Point of Beginning of this description.

END OF DESCRIPTION

ATTACHMENT A

WOOD COLONY MUNICIPAL ADVISORY COUNCIL

BOUNDARY DESCRIPTION

All that portion of Stanislaus County lying within Township 3 South, Range 7 East and Township 3 South, Range 8 East, Mount Diablo Meridian, County of Stanislaus, State of California, being more particularly described as follows;

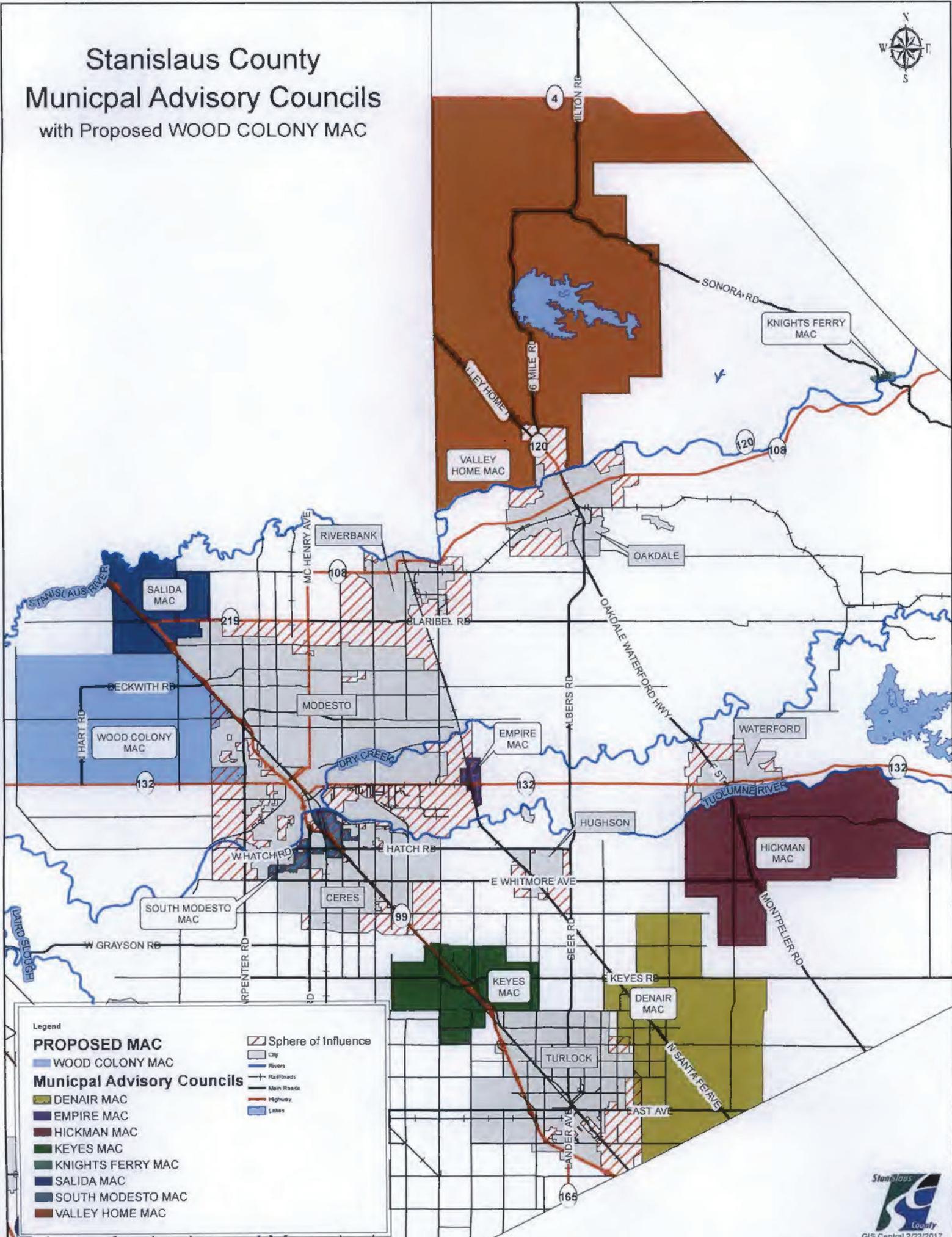
Beginning at the intersection of the centerline of Bacon Road with the centerline of Hammett Road, also being the northeast corner of Section 8 in Township 3 South, Range 8 East, Mount Diablo Meridian, Said point of intersection also being the southwest corner of the existing district boundary of the Salida Municipal Advisory Council; thence along the following courses and distances:

1. Easterly approximately 1.90 miles, along the south boundary line of said Salida Municipal Advisory Council, and said south line also being the centerline of Bacon Road, the centerline of Murphy Road and the easterly projection of said centerline of Murphy Road to the intersection with the southwesterly line of the 100 foot wide Union Pacific Railroad right-of-way.
2. Southeasterly approximately 2.70 miles, along said southwesterly line of the 100 foot wide Union Pacific Railroad right-of-way, to the easterly projection of the centerline of Shoemake Avenue.
3. Westerly approximately 0.48 miles, along said easterly projection and the centerline of Shoemake Avenue to the intersection with the northerly projection of the west line of Assessor Parcel Number 081-012-007.
4. Southerly approximately 1240 feet, along said northerly projection and the west line of said Assessor Parcel Number 081-012-007 to the intersection with the northwest line of the 100 foot wide M.I.D. Lateral No. 3 right-of-way.
5. Southwesterly approximately 1360 feet, along said northwest line of the 100 foot wide M.I.D. Lateral No. 3 right-of-way to the intersection with the northerly projection of the centerline of Morse Road.
6. Southerly approximately 1.20 miles, along said northerly projection and the centerline of Morse Road to the intersection with the centerline of Kansas Avenue.

7. Easterly approximately 1.00 miles, along said centerline of Kansas Avenue to the intersection with the northerly projection of the west line of Assessor Parcel Number 007-039-011.
8. Southerly approximately 205 feet, along said northerly projection and west line of said Assessor Parcel Number 007-039-011 to the southwest corner of said parcel.
9. Easterly approximately 145 feet, along the south line and the easterly projection of the south line of said parcel to the intersection with the centerline of Carpenter Road.
10. Southerly approximately 0.47 miles, along said centerline of Carpenter Road to the intersection with the centerline of Maze Boulevard.
11. Westerly approximately 7.05 miles, along said centerline of Maze Boulevard to the intersection with the centerline of Gates Road.
12. Northerly approximately 4.00 miles, along said centerline of Gates Road to the intersection with the centerline of Bacon Road and said point being the northwest corner of Section 12 in Township 3 South, Range 7 East, Mount Diablo Meridian.
13. Easterly approximately 3.00 miles, along said centerline of Bacon Road to the intersection with the centerline of Hammett Road and the Point of Beginning of this description.

END OF DESCRIPTION

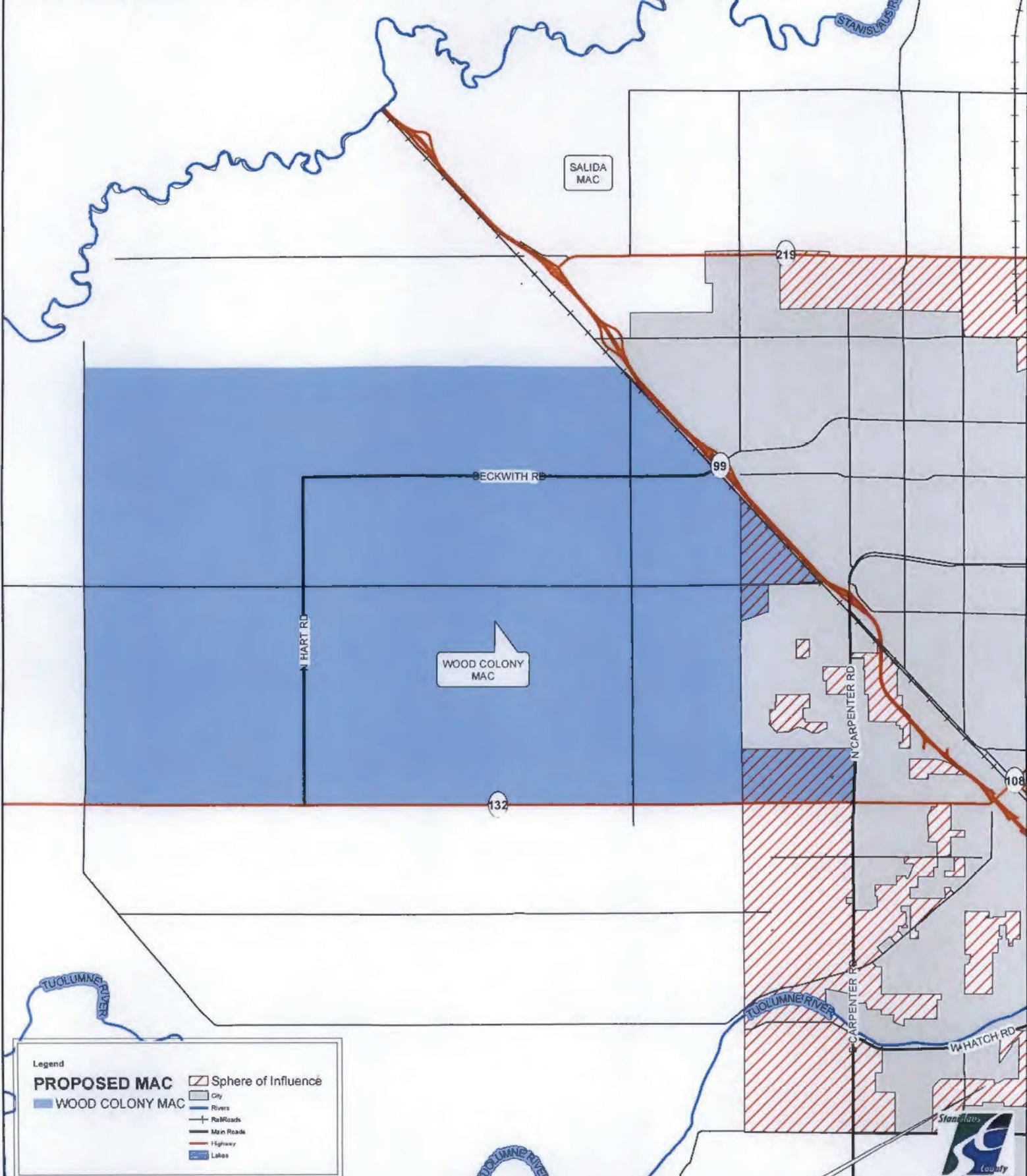
Stanislaus County Municipal Advisory Councils with Proposed WOOD COLONY MAC



Legend

PROPOSED MAC	Sphere of Influence
WOOD COLONY MAC	City
Municipal Advisory Councils	Rivers
DENAIR MAC	Railroads
EMPIRE MAC	Main Roads
HICKMAN MAC	Highway
KEYES MAC	Lakes
KNIGHTS FERRY MAC	
SALIDA MAC	
SOUTH MODESTO MAC	
VALLEY HOME MAC	

Stanislaus County Municipal Advisory Councils with Proposed WOOD COLONY MAC



Legend

PROPOSED MAC	Sphere of Influence
WOOD COLONY MAC	City
Rivers	Railroads
Main Roads	Highway
Lakes	

ATTACHMENT B

WOOD COLONY MUNICIPAL ADVISORY COUNCIL BYLAWS

I.

Formation of Organization

This Council will be known as the Wood Colony Municipal Advisory Council, as established by resolution # 2017-91, February 28, 2017, by the Stanislaus County Board of Supervisors pursuant to Government Code Section 31010. The boundaries served by the Council are described in Attachment A and shall be referred to as Wood Colony:

SEE ATTACHMENT A FOR LEGAL DESCRIPTION OF PROPOSED BOUNDARIES FOR THE WOOD COLONY MUNICIPAL ADVISORY COUNCIL

II.

Purpose

The Council will advise the Stanislaus County Board of Supervisors on matters of public health, welfare, safety, planning, public works, and other such matters as the Board may designate which affect the territory and inhabitants of Wood Colony; 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 Wood Colony. 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 6, 2019 and three (3) members' terms expiring December 3, 2021. Upon expiration of the initial terms, council vacancies shall be filled by a County held election of registered voters in Wood Colony. If a Council position should become vacant prior to the expiration of the term, 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, and (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 Wood Colony 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, and (8) to maintain a current and up to date list of all residents and property owners of Wood Colony.

V.

Meetings

The Wood Colony Municipal Advisory Council (MAC) shall hold at least four meetings a calendar year (a minimum of one every quarter) to be held in a public building which is accessible and can accommodate all those residents and/or property owners of Wood Colony who may wish to attend the meeting. A regular convenient 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 notice and consent of two (2) other members of the Wood Colony 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 Wood Colony 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 Wood Colony. 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 the By-Laws

The Wood Colony MAC 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 Wood Colony MAC 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.

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. If a Council position should become vacant prior to the expiration of the term, the Board of Supervisors may appoint a person to serve the remainder of the term as set forth in Section III of these bylaws. If the Board of Supervisors does not appoint a person to serve, the vacancy shall be filled per the terms set forth in section III and the California Election Code 23500 et seq.

X.

Non-Liability of Council Members and Officers

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

XI.

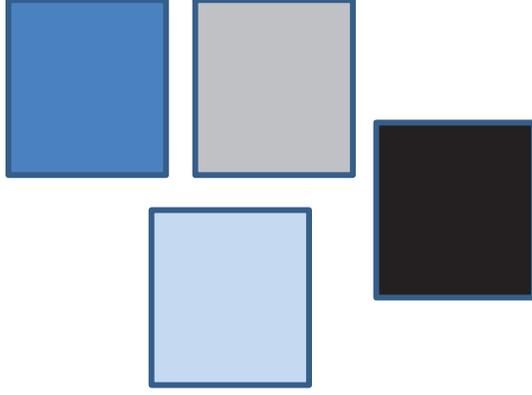
Fiscal Year

The fiscal year of the Wood Colony MAC shall be the same as the Stanislaus County Board of Supervisors.

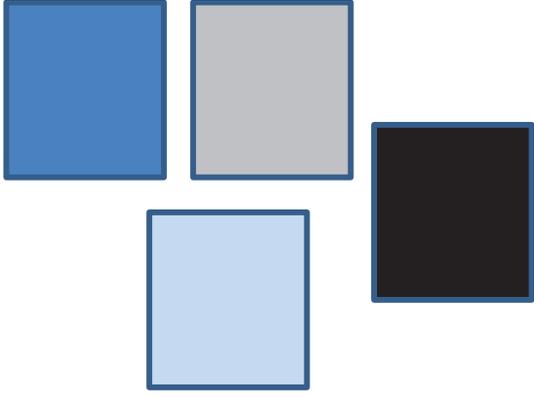
XII,

Council Records and Reports

The Wood Colony Municipal Council shall keep minutes of all meetings, committees of the Wood Colony Municipal Advisory Council indicating the time and place of holding such meetings, whether regular or special, how called, the given notice, and the name of those present and proceedings thereof.



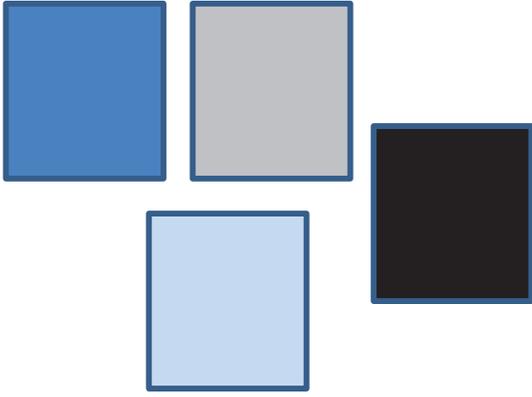
**Wood Colony
Municipal Advisory Council (MAC)
Formation Discussion/Public Hearing
February 28, 2017**



Municipal Advisory Council Basics

Governing Authority

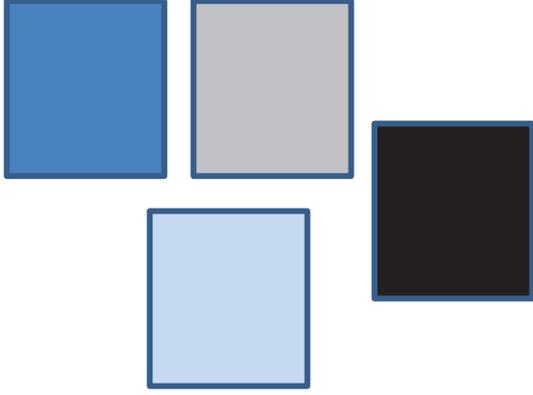
- California Gov. Code Section 31010
- Approval by resolution of the County Board of Supervisors
- Approved Bylaws



Municipal Advisory Council Basics

Purpose of MAC

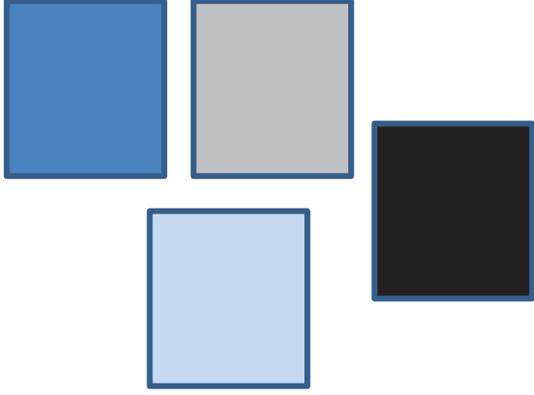
- A public body that provides for two- way communication with County Board
- Address a variety of issues
- Can act as a formal organization for responding to community issues



Municipal Advisory Council Basics

Types of Responsibilities

- Conduct business according to all appropriate laws, codes and regulations
- Posting of meeting notices
- Creation of agendas and minutes
- Operating by rules of order – Bylaws
- Conducting elections

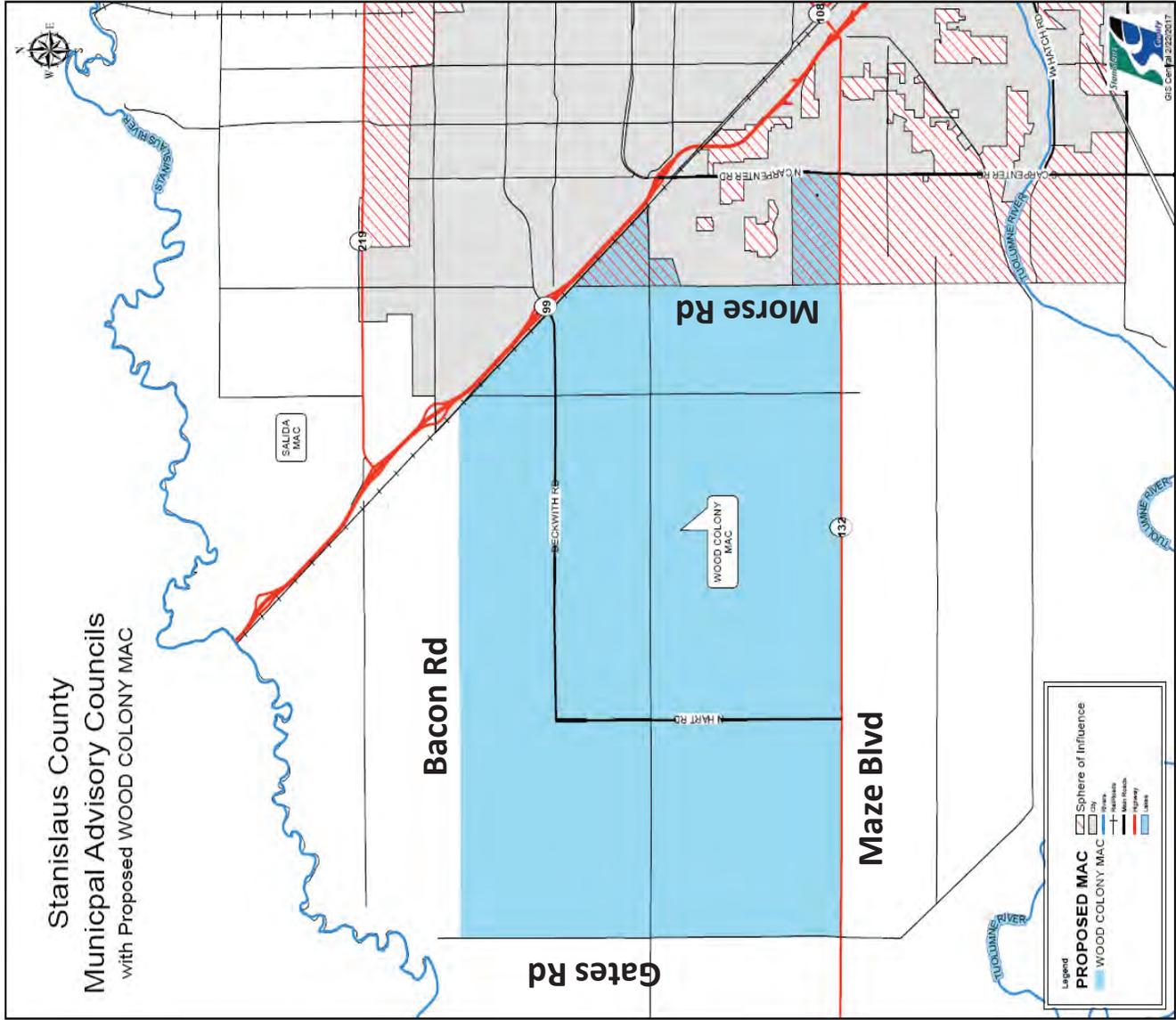


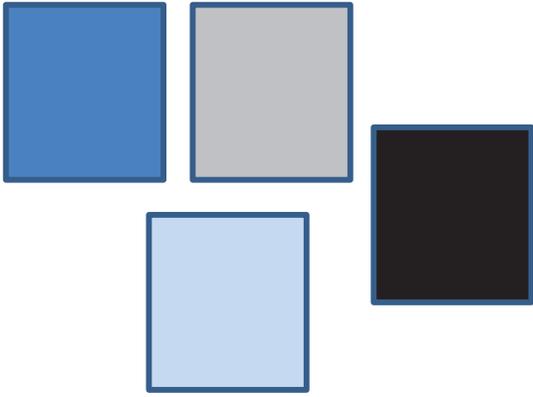
Municipal Advisory Council Basics

8 MACs

- Knights Ferry – 12.83
- Hickman – 5.94
- Valley Home – 8.07
- Empire – 6.89
- Salida – 7.84
- South Modesto – 5.06
- Keyes – 3.91
- Denair – 10.92

DRAFT





Questions/Comments

Public Hearing

MAC Boundaries Formation vs Sphere of Influence Adoption

MAC	Date Established (or Last Amended?)-- VERIFY WITH LIZ	MAC Total Acres (Estimated w/ GIS)	Overlaps City SOI?	Date of City SOI Adoption in Overlapped Area	Est. Overlapped Acres	Overlap Description
Denair	October 20, 1992	15,526	YES--Turlock	November 28, 1984	233	N. Quincy/E. Monte Vista overlap part of original City SOI adopted 11/28/1984. Waring/Verduga overlap added to SOI on 8/25/1993.
Empire	June 27, 1989	427	YES--Modesto	December 19, 1984	427	Entire Empire MAC boundary is overlapped by Modesto's original SOI.
Hickman	May 17, 1994	15,005	No--Adjacent to Waterford	N/A	N/A	N/A
Keyes	March 12, 1991	5,991	No--Adjacent to Turlock	November 28, 1984	N/A	N/A
Knights Ferry	December 13, 1983	97	No	N/A	N/A	N/A
Salida	July 31, 1984	5,047	No--Adjacent to Modesto	December 19, 1984	N/A	N/A
South Modesto	May 16, 2006	1,171	YES--Modesto & Ceres	December 19, 1984	1,171	Entire MAC is overlapped by Modesto & Ceres SOIs (both adopted prior to the MAC in 1984).
Valley Home	August 21, 2007	47,345	No--Adjacent to Oakdale	N/A	N/A	N/A