



# STANISLAUS LOCAL AGENCY FORMATION COMMISSION

## MINUTES

September 28, 2016

### 1. CALL TO ORDER

Vice-Chair Bublak called the meeting to order at 6:00 p.m.

- A. Pledge of Allegiance to Flag. Vice-Chair Bublak led in the pledge of allegiance to the flag.
- B. Introduction of Commissioners and Staff. Vice-Chair Bublak led in the introduction of the Commissioners and Staff.

Commissioners Present: Amy Bublak, Vice-Chair, City Member  
Jim DeMartini, County Member  
Tom Dunlop, City Member  
Michael Van Winkle, Alternate City Member  
William O'Brien, Alternate County Member  
Annabel Gammon, Alternate Public Member

Staff Present: Sara Lytle-Pinhey, Executive Officer  
Javier Camarena, Assistant Executive Officer  
Jennifer Goss, Commission Clerk  
Robert J. Taro, LAFCO Counsel

Commissioners Absent: Brad Hawn, Chair, Public Member  
Terry Withrow, County Member

### 2. PUBLIC COMMENT

None.

### 3. APPROVAL OF MINUTES

- A. Minutes of the August 24, 2016 Meeting.

Motion by Commissioner O'Brien, seconded by Commissioner Dunlop and carried with a 5-0 vote to approve the Minutes of the August 24, 2016 meeting by the following vote:

Ayes: Commissioners: Bublak, DeMartini, Dunlop, Gammon and O'Brien  
Noes: Commissioners: None  
Ineligible: Commissioners: Van Winkle  
Absent: Commissioners: Hawn and Withrow  
Abstention: Commissioners: None

**4. CORRESPONDENCE**

A. Specific Correspondence.

None.

B. Informational Correspondence.

1. CALAFCO Quarterly – September 2016.

C. “In the News”

**5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

**6. CONSENT ITEMS**

A. **SELECTION OF AN INDEPENDENT AUDITOR FOR THE BIENNIAL AUDIT.**

(Staff Recommendation: Authorize the Executive Officer to Execute a Professional Services Agreement with Robert A. Hawks, Jr., CPA, for completion of a biennial audit for Fiscal Years 2014-15 and 2015-16.)

Motion by Commissioner DeMartini, seconded by Commissioner O’Brien, and carried with a 5-0 vote to Authorize the Executive Officer to Execute a professional Services Agreement with Robert A. Hawks, Jr., by the following vote:

Ayes:	Commissioners: Bublak, DeMartini, Dunlop, Gammon and O’Brien
Noes:	Commissioners: None
Ineligible:	Commissioners: Van Winkle
Absent:	Commissioners: Hawn and Withrow
Abstention:	Commissioners: None

B. **PROPOSED LAFCO MEETING CALENDAR FOR 2017.**

(Staff Recommendation: Accept the 2017 Meeting Calendar.)

Motion by Commissioner DeMartini, seconded by Commissioner O’Brien, and carried with a 5-0 vote to accept the 2017 LAFCO Meeting Calendar, by the following vote:

Ayes:	Commissioners: Bublak, DeMartini, Dunlop, Gammon and O’Brien
Noes:	Commissioners: None
Ineligible:	Commissioners: Van Winkle
Absent:	Commissioners: Hawn and Withrow
Abstention:	Commissioners: None

**7. PUBLIC HEARINGS**

A. **OUT-OF-BOUNDARY SERVICE APPLICATION – FINDLAY AUTOMOTIVE (4201 MCHENRY AVENUE – MODESTO).**

The Commission will consider the request to extend water service outside the City of Modesto’s existing city limits to serve a property at 4201 McHenry Avenue. The proposed water service extension is intended to provide domestic water to a future auto dealership. Stanislaus County,

as Lead Agency, has adopted a Negative Declaration for the purposes of the California Environmental Quality Act (CEQA). APNs: 046-005-010 & 014 and 046-008-016 & 024. (Staff Recommendation: Approve Resolution No. 2016-19.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation of approval.

Vice-Chair Bublak opened the Public Hearing at 6:06 p.m.

FAOVOR: Dave Romano, Newman-Romano LLC, spoke on behalf of the applicant.

OPPOSED: No one spoke.

Vice-Chair Bublak closed the Public Hearing at 6:07 p.m.

Motion by Commissioner DeMartini, seconded by Commissioner Dunlop, and carried with a 5-0 vote to adopt Resolution No. 2016-19 by the following vote:

Ayes: Commissioners: Bublak, DeMartini, Dunlop, Gammon and O'Brien  
Noes: Commissioners: None  
Ineligible: Commissioners: Van Winkle  
Absent: Commissioners: Hawn and Withrow  
Abstention: Commissioners: None

- B. **OUT-OF-BOUNDARY SERVICE APPLICATION – RAM FARMS (716 DAUBENBERGER ROAD – TURLOCK).** The Commission will consider the request to extend water service outside the City of Turlock's existing city limits to serve a property at 716 N. Daubenberger Road. The proposed water service extension is intended to provide potable water to accommodate RAM Farms, a seasonal operation approved by Stanislaus County. The City of Turlock, as Lead Agency, determined that the proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to sections 15301, 15303, and 15304 of the CEQA Guidelines. APN: 051-005-002. (Staff Recommendation: Approve Resolution No. 2016-20.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of approval.

Vice-Chair Bublak opened the Public Hearing at 6:11 p.m.

FAVOR: Ron Macedo, Owner of RAM Farms.

OPPOSED: Matt Rickard, Turlock Resident.

Vice-Chair Bublak closed the Public Hearing at 6:14 p.m.

Motion by Commissioner Dunlop, seconded by Commissioner DeMartini, and carried with a 5-0 vote to adopt Resolution No. 2016-20 by the following vote:

Ayes: Commissioners: Bublak, DeMartini, Dunlop, Gammon and O'Brien  
Noes: Commissioners: None

Ineligible: Commissioners: Van Winkle  
Absent: Commissioners: Hawn and Withrow  
Abstention: Commissioners: None

**8. COMMISSIONER COMMENTS**

None.

**9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON**

None.

**10. EXECUTIVE OFFICER'S REPORT**

A. On the Horizon. The Executive Officer informed the Commission of the following:

- Staff will be attending the Annual CALAFCO Conference October 26-28, 2016. Staff recommends cancellation of the October meeting as there are no items scheduled.
- Staff is currently reviewing an application for annexation to the Keyes Community Services District that may be heard in December.

**11. ADJOURNMENT**

A. The Commission voted unanimously to cancel the October 26, 2016 meeting. Vice-Chair Bublak announced that the next meeting date and time will be December 7, 2016 at 6:00 p.m.

B. The meeting was adjourned at 6:18 p.m.

**SIGNED COPY ON FILE**

Sara Lytle-Pinhey, Executive Officer