



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES

December 7, 2016

1. CALL TO ORDER

Chair Hawn called the meeting to order at 6:00 p.m.

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

Commissioners Present: Brad Hawn, Chair, Public Member
Amy Bublak, Vice-Chair, City Member
Jim DeMartini, County Member
Terry Withrow, County 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: Tom Dunlop, City Member

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

- A. Minutes of the September 28, 2016 Meeting.

Motion by Commissioner Van Winkle, seconded by Commissioner Bublak and carried with a 5-0 vote to approve the Minutes of the September 28, 2016 meeting by the following vote:

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

4. CORRESPONDENCE

A. Specific Correspondence.

1. Email from Denny Jackman regarding item 7A, received December 5, 2016.

B. Informational Correspondence.

1. 2016 CALAFCO Annual Conference Report.
2. 2016 Legislative Update
3. Farmland Working Group, Winter 2016, Handout.

C. "In the News"

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEMS

- *A. **OUT-OF-BOUNDARY SERVICE APPLICATION – 311 W. HATCH ROAD (MODESTO)**. The Commission will consider a request to extend sewer service outside the City of Modesto's existing city limits to serve a property at 311 W. Hatch Road. The proposal is intended to provide sewer service to a new commercial building on site. The extension is considered categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15303(d) of the CEQA Guidelines. APN: 038-026-050. (Staff Recommendation: Approve Resolution No. 2016-24.)

Motion by Commissioner Withrow, seconded by Commissioner Bublak, and carried with a 5-0 vote to approve Resolution No. 2016-24, by the following vote:

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

- *B. **2017 WORK PROGRAM - MUNICIPAL SERVICE REVIEW & SPHERE OF INFLUENCE UPDATES**. (Staff Recommendation: Adopt the 2017 Work Program.)

Motion by Commissioner Withrow, seconded by Commissioner Bublak, and carried with a 5-0 vote to adopt the 2017 Work Program, by the following vote:

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

7. PUBLIC HEARING

- A. **LAFCO APPLICATION 2016-05 – KEYES 19 NORTH AND SOUTH CHANGE OF ORGANIZATION TO THE KEYES COMMUNITY SERVICES DISTRICT.** Request to annex a 19-acre residential subdivision to the Keyes Community Services District to provide water and sewer services. The subdivision consists of two areas (North & South) adjacent to one another in Stanislaus County. The project site is located north of Norma Way, west of Tanya Way, and South of Norma Way, west of Washington Road in Keyes. Pursuant to the California Environmental Quality Act (CEQA), the Commission, as a Responsible Agency, will also review and consider the Mitigated Negative Declaration prepared by Stanislaus County, as Lead Agency. (Staff Recommendation: Approve Resolution No. 2016-23.)

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

Chair Hawn opened the Public Hearing at 6:08 p.m.

FAVOR: Matt Vinson, O'Dell Engineering, spoke on behalf of the applicants.

OPPOSED: No one spoke.

Chair Hawn closed the Public Hearing at 6:09 p.m.

Motion by Commissioner DeMartini, seconded by Commissioner Withrow, and carried with a 5-0 vote to adopt Resolution No. 2016-23 by the following vote:

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

8. COMMISSIONER COMMENTS

None.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

Chair Hawn presented a plaque to outgoing Commissioner O'Brien, thanking him for his years of service to LAFCO as a County Member.

10. EXECUTIVE OFFICER'S REPORT

- A. On the Horizon. The Executive Officer informed the Commission of the following:
- At the January meeting the Commission will hear reports on the mid-year budget, audit, fee schedule and election of officers.
 - Staff is anticipating additional out-of-boundary applications and applications involving districts.

11. ADJOURNMENT

- A. Chair Hawn announced that the next meeting date and time will be January 25, 2017 at 6:00 p.m.
- B. The meeting was adjourned at 6:13 p.m.

SIGNED COPY ON FILE

Sara Lytle-Pinhey, Executive Officer