



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES

May 26, 2021

1. CALL TO ORDER

Chair Bublak called the meeting to order at 6:01 p.m.

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

Commissioners Present: Amy Bublak, Chair, City Member
Terry Withrow, Vice-Chair, County Member
Richard O'Brien, City Member
Vito Chiesa, County Member
Ken Lane, Public Member
Bill Berryhill, Alternate Public Member
Mani Grewal, Alternate County Member
Javier Lopez, Alternate City Member

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

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

- A. Minutes of the April 28, 2021 Meeting.

Motion by Commissioner Chiesa, seconded by Commissioner O'Brien and carried with a 5-0 vote to approve the Minutes of the April 28, 2021 meeting by the following:

Ayes: Commissioners: Bublak, Chiesa, Lane, O'Brien and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: Berryhill and Lopez
Absent: Commissioners: Grewal
Abstention: Commissioners: None

4. CORRESPONDENCE

- A. Specific Correspondence.

1. CALAFCO Quarterly May 2021.

B. Informational Correspondence.

C. "In the News."

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEM

A. **LAFCO APPLICATION NO. 2021-03 & SPHERE OF INFLUENCE AMENDMENT NO. 2021-02 – NORMA WAY CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA 26 (KEYES)**: Request to annex approximately 9.77 acres into County Service Area (CSA) 26 located between Norma Way and Nunes Road, west of Washington Road in the Keyes area. The annexation is intended to fund services such as maintenance of storm drain infrastructure, masonry walls, sidewalks, parks and streetscape. APN 045-071-006. (Staff Recommendation: Adopt Resolution No. 2021-08, approving the application.)

Motion by Commissioner Withrow, seconded by Commissioner O'Brien, and carried with a 5-0 vote to adopt Resolution No. 2021-08, approving the application, by the following vote:

Ayes:	Commissioners: Bublak, Chiesa, Lopez and Withrow
Noes:	Commissioners: None
Ineligible:	Commissioners: Berryhill and Hawn
Absent:	Commissioners: Grewal
Abstention:	Commissioners: O'Brien

6:03 p.m. Commissioner Grewal arrived on the dais.

7. PUBLIC HEARINGS

A. **LAFCO APPLICATION NO. 2021-02 – LODI-WHITMORE CHANGE OF ORGANIZATION TO THE CITY OF MODESTO**: Request to annex approximately 33 acres located at the northeast corner of the Lodi Avenue and Whitmore Avenue intersection to the City of Modesto. The annexation is within the City's Sphere of Influence and is meant to accommodate industrial development. The City of Modesto, as Lead Agency pursuant to the California Environmental Quality Act (CEQA), prepared an initial study and adopted a finding of conformance with the Modesto Urban General Plan Master Environmental Impact Report (SCH No. 2014042081), pursuant to Section 21157.1 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the City as part of its action. APNs 086-013-017 & 018. (Staff Recommendation: Adopt Resolution No. 2021-09 Option 1b, conditionally approving the application.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation of approval of Option 1b.

Chair Bublak opened the item up for Public Comment at 6:15 p.m.

Dave Romano, representing Dot Foods and G3; and Jaylen French, Director of Community & Economic Development for the City of Modesto, spoke in favor of the proposal and answered questions of the Commission.

Raul Mendez, Stanislaus County Assistant Executive Officer spoke in opposition of the proposal.

Chair Bublak closed the Public Hearing at 6:29 p.m.

Motion by Commissioner Lane, seconded by Commissioner O'Brien and carried with a 4-1 vote to adopt Resolution No. 2021-09 Option 1a, approving the application, by the following vote:

Ayes:	Commissioners: Bublak, Lane, O'Brien and Withrow
Noes:	Commissioners: Chiesa
Ineligible:	Commissioners: Berryhill, Grewal and Lopez
Absent:	Commissioners: None
Abstention:	Commissioners: None

6:52 p.m. Commissioner Grewal left the dais.

- B. **FINAL LAFCO BUDGET FOR FISCAL YEAR 2021-2022.** The Commission will consider the adoption of the Final LAFCO Budget for Fiscal Year 2021-2022 consistent with Government Code Sections 56380 and 56381. (Staff Recommendation: Approve the final budget and adopt Resolution No. 2021-10.)

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

Chair Bublak opened the item up for Public Comment at 6:53 p.m.

No one spoke.

Chair Bublak closed the Public Hearing at 6:53 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Lane and carried with a 5-0 vote to adopt Resolution No. 2021-10, by the following vote:

Ayes:	Commissioners: Bublak, Chiesa, Lane, O'Brien and Withrow
Noes:	Commissioners: None
Ineligible:	Commissioners: Berryhill and Lopez
Absent:	Commissioners: Grewal
Abstention:	Commissioners: None

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

Commissioner O'Brien asked Staff to evaluate comparable pay scale for positions like STANCOG.

10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

11. EXECUTIVE OFFICER'S REPORT

- A. On the Horizon. The Executive Officer informed the Commission of the following:
- Staff completed the protest hearing for CSA 4 Salida Storm Drain. Staff received 6 protests. The Commission's approval was upheld.
 - Staff will be conducting another Protest Hearing in June for Northwest Newman Phase I.
 - There are no applications at this time for the June meeting. Staff suggests cancelling the June meeting. The next meeting will be on July 28th, 2021.

12. ADJOURNMENT

- A. Chair Bublak adjourned the meeting at 6:55 p.m.

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Sara Lytle-Pinhey, Executive Officer