



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES

July 28, 2021

1. CALL TO ORDER

Chair Bublak called the meeting to order at 6:00 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
 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

Commissioners Absent: Terry Withrow, Vice-Chair, County 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

Jami Aggers, a county resident; Barney Aggers, a county resident; and Dan Whetstone, a concerned citizen all spoke in opposition of the Riverbank River Walk Specific Plan. Fred Walton, a concerned citizen, also spoke regarding his concerns about the Riverbank River Walk Specific Plan.

3. APPROVAL OF MINUTES

- A. Minutes of the May 26, 2021 Meeting.

Motion by Commissioner Lane, seconded by Commissioner Grewal and carried with a 5-0 vote to approve the Minutes of the May 26, 2021 meeting by the following:

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

4. CORRESPONDENCE

A. Specific Correspondence.

1. Email from Tamara B. Crim regarding the Riverbank River Walk Specific Plan dated July 27, 2021.

B. Informational Correspondence.

1. 2021 CALAFCO Achievement Award Nomination Packets.
2. 2021/2022 CALAFCO Board of Director Nomination Packets.
3. Response Letter to the City of Riverbank's Notice of Preparation of an Environmental Impact Report for the River Walk Specific Plan dated June 29, 2021.

C. "In the News."

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEM

- A. **LAFCO APPLICATION NO. 2021-04 – NORMA WAY CHANGE OF ORGANIZATION TO KEYES COMMUNITY SERVICES DISTRICT:** Request to annex approximately 9.77 acres into the Keyes Community Services District (Keyes CSD) to provide sewer and water services to a residential in the Keyes area north of Nunes Road and south of Norma Way near the Nunes Road and Washington Road intersection. APN 045-071-006. (Staff Recommendation: Adopt Resolution No. 2021-11, approving the application.)

Motion by Commissioner Chiesa, seconded by Commissioner Lane, and carried with a 5-0 vote to adopt Resolution No. 2021-11, approving the application, by the following vote:

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

7. PUBLIC HEARINGS

- A. **LAFCO APPLICATION NO. 2021-05 CITY OF MODESTO FIRE SERVICE CONTRACT WITH THE CITY OF CERES.** A request to approve a fire services contract, pursuant to Government Code Section 56134, for the provision of fire services outside the City of Modesto's jurisdictional boundaries to the City of Ceres and its service areas, including the boundaries of the Modesto-Ceres Fire Protection Agency and the Ceres Fire Protection District. The contract is considered exempt from the California Environmental Quality Act pursuant to the General Rule, Section

15061(b)(3) as it can be seen with certainty that there will not be a significant impact to the environment. (Staff Recommendation: Adopt Resolution No. 2021-12 approving the application.)

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

Chair Bublak opened the item up for Public Comment at 6:23 p.m.

There was none.

Chair Bublak closed the Public Hearing at 6:23 p.m.

Motion by Commissioner O'Brien, seconded by Commissioner Grewal and carried with a 5-0 vote to adopt Resolution No. 2021-12, approving the application, by the following vote:

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

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

None.

10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

Chair Bublak allowed a representative of Central Valley Concerned Citizens to come up and speak in opposition of the Riverbank River Walk Specific Plan.

11. EXECUTIVE OFFICER'S REPORT

- A. On the Horizon. The Executive Officer informed the Commission of the following:
- For the September meeting Staff anticipates a County Service Area formation application and the MSR/SOI Update for the CSAs as well. The Commission will also be selecting an auditor for the 3-year audit.
 - Staff will be attending a CALAFCO training regarding community services districts and fire districts.
 - There are no applications at this time for the August meeting. Staff suggests cancelling the August meeting. The next meeting will be on September 22nd, 2021.

12. CLOSED SESSION – ANNUAL PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957, a closed session will be held to consider the following item: Public Employee Performance Evaluation – Title: LAFCO Executive Officer

Robert J. Taro, Legal Counsel, announced the closed session and provided an opportunity for the public to comment. There were no comments and the Commission recessed to Closed Session at 6:29 p.m.

The Commission reconvened at 6:55 p.m. Counsel Taro stated there was no reportable action.

13. ADJOURNMENT

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

NOT YET APPROVED

Sara Lytle-Pinhey, Executive Officer