



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES March 23, 2022

1. CALL TO ORDER

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

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

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

Commissioners Absent: Vito Chiesa, County 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

Karen Conrotto, Dan Whetstone, Jami Aggers and Barney Aggers and all spoke regarding their concerns about the City of Riverbank's River Walk Specific Plan proposal.

3. APPROVAL OF MINUTES

- A. Minutes of the January 26, 2022 Meeting.

Motion by Commissioner Bublak, seconded by Commissioner Lane and carried with a 4-0 vote to approve the Minutes of the January 26, 2022 meeting by the following:

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

4. CORRESPONDENCE

- A. Specific Correspondence.
 - 1. Email regarding Item 7B - Fairview Village No. 2 Reorg. from Denny Jackman, dated March 18, 2022.
- B. Informational Correspondence.
 - 1. CALAFCO Quarterly – February 2022.
- C. “In the News.”

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEMS

- A. **LEGISLATIVE UPDATE AND POSITION LETTERS** – (Staff Recommendation: Accept the update and authorize Executive Officer to submit position letters.)

Motion by Commissioner Lane, seconded by Commissioner O’Brien, and carried with a 4-0 vote to authorize the Executive Officer to submit position letters, by the following vote:

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

7. PUBLIC HEARING

- A. **LAFCO APPLICATION NO. 2022-01, MUNICIPAL SERVICE REVIEW NO. 2022-01, & SOI UPDATE NO. 2022-01 – ACTIVATION OF LATENT POWERS (SEWER SERVICE) FOR THE MONTEREY PARK TRACT COMMUNITY SERVICES DISTRICT – Requesting continuance to May 25, 2022** - A request by the Monterey Park Tract Community Services District to provide sewer services within the existing boundaries of the 30± acre District. Currently the District is only authorized to provide water services. The District includes the rural subdivision known as the Monterey Park Tract and is located one mile west of the West Monte Vista Avenue and Crows Landing Road intersection. An updated Municipal Service Review and Sphere of Influence will also be considered for the proposal. (Staff Recommendation: Approve continuance of proposal to May 25, 2022.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of continuance for the proposal to May 25, 2022.

Chair Withrow opened the item up for Public Comment at 6:09 p.m.

There was none.

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

Motion by Commissioner O'Brien, seconded by Commissioner Bublak and carried with a 4-0 vote to approve the continuance to May 25, 2022, by the following vote:

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

- B. **LAFCO APPLICATION NO. 2022-02 – FAIRVIEW VILLAGE NO. 2 REORGANIZATION TO THE CITY OF MODESTO:** The City of Modesto has requested to annex approximately 178 acres located south of the Tuolumne River, east of Carpenter Road, and north of Whitmore Avenue, including adjacent road right-of-way. The request will also simultaneously detach the area from the Burbank-Paradise and Westport Fire Protection Districts. The annexation is within the City's Sphere of Influence and is meant to accommodate new residential development and a commercial area within the Fairview Village Specific Plan area. (Staff Recommendation: Adopt Resolution No. 2022-04, approving the application.)

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

Steve Mitchell with the City of Modesto answered questions from the Commission.

Chair Withrow opened the item up for Public Comment at 6:24 p.m.

There was none.

Chair Withrow closed the Public Hearing at 6:24 p.m.

Motion by Commissioner O'Brien, seconded by Commissioner Lane and carried with a 4-0 vote to adopt Resolution No. 2022-04, approving the application, by the following vote:

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

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

None.

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:

- The Executive Officer met with the Civil Grand Jury to provide an annual LAFCO 101 training.
- Staff would like to remind Commissioners that your 700 forms are due by April 1.
- For the April 27th meeting, the Commission will hear the Proposed LAFCO budget.
- For the May 25th meeting, the Commission will hear the Final LAFCO budget and the continued item for the Monterey Park Tract Community Services District.

12. ADJOURNMENT

A. Chair Withrow adjourned the meeting at 6:33 p.m.

NOT YET APPROVED

Sara Lytle-Pinhey, Executive Officer