



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES September 27, 2023

1. CALL TO ORDER

Chair O'Brien called the meeting to order at 6:00 p.m.

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

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

Commissioners Absent: Mani Grewal, Alternate County Member
Bill Berryhill, Alternate Public 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

Milt Trieweiler, spoke regarding his concerns regarding Farmland. Barney and Jami Aggers spoke regarding their concerns about the City of Riverbank's River Walk Specific Plan proposal.

3. CORRESPONDENCE

- A. Specific Correspondence.
None.
- B. Informational Correspondence.
None.
- C. In the News.

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEMS

- A. **MINUTES OF THE JULY 26, 2023, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)
- B. **PROPOSED LAFCO MEETING CALENDAR 2024**
(Staff Recommendation: Accept the 2024 Meeting Calendar.)
- C. **SELECTION OF AN INDEPENDENT AUDITOR FOR THE BIENNIAL AUDIT.**
(Staff Recommendation: Authorize the Executive Office to Execute a Professional Services Agreement with an independent auditor for completion of a biennial audit for fiscal years ending 2022 to 2023.)
- D. **MUNICIPAL SERVICE REVIEW NO. 2023-03 AND SPHERE OF INFLUENCE UPDATE NO. 2023-03 – FOR THE NEWMAN DRAINAGE DISTRICT:** The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Newman Drainage District. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to sections 15306 and 15061(b)(3). (Staff Recommendation: Approve the update and adopt Resolution No. 2023-09.)
- E. **MUNICIPAL SERVICE REVIEW NO. 2023-04 AND SPHERE OF INFLUENCE UPDATE NO. 2023-04 – FOR THE OAKDALE IRRIGATION DISTRICT:** The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Oakdale Irrigation District. This item is exempt from the California Environmental Quality Act (CEQA) review pursuant to sections 15306 and 15061(b)(3). (Staff Recommendation: Approve the update and adopt Resolution No. 2023-10.)
- F. **LAFCO APPLICATION NO. 2023-03 & SPHERE OF INFLUENCE UPDATE NO. 2023-07 – CALIFORNIA TRUCK CENTER CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 26 (KEYES):** The proposed project is a request to annex a commercial property totaling approximately 17.3 acres to County Service Area (CSA) 26 for the maintenance of curb, gutter, sidewalk, manholes and storm drains. The annexation to CSA 26 will also include a sphere of influence amendment. Stanislaus County, through its planning process, assumed the role of Lead Agency under the California Environmental Quality Act (CEQA) for the project. The County approved a Mitigated Negative Declaration. LAFCO, as a Responsible Agency, must consider the environmental documentation prepared by Stanislaus County. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2023-12.)

Motion by Commissioner Chiesa, seconded by Commissioner Lane, and carried with a 5-0 vote to approve the consent items, by the following vote:

*Ayes: Commissioners: Bublak, Chiesa, Lane, O'Brien and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None*

Absent: Commissioners: *Berryhill, Grewal and Lopez*
Abstention: Commissioners: *None*

6. PUBLIC HEARING

- A. **LAFCO APPLICATION NO. 2023-02 – HOFFMAN RANCH CHANGE OF ORGANIZATION TO THE DENAIR COMMUNITY SERVICES DISTRICT:** The proposed project is a request to annex approximately 15.9 acres to the Denair Community Services District in order to provide sewer and water services to a residential subdivision. Stanislaus County, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The County approved a Mitigated Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2023-11.)

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

Chair O'Brien opened the Public Hearing at 6:13 p.m.

Milt Trieweiler, spoke regarding farmland in Denair.

Chair O'Brien closed the Public Hearing at 6:18 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Withrow and carried with a 5-0 vote to approve the request and adopt Resolution No. 2023-11, by the following vote:

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

7. OTHER BUSINESS

None.

8. COMMISSIONER COMMENTS

Chair O'Brien requested clarification on the timeline for the next annual evaluation of the Executive Officer.

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:

- There will be a light agenda for the October meeting with some business items.

11. ADJOURNMENT

- A. Chair O'Brien adjourned the meeting at 6:21 p.m.

APPROVED

Sara Lytle-Pinhey, Executive Officer