



# STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES

October 23, 2024

## 1. CALL TO ORDER

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

A. Pledge of Allegiance to Flag. Chair Chiesa led in the pledge of allegiance to the flag.

B. Introduction of Commissioners and Staff. Chair Chiesa led in the introduction of the Commissioners and Staff.

Commissioners Present: Vito Chiesa, County Member  
Terry Withrow, County Member  
Richard O'Brien, City Member  
Bill Berryhill, Alternate Public Member

Commissioners Absent: Amy Bublak, City Member  
Ken Lane, 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

Jeani Ferrari spoke regarding sustainable growth and farmland protection. Jami Aggers spoke regarding her concerns about the City of Riverbank's River Walk Specific Plan proposal and gave the Commission a copy of the City's agenda item for the initiative.

## 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 SEPTEMBER 25, 2024, LAFCO MEETING**  
(Staff Recommendation: Accept the Minutes.)
- B. **LEGISLATIVE UPDATE**  
(Staff Recommendation: Accept the update.)
- C. **YEAR-END FINANCIAL REPORT FOR FY 2023-2024**  
(Staff Recommendation: Accept and file the report.)
- D. **MUNICIPAL SERVICE REVIEW NO. 2024-06 AND SPHERE OF INFLUENCE UPDATE NO. 2024-06 – CROWS LANDING, GRAYSON AND WESTLEY COMMUNITY SERVICES DISTRICTS:** The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Crows Landing, Grayson and Westley Community Services Districts. 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. 2024-11.)

*Motion by Commissioner O'Brien, seconded by Commissioner Withrow, and carried with a 4-0 vote to approve the consent items, by the following vote:*

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

**6. PUBLIC HEARING**

- A. **PROPOSED AMENDMENT TO POLICY 15 – OUT-OF-BOUNDARY SERVICE CONTRACTS OR AGREEMENTS:** The Commission will consider an amendment to Policy 15 to clarify the Executive Officer's approval authority related to out-of-boundary service applications for existing development. The amendment also adds language encouraging agencies to verify whether existing approvals or exemptions apply. The adoption of the amendment is a continuing administrative or maintenance activity and is therefore not a "project" for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(2), and has no possibility of a significant effect on the environment. (Staff Recommendation: Approve the amendment and adopt Resolution No. 2024-12.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation to approve the amendment.

Chair Chiesa opened the Public Hearing at 6:16 p.m.

No one spoke.

Chair Chiesa closed the Public Hearing at 6:16 p.m.

*Motion by Commissioner Withrow, seconded by Commissioner O'Brien, and carried with a 4-0 vote to approve the amendment and adopt Resolution No. 2024-12, by the following vote:*

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

**7. OTHER BUSINESS**

None.

**8. COMMISSIONER COMMENTS**

None.

**9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON**

None.

**10. EXECUTIVE OFFICER'S REPORT**

The Executive Officer informed the Commission of the following:

- Staff is awaiting an application from the City of Hughson for annexation of St. Anthony's Church.
- Staff is working on the 2025 Work Program and Municipal Service Review updates.
- The December 4, 2024 meeting is tentative. Should it be canceled, the next meeting will be January 22, 2025.

**11. ADJOURNMENT**

A. Chair Chiesa adjourned the meeting at 6:18 p.m.

**APPROVED**

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Sara Lytle-Pinhey, Executive Officer