



# **STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES**

**February 26, 2025**

## **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  
Sue Zwahlen, City Member  
Vito Chiesa, County Member  
Ken Lane, Public Member  
Mani Grewal, Alternate County Member  
Bill Berryhill, Alternate Public 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  
Shaun Wahid, LAFCO Counsel

## **2. PUBLIC COMMENT**

Milt Trieweler spoke regarding sustainable growth and farmland protection. Jami Aggers and Karen Conrotto spoke regarding their concerns about the City of Riverbank's River Walk Specific Plan proposal.

## **3. CORRESPONDENCE**

- A. Specific Correspondence.  
None.
- B. Informational Correspondence.
  - 1. Response Letter to the City of Ceres's Draft Environmental Impact Report for the Copper Trails Specific Plan dated January 27, 2025.
- C. In the News

**4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

**5. CONSENT ITEMS**

**A. MINUTES OF THE JANUARY 22, 2025, LAFCO MEETING**

(Staff Recommendation: Accept the Minutes.)

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

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, Grewal, Lane and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Berryhill and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Withrow</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

**6. PUBLIC HEARING**

**A. LAFCO APPLICATION NO. 2024-01 - ST. ANTHONY'S CHANGE OF ORGANIZATION TO THE CITY OF HUGHSON:**

The City of Hughson has requested to annex approximately 6.6 acres located at the southeast corner of Euclid Avenue and Fox Road (2020 Euclid Avenue). The property is the existing site of St. Anthony's Church. The proposed annexation is within the City's Sphere of Influence and is being requested to obtain City sewer services. The City, as Lead Agency under the California Environmental Quality Act (CEQA), found the project to be exempt from further environmental review in accordance with Sections 15061 and 15183 of the CEQA Guidelines as it has been determined with certainty that there is no possibility that the annexation will have a significant effect on the environment. The Commission will consider this determination as part of its review. (Staff Recommendation: Approve the request and adopt Resolution No. 2025-02.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to approve the request.

Chair Bublak opened the item for comment at 6:10 p.m.

Mark Niskanen spoke on behalf of the City of Hughson.

Chair Bublak closed the item for comment at 6:11 p.m.

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

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, Grewal, Lane and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Berryhill and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Withrow</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

**7. OTHER BUSINESS**

- A. **NOTICE OF EXPIRING TERMS FOR PUBLIC MEMBERS AND APPOINTMENT OF A SUBCOMMITTEE**. (Staff Recommendation: Direct staff to initiate the Public Member recruitment process and appoint a subcommittee.)

Sara Lytle-Pinhey, Executive Officer, presented the item.

Chair Bublak opened the item for comment at 6:16 p.m.

No one spoke.

Chair Bublak closed the item for comment at 6:16 p.m.

*Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, and carried with a 5-0 vote to appoint the Chairperson and Vice-Chairperson as the subcommittee, by the following vote:*

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, Grewal, Lane and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Berryhill and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Withrow</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

**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 welcomed Commissioner Goeken back to the the LAFCO Commission. Commissioner Goeken has previously served on the Commission from 2009-2013.
- Former Commissioner DeMartini visited the LAFCO office today and passed on his well wishes to the Commission.
- For the March meeting staff will bring an out-of-boundary application from the Keyes Community Services District.
- Staff is awaiting an annexation application for a County Service Area in Denair as well as an application from the City of Oakdale.

**11. ADJOURNMENT**

- A. Chair Bublak adjourned the meeting at 6:19 p.m.

**APPROVED**

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Sara Lytle-Pinhey, Executive Officer