



# STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES March 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  
Terry Withrow, Vice Chair, County Member  
Sue Zwahlen, City Member  
Ken Lane, Public Member

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

Staff Present: Sara Lytle-Pinhey, Executive Officer  
Javier Camarena, Assistant Executive Officer  
Jennifer Vieira, Commission Clerk  
Donya Nunes, Alternate LAFCO Counsel

## 2. PUBLIC COMMENT

Milt Triewailer spoke regarding decision making.

## 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 FEBRUARY 26, 2025, LAFCO MEETING**  
(Staff Recommendation: Accept the Minutes.)
- B. **AMENDMENT TO RULE 45: PROCEDURES TO IMPLEMENT THE REQUIREMENTS OF THE POLITICAL REFORM ACT.** The Commission will consider a minor update to its Policies and Procedures Rule 45 (Procedures to Implement the Requirements of the Political Reform Act, 1974). The adoption of the Policies and Procedures amendment is a continuing administrative or maintenance activity with no potential for a direct or indirect physical change to the environment. It is therefore not a “project” for the purposes of the California Environmental Quality Act (CEQA), pursuant to Section 15378(b)(2). (Staff Recommendation: Approve amendment to Rule 45 and adopt Resolution No. 2025-04.)

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

*Ayes: Commissioners: Bublak, Lane, Withrow and Zwahlen*  
*Noes: Commissioners: None*  
*Ineligible: Commissioners: Goeken*  
*Absent: Commissioners: Berryhill, Chiesa and Grewal*  
*Abstention: Commissioners: None*

**6. PUBLIC HEARING**

- A. **OUT OF BOUNDARY SERVICE APPLICATION – TOP SHELF MEGA STORAGE (KEYES COMMUNITY SERVICES DISTRICT):** The Keyes Community Services District has a requested to extend water service outside of the Keyes Community Services District’s boundary to serve a property at 4401 W. Barnhart Road, east of Golden State Boulevard, for a new storage facility. Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA) prepared an Initial Study and Mitigated Negative Declaration for the project. (Staff Recommendation: Approve the request and adopt Resolution No. 2025-03.)

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

Chair Bublak opened the Public Hearing at 6:10 p.m.

Dave Romano spoke on behalf of the project. Milt Trieweiler also commented.

Chair Bublak closed the Public Hearing at 6:12 p.m.

*Motion by Commissioner Lane, seconded by Commissioner Withrow, and carried with a 4-0 vote to approve the request, by the following vote:*

*Ayes: Commissioners: Bublak, Lane, Withrow and Zwahlen*  
*Noes: Commissioners: None*  
*Ineligible: Commissioners: Goeken*  
*Absent: Commissioners: Berryhill, Chiesa and Grewal*  
*Abstention: Commissioners: None*

**7. OTHER BUSINESS**

- A. **CALIFORNIA ASSOCIATION OF LOCAL AGENCY FORMATION COMMISSIONS (CALAFCO) UPDATE** (Staff Recommendation: Receive an informational update regarding CALAFCO and provide direction to Staff as needed.)

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

Commissioners Withrow and Zwahlen asked questions from Staff.

**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:

- The recruitment for Public and Alternate Public Member is open until Friday March 28, 2025, at 4:30 pm.
- For the April meeting Staff will bring the Proposed Budget and Selection of Public and Alternate Public Member.

**11. ADJOURNMENT**

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

**APPROVED**

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Sara Lytle-Pinhey, Executive Officer