



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES July 23, 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
Vito Chiesa, County Member
Sue Zwahlen, City Member
Bill O'Brien, Public Member
Charlie Goeken, Alternate City Member
Jami Aggers, Alternate Public Member

Commissioners Absent: Mani Grewal, Alternate County Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
Jennifer Vieira, Commission Clerk
Javier Camarena, Assistant Executive Officer
Shaun Wahid, LAFCO Counsel

2. PUBLIC COMMENT

Milt Trierweiler spoke regarding sustainable growth and farmland protection.

3. CORRESPONDENCE

- A. Specific Correspondence.
 - 1. Letter from Willam D. Ross, Ross & Schwarz, regarding Item 6-A.
 - 2. Email from Curtis Haney, regarding Item 6-A.
- B. Informational Correspondence.
 - 1. CALAFCO U Save the Date Flier.
- C. In the News

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEMS

- A. **MINUTES OF THE MAY 28, 2025, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)
- B. **LAFCO PURCHASING CARD AUDIT (FISCAL YEAR 2021-2022)**
(Staff Recommendation: Accept the Audit Report.)
- C. **LEGISLATIVE UPDATE AND POSITION LETTER**
(Staff Recommendation: Accept the update and authorize Executive Officer to submit position letter.)
- D. **INFORMATION REGARDING IRRIGATED LANDS WITHIN STANISLAUS COUNTY**
(Staff recommendation: Accept the report.)

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

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, O'Brien, Withrow and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Aggers and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Grewal</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

6. PUBLIC HEARINGS

- A. **LAFCO APPLICATION NO. 2025-02 – SIERRA POINTE CHANGE OF ORGANIZATION TO THE CITY OF OAKDALE:** The Commission will consider a request to annex approximately 304 acres into the City of Oakdale located adjacent to the City limits, south of Highway 120/108, east of Orsi Road and north of Sierra Road. The proposed annexation is for the Sierra Pointe Specific Plan and is within the Oakdale Sphere of Influence. The City, through its planning process, assumed the role of Lead Agency, pursuant to the California Environmental Quality Act (CEQA), for the project. The City prepared an addendum to a previously approved Environmental Impact Report for the Sierra Pointe Specific Plan, pursuant to Section §15164 of the CEQA Guidelines. LAFCO, as a Responsible Agency, will consider the environmental determination prepared by the City as part of its action. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2025-11.)

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

Chair Bublak opened the Public Hearing at 6:15 p.m.

John Anderson, representing the City of Oakdale, Dave Romano representing the developer, and Clint Bray on behalf of the Oakdale Fire Protection District all spoke in favor of the project.

Clarence Teem, Justin Labadie, Denise Williams, Curtis Haney, Brian Moorehead and Kathy McCaskill, all residents of Oakdale, spoke against the project.

Milt Trierweiler spoke regarding farmland protection.

Chair Bublak closed the Public Hearing at 7:08 p.m.

Motion by Commissioner Withrow, seconded by Commissioner Chiesa, and carried with a 5-0 vote to approve the proposal, by the following vote:

<i>Ayes:</i>	<i>Commissioners: Bublak, Chiesa, O'Brien, Withrow and Zwahlen</i>
<i>Noes:</i>	<i>Commissioners: None</i>
<i>Ineligible:</i>	<i>Commissioners: Aggers and Goeken</i>
<i>Absent:</i>	<i>Commissioners: Grewal</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

7. OTHER BUSINESS

None.

8. COMMISSIONER COMMENTS

Commissioner Aggers stated that she attended the CALAFCO U Commissioner Best Practices webinar and has registered for the Brown Act- LAFCO Edition as well.

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 will be conducting a Protest Hearing for Sierra Pointe and will update the Commission on the outcome.
- There will be another CALAFCO U on August 7 for the Brown Act. Contact Jennifer if you would like to register.
- CALAFCO Annual Conference is October 22-24th, overlapping the October LAFCO meeting. When we receive information Staff will forward it to the Commission.
- The August 27th will include a Denair Community Services District Municipal Service Review and an Out of Boundary for Keyes Community Services District. Staff is anticipating another annexation for Keyes Community Services District and the City of Modesto in the coming months.

13. ADJOURNMENT

A. Chair Bublak adjourned the meeting at 7:26 p.m.

APPROVED

Sara Lytle-Pinhey, Executive Officer