



# **STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES**

**August 27, 2025**

## **1. CALL TO ORDER**

*Due to the absence of the Chair and Vice-Chair, Commissioner Chiesa agreed to serve as Acting Chair.*

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, Acting Chair, County Member  
Sue Zwahlen, City Member  
Bill O'Brien, Public Member  
Charlie Goeken, Alternate City Member  
Jami Aggers, Alternate Public Member

Commissioners Absent: Amy Bublak, Chair, City Member  
Terry Withrow, Vice Chair, County Member  
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 Trieweller spoke regarding sustainable growth and farmland protection.

## **3. CORRESPONDENCE**

- A. Specific Correspondence.

None.

- B. Informational Correspondence.

- 1. CALAFCO Update Memo, dated July 25, 2025.

- 2. CALAFCO Board Memo Recommending Bylaws Amendments, dated

August 15, 2025.

C. In the News

**4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

**5. CONSENT ITEMS**

A. **MINUTES OF THE JULY 23, 2025, LAFCO MEETING**

(Staff Recommendation: Accept the Minutes.)

B. **MUNICIPAL SERVICE REVIEW NO. 2025-01 AND SPHERE OF INFLUENCE UPDATE NO. 2025-02 – DENAIR COMMUNITY SERVICES DISTRICT:**

The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Denair Community Services 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. 2025-14.)

C. **OUT-OF-BOUNDARY SERVICE APPLICATION; FRESHPOINT (KEYES COMMUNITY SERVICES DISTRICT):**

The Commission will consider a request to connect to an existing water line to serve the FreshPoint site, an existing food preparation facility, outside of the Keyes Community Services District boundary at 5900 North Golden State Boulevard on the east side of Golden State Boulevard, between East Keyes Road and West Barnhart Road (APN: 045-052-034). The proposed service connection is considered exempt under §15301(b) of the California Environmental Quality Act (CEQA). (Staff Recommendation: Approve the application and adopt Resolution No. 2025-13.)

D. **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 2024 to 2025.)

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

*Ayes: Commissioners: Chiesa, Goeken, O'Brien and Zwahlen*

*Noes: Commissioners: None*

*Ineligible: Commissioners: Aggers*

*Absent: Commissioners: Bublak, Grewal and Withrow*

*Abstention: Commissioners: None*

**6. PUBLIC HEARINGS**

A. **LAFCO APPLICATION NO. 2025-03: SECURED SPACE CHANGE OF ORGANIZATION TO THE KEYES COMMUNITY SERVICES DISTRICT:**

A request to annex 4.73 acres located at 5024, 5028, and 5030 Rohde Road, between Esmar and Faith Home Roads, to the Keyes Community Services District. Annexation would allow an existing mini-storage facility and seven residential units to receive

water services from the District. The proposal is intended to fulfill a condition of approval for a general plan amendment and rezone approved for the site by Stanislaus County in 2024. APN: 041-059-001 & 041-059-002. 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 purposes of CEQA. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action. (Staff Recommendation: Approve the application and adopt Resolution No. 2025-12.)

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

Chair Chiesa opened the Public Hearing at 6:09 p.m.

No one spoke.

Chair Chiesa closed the Public Hearing at 6:09 p.m.

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

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

## **7. OTHER BUSINESS**

None.

## **8. COMMISSIONER COMMENTS**

Commissioner Aggers stated that she attended the second CALAFCO U webinar the Brown Act- LAFCO Edition. Commissioner Zwahlen thanked her for attending this webinar. Commissioner Chiesa stated that he, as well as Counsel, have visited the River Walk proposal area.

## **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 on September 18<sup>th</sup> and will update the Commission on the outcome.
- Staff will be scheduling a LAFCO 101 and will make sure all Commissioners are able to attend.
- Staff anticipates an annexation from the City of Modesto as well as a few district

annexations coming soon.

- There are no Public Hearings scheduled for September. Staff recommends canceling the September Meeting. The next meeting will be October 22, 2025.

**13. ADJOURNMENT**

A. Chair Chiesa adjourned the meeting at 6:13 p.m.

**DRAFT**

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Sara Lytle-Pinhey, Executive Officer