



**STANISLAUS LOCAL AGENCY FORMATION COMMISSION  
MINUTES  
January 28, 2026**

**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  
Jami Aggers, Alternate Public Member

Commissioners Absent: Amy Bublak, Chair, City Member  
Terry Withrow, Vice Chair, County Member  
Charlie Goeken, Alternate City Member  
Bill O'Brien, Public 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 Trieweler spoke regarding sustainable growth and farmland protection.

**3. CORRESPONDENCE**

- A. Specific Correspondence.

None.

- B. Informational Correspondence.

- 1. CALAFCO-U LAFCO 101 Webinar flier.

- 2. CALAFCO 2026 Special Corporate Business Meeting Notice & Agenda.

C. In the News

**4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

**5. CONSENT ITEMS**

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

(Staff Recommendation: Accept the Minutes.)

B. **MID-YEAR BUDGET REPORT FOR FISCAL YEAR 2025-2026**

(Staff Recommendation: Accept and file the report.)

C. **MUNICIPAL SERVICE REVIEW NO. 2025-03 AND SPHERE OF INFLUENCE UPDATE NO. 2025-04 – ORESTIMBA CREEK AND SAND CREEK FLOOD CONTROL DISTRICTS:**

The Commission will consider the adoption of a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Orestimba Creek and Sand Creek Flood Control 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. 2026-05.)

D. **OUT OF BOUNDARY SERVICE APPLICATION – 557 SOUTH 9<sup>th</sup> STREET (CITY OF MODESTO – SEWER SERVICE):**

The Commission will consider a request to extend sewer service outside the City of Modesto's existing city limits to serve a property at 557 S. 9<sup>th</sup> Street, for a new gas station with convenience store, quick service restaurant and car wash (APN: 038-012-006). The proposal is considered exempt for purposes of the California Environmental Quality Act (CEQA) in accordance with Government Code §21080, which exempts ministerial projects. (Staff Recommendation: Approve the request and adopt Resolution No. 2026-02.)

E. **DETERMINATION OF DISTRICTS NOT QUALIFYING AS INACTIVE PURSUANT TO GOVERNMENT CODE SECTION 56042-**

The Commission will consider finding that Reclamation Districts No. 1602 (Del Puerto aka Patterson Ranch), No. 2031 (Elliot) and No. 2101 (Blewett) do not meet the definition of "inactive districts" pursuant to Government Code section 56042. (Staff Recommendation: Adopt Resolution No. 2026-03, directing Staff to notify the State Controller of its findings.)

F. **SCHEDULE OF FEES AND DEPOSITS UPDATE.** (Staff Recommendation: Adopt the updated Schedule of Fees and Deposits and approve Resolution No. 2026-04.)

*Motion by Commissioner Zwahlen, seconded by Commissioner Aggers, and carried with a 3-0 vote to approve the consent items, by the following vote:*

*Ayes: Commissioners: Aggers, Chiesa and Zwahlen*

*Noes: Commissioners: None*

*Ineligible: Commissioners: None*

*Absent: Commissioners: Bublak, Goeken, Grewal, O'Brien and Withrow*

*Abstention: Commissioners: None*

**6. PUBLIC HEARING**

None.

**7. OTHER BUSINESS**

A. **2026 WORK PROGRAM – MUNICIPAL SERVICE REVIEW & SPHERE OF INFLUENCE UPDATES.** (Staff Recommendation: Adopt the 2026 Work Program.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to adopt the 2026 Work Program.

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

Milt Trieweiler, resident, spoke.

Chair Chiesa closed the Public Hearing at 6:11 p.m.

*Motion by Commissioner Zwahlen, seconded by Commissioner Aggers, and carried with a 3-0 vote to adopt the 2026 Work Program, by the following vote:*

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

B. **ANNUAL ELECTION OF OFFICERS.** (Staff Recommendation: Appoint a Chairperson and Vice-Chairperson and adopt Resolution No. 2026-01a and 2026-01b.)

*Motion by Commissioner Chiesa, seconded by Commissioner Aggers and carried with a 3-0 vote to appoint Commissioner Withrow as Chairperson and Commissioner Zwahlen as Vice-Chair, by the following vote:*

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

**8. COMMISSIONER COMMENTS**

Commissioner Aggers will be attending the LAFCO 101.

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

None.

**10. EXECUTIVE OFFICER'S REPORT**

The Executive Officer informed the Commission of the following:

- CALAFCO is hosting a LAFCO 101 on February 25<sup>th</sup> from 10:00am to 11:30 am. Contact the clerk to sign up. It will be recorded to view later if you are unable to attend.
- Staff is working on a Geographical Information System upgrade that should be finished by the end of February.
- There are no Public Hearings scheduled for February. Staff recommend canceling the February meeting.
- For the March meeting staff will bring an application from the City of Waterford and from Stanislaus County Public Works.

**13. ADJOURNMENT**

- A. Chair Chiesa adjourned the meeting at 6:20 p.m.

**DRAFT**

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Sara Lytle-Pinhey, Executive Officer