



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES March 25, 2026

1. CALL TO ORDER

Chair Withrow called the meeting to order at 6:00 p.m.

- A. Pledge of Allegiance to Flag. Chair Withrow led in the pledge of allegiance to the flag.
- B. Introduction of Commissioners and Staff. Chair Withrow led in the introduction of the Commissioners and Staff.

Commissioners Present: Terry Withrow, Chair, County Member
Sue Zwahlen, Vice Chair, City Member
Bill O'Brien, Public Member
Vito Chiesa, County Member
Amy Bublak, Chair, City 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 Triewailer spoke regarding farmland protection.

3. CORRESPONDENCE

- A. Specific Correspondence.
None.
- B. Informational Correspondence.
 - 1. CALAFCO-U LAFCO 201 Webinar flier.
 - 2. CALAFCO Quarterly Update, March 6, 2026.
- C. In the News

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEMS

A. MINUTES OF THE JANUARY 28, 2026, LAFCO MEETING

(Staff Recommendation: Accept the Minutes.)

B. LAFCO APPLICATION NO. 2026-01 – ELMWOOD ESTATES CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 19 (TUOLUMNE-GRATTON)

The Commission will consider a request to annex 5 acres to County Service Area No. 19 (Tuolumne-Gratton) for the storm drainage and landscaping of a future subdivision located on the east side of Story Road, between Hillsdale Drive and Walton Street in the Denair area. The annexation to CSA No. 19 will also include a Sphere of Influence amendment. Stanislaus County, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Negative Declaration for the project. LAFCO, as a Responsible Agency, will consider the environmental documentation prepared by the County as part of its action. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2026-06.)

C. INDEPENDENT AUDIT FOR FISCAL YEARS 2023-2024 and 2024-2025. (Staff

Recommendation: Accept and File Audit Report.)

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

Ayes: Commissioners: Bublak, Chiesa, O'Brien, Withrow and Zwahlen

Noes: Commissioners: None

Ineligible: Commissioners: Aggers and Goeken

Absent: Commissioners: Chiesa and Grewal

Abstention: Commissioners: None

6. PUBLIC HEARING

A. LAFCO APPLICATION NO. 2026-02 – FAHMY CHANGE OF ORGANIZATION TO THE CITY OF WATERFORD:

The Commission will consider a request from the City of Waterford to annex 43.27 acres located at the northeast intersection of North Eucalyptus Avenue and Yosemite Boulevard (State Highway 132) and adjacent to Richard M. Moon and Lucille Whitehead Schools. The proposed annexation includes an existing mobile home park, 19.2-acre future subdivision and additional properties. The City, as Lead Agency under the California Environmental Quality Act (CEQA), approved a Mitigated Negative Declaration for the project. 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. 2026-07.)

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

Chair Withrow opened the Public Hearing at 6:12 p.m.

John Anderson, representing the City of Waterford; Mark Partin, resident; Milt Trieweiler, resident; and Dave Romano representing the landowners spoke. Chair Withrow closed the Public Hearing at 6:27 p.m.

Commissioner Goeken answered questions regarding the project.

Motion by Commissioner Chiesa, seconded by Commissioner Bublak, 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 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:

- The LAFCO 101 hosted by CALAFCO is now available online. If you wish to view it let the Clerk know so she can set that up.
- CALAFCO is also hosting LAFCO 201 on April 22nd. Contact the clerk to sign up. It will be recorded to view later if you are unable to attend.
- Reminder that the annual 700 forms are due by next Wednesday.
- For the April meeting Staff is working on the Proposed Budget and a County Service Area annexation.
- Staff has also received a fire district reorganization application.

13. ADJOURNMENT

A. Chair Withrow adjourned the meeting at 6:35 p.m.

APPROVED

Sara Lytle-Pinhey, Executive Officer