



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES April 22, 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 Trieweiler spoke regarding saving farmland; Lori Wolf, Todd Heinrich and Joe Dooley all spoke regarding their concerns with proposed development in Wood Colony.

3. CORRESPONDENCE

- A. Specific Correspondence.
 - None.
- B. Informational Correspondence.
 - 1. CALAFCO Board Retreat Summary.
- C. In the News

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEMS

- A. **MINUTES OF THE MARCH 25, 2026, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)
- B. **LAFCO APPLICATION NO. 2026-03 AND SPHERE OF INFLUENCE APPLICATION NO. 2026-02 – HOFFMAN RANCH CHANGE OF ORGANIZATION TO COUNTY SERVICE AREA NO. 21 (RIOPEL)**: to annex approximately 16 acres to County Service Area (CSA) 21 (Riopel) for the storm drainage and landscaping of a future subdivision located on the west side of Arnold Road, north of East Zeering Road, east of Riopel Avenue and south of Powell Road in the Denair area. The annexation to CSA 21 will also include a Sphere of Influence amendment. Stanislaus County, 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 documentation prepared by the County as part of its action. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2026-08.)
- C. **BUDGET ADJUSTMENT FOR FISCAL YEAR 2025-2026**: (Staff Recommendation: Approve the Budget Adjustment and adopt Resolution No. 2026-10.)

Chair Withrow asked if anyone from the public would like to pull an item from consent. Milt Trieweiler spoke on item 5.B. and the importance of saving farm land.

Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, 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: Grewal
Abstention: Commissioners: None

6. PUBLIC HEARING

- A. **PROPOSED LAFCO BUDGET FOR FISCAL YEAR (FY) 2026-2027**. The Commission will consider the adoption of the proposed LAFCO budget consistent with Government Code Sections 56380 and 56381. (Staff Recommendation: Approve the Proposed Budget and adopt Resolution No. 2026-09.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation to approve the Proposed Budget.

Chair Withrow opened the Public Hearing at 6:34 p.m.

No one spoke.

Chair Withrow closed the Public Hearing at 6:34 p.m.

Motion by Commissioner O'Bein, seconded by Commissioner Bublak, and carried with a 5-0 vote to approve the proposed budget, by the following vote:

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

7. OTHER BUSINESS

None.

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 LAFCO 201 hosted by CALAFCO was today. Staff will let you know when it's available online to watch.
- The update on the GIS system is complete and the map viewer on the LAFCO website has been updated as well.
- Staff plans to bring the Stanislaus Consolidated & Ceres Fire Protection District reorganization application to the Commission in June.
- Staff will be holding a Protest Hearing in May for the Fahmy Annexation to the City of Waterford.
- For the May meeting, Staff is working on the Final Budget, MSR for the Hospital/Healthcare Districts and will have a closed session for the Executive Officers' evaluation.

13. ADJOURNMENT

- A. Chair Withrow adjourned the meeting at 6:37 p.m.

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Sara Lytle-Pinhey, Executive Officer