



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES

June 24, 2026

1. CALL TO ORDER

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

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

Commissioners Present: Sue Zwahlen, Vice Chair, City Member
Bill O'Brien, Public Member
Vito Chiesa, County Member
Amy Bublak, Chair, City Member
Jami Aggers, Alternate Public Member

Commissioners Absent: Terry Withrow, Chair, County Member
Charlie Goeken, Alternate City 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 the importance of farmland protection.

3. CORRESPONDENCE

- A. Specific Correspondence.
 - 1. Newspaper article from the Ceres Courier, on June 24, 2026, 'Small rural fire district merger with Stanislaus Consolidated lone option', regarding Agenda Item 6-A
- B. Informational Correspondence.
 - 1. Response Letter to the City of Modesto's Notice of Preparation of an Environmental Impact Report – Tivoli North Specific Plan dated May 29, 2026.

2. CALAFCO Member Update, May 2026.

C. In the News

4. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

5. CONSENT ITEM

A. **MINUTES OF THE MAY 27, 2026, LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)

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

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

6. PUBLIC HEARING

A. **LAFCO APPLICATION NO. 2026-04 – CERES FIRE PROTECTION DISTRICT REORGANIZATION TO THE STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT:** Request to annex the Ceres Fire Protection District territory, which is comprised of approximately 2,444 acres, and simultaneously dissolve the Ceres Fire Protection District. The reorganization will also include a Sphere of Influence amendment for the Stanislaus Consolidated Fire Protection District. The Ceres Fire Protection District area is located south of the City of Ceres between the Union Pacific Railroad and Faith Home Road. The proposal is considered exempt for purposes of the California Environmental Quality Act (CEQA) pursuant to §15320 and §15061(b)(3). Section 15320 categorically exempts changes of organization or reorganization of local governmental agencies where the proposal does not change the geographical area in which previously existing powers are exercised. Section 15061(b)(3) exempts the project though the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It has been determined with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. (Staff Recommendation: Approve the proposal and adopt Resolution No. 2026-13.)

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

Vice Chair Zwahlen opened the Public Hearing at 6:19 p.m.

Milt Trieweller, resident and Raj Singh, Chief of Keyes Fire Protection District spoke of their concerns.

Vice Chair Zwahlen closed the Public Hearing at 6:26 p.m.

Motion by Commissioner Chiesa, seconded by Commissioner Zwahlen, and failed with a 2-2 vote to approve the proposal and adopt Resolution No. 2026-13, by the following vote:

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

Motion by Commissioner Chiesa, seconded by Commissioner Bublak, and carried with a 3-1 vote to direct the Executive Officer to give notice to the subject agencies that the Commission is considering making a change to include a contract with the City of Ceres for direct services and continue the item to August 26, 2026, by the following vote:

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

7. OTHER BUSINESS

None.

8. COMMISSIONER COMMENTS

None.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

Commissioner Zwahlen stated that she attended the LAFCO 201.

10. EXECUTIVE OFFICER'S REPORT

The Executive Officer informed the Commission of the following:

- Staff recommend canceling the July meeting. The next meeting will be held on August 26, 2026.

11. ADJOURNMENT

A. Vice Chair Zwahlen adjourned the meeting at 7:10 p.m.

DRAFT

Sara Lytle-Pinhey, Executive Officer