



STANISLAUS LOCAL AGENCY FORMATION COMMISSION

MINUTES

June 26, 2019

1. CALL TO ORDER

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

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

Commissioners Present: Michael Van Winkle, Chair, City Member
Jim DeMartini, Vice Chair County Member
Terry Withrow, County Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
Javier Camarena, Assistant Executive Officer
Jennifer Goss, Commission Clerk
Alice Mimms, LAFCO Counsel

Commissioners Absent: Bill Berryhill, Public Member
Amy Bublak, City Member
Vito Chiesa, Alternate County Member
Richard O'Brien, Alternate City Member
Brad Hawn, Alternate Public Member

2. PUBLIC COMMENT

None.

3. APPROVAL OF MINUTES

- A. Minutes of the May 22, 2019 Meeting.

Motion by Commissioner DeMartini, seconded by Commissioner Withrow and carried with a 3-0 vote to approve the Minutes of the May 22, 2019 meeting by the following vote:

Ayes: Commissioners: DeMartini, Van Winkle and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Berryhill, Bublak, Chiesa, Hawn and O'Brien
Abstention: Commissioners: None

4. CORRESPONDENCE

A. Specific Correspondence.

1. Item 7B – Email from Annabel Gammon, resident of Riverbank; and letter from Churchwell White, on behalf of the City of Riverbank, both dated June 26, 2019.

B. Informational Correspondence.

None.

C. “In the News”

5. DECLARATION OF CONFLICTS AND DISQUALIFICATIONS

None.

6. CONSENT ITEM

None.

7. PUBLIC HEARINGS

A. **OUT OF BOUNDARY SERVICE APPLICATION – CERES WEST MOBILE HOME PARK.** The Commission will consider a request by the City of Ceres to extend water service outside its city limits and sphere of influence to an existing mobile home park located at 2030/2048 E. Grayson Road. The City of Ceres, as Lead Agency under the California Environmental Quality Act (CEQA) has determined the proposal is statutorily exempt pursuant to Public Resources Code 21080.21. As a responsible agency, the Commission will consider the City’s determination. (Staff Recommendation: Approve and adopt Resolution No. 2019-14.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation of approval.

Chair Van Winkle opened the Public Hearing at 6:06 p.m.

Toby Wells, City Manager, City of Ceres, answered questions of the Commission.

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

Motion by Commissioner Withrow, seconded by Commissioner Van Winkle, and carried with a 3-0 vote to adopt Resolution No. 2019-14, by the following vote:

Ayes:	Commissioners: DeMartini, Van Winkle and Withrow
Noes:	Commissioners: None
Ineligible:	Commissioners: None
Absent:	Commissioners: Berryhill, Bublak, Chiesa, Hawn & O’Brien
Abstention:	Commissioners: None

- B. **LAFCO APPLICATION NO. 2019-06 – CROSSROADS WEST CHANGE OF ORGANIZATION TO THE CITY OF RIVERBANK.** The City of Riverbank has requested to annex approximately 403.79 acres at the northwest corner of Claribel Road and Oakdale Road to the City of Riverbank. The annexation is within the City's Sphere of Influence and is meant to accommodate the Crossroads West Specific Plan which proposes a mix of residential uses, retail, parks, open space, potential school sites and mixed uses. The City of Riverbank, as Lead Agency under the California Environmental Quality Act (CEQA) has adopted an Environmental Impact Report (SCH No, 2017032062). As a responsible agency, the Commission will consider this environmental documentation and adoption of the same findings. (Staff Recommendation: Adopt Resolution No. 2019-13, approving the Change of Organization.)

Sara Lytle-Pinhey, Executive Officer, presented the item with a recommendation of approval.

Chair Van Winkle opened the Public Hearing at 6:22 p.m.

John Anderson, JB Anderson Land Planning, representing City of Riverbank; Sean Scully, City Manager, City of Riverbank; and Dave Romano landowner representative all spoke in favor of the project.

Chair Van Winkle closed the Public Hearing at 6:39 p.m.

Motion by Commissioner DeMartini, seconded by Commissioner Withrow, and carried with a 3-0 vote to adopt Resolution No. 2019-13 approving the Change of Organization, by the following vote:

Ayes:	Commissioners: DeMartini, Van Winkle and Withrow
Noes:	Commissioners: None
Ineligible:	Commissioners: None
Absent:	Commissioners: Berryhill, Bublak, Chiesa, Hawn and O'Brien
Abstention:	Commissioners: None

8. OTHER BUSINESS

None.

9. COMMISSIONER COMMENTS

None.

10. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

11. EXECUTIVE OFFICER'S REPORT

- A. On the Horizon. The Executive Officer informed the Commission of the following:
- On June 19th at 6:00 p.m. LAFCO and CSDA hosted a free Governance Best Practices training in Basement Chambers. Approximately 30 Special District

representatives attended. Staff is looking forward to holding trainings on an annual basis for Special Districts.

- Staff has received two annexations applications that are currently incomplete. Since there are no completed applications at this time, Staff is recommending cancelation of the July 24, 2019 LAFCO meeting. The next meeting will be August 28, 2019.

12. ADJOURNMENT

- A. Chair Van Winkle adjourned the meeting at 6:42 p.m.

SIGNED COPY ON FILE

Sara Lytle-Pinhey, Executive Officer