



STANISLAUS LOCAL AGENCY FORMATION COMMISSION MINUTES July 26, 2023

1. CALL TO ORDER

Chair O'Brien called the meeting to order at 6:00 p.m.

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

Commissioners Present: Richard O'Brien, Chair, City Member
Vito Chiesa, Vice-Chair, County Member
Amy Bublak, City Member
Terry Withrow, County Member
Bill Berryhill, Alternate Public Member

Commissioners Absent: Mani Grewal, Alternate County Member
Ken Lane, Public Member
Javier Lopez, Alternate City Member

Staff Present: Sara Lytle-Pinhey, Executive Officer
Javier Camarena, Assistant Executive Officer
Jennifer Vieira, Commission Clerk
Robert J. Taro, LAFCO Counsel

2. PUBLIC COMMENT

Milt Trieweiler, spoke regarding his concerns regarding land-use planning. Barney Aggers spoke regarding his concern about the City of Riverbank's River Walk Specific Plan proposal.

3. CORRESPONDENCE

- A. Specific Correspondence.

The following correspondence was provided to the Commission regarding item 6-A and made available for public review:

- 1. Letter from Del Puerto Water District dated July 24, 2023.
- 2. Email from Jennifer Gonzalez dated July 25, 2023.
- 3. Email from Joel Andrews, City of Patterson, dated July 26, 2023.

4. Letter from Channce Condit, Stanislaus County Supervisor, dated July 26, 2023.
5. Letter from Juan Alanis, Assemblymember, dated July 26, 2023.
6. Letter from Dave White, Opportunity Stanislaus, dated July 26, 2023.
7. Letter from Keith Schneider, Keystone Corporation, dated July 26, 2023.
8. Email from Phil Sarasqueta dated July 26, 2023.

Chair O'Brien acknowledged receipt of the correspondence and allowed time for the Commission to review.

B. Informational Correspondence.

None.

C. In the News.

4. **DECLARATION OF CONFLICTS AND DISQUALIFICATIONS**

None.

5. **CONSENT ITEM**

- A. **MINUTES OF THE APRIL 26, 2023 LAFCO MEETING**
(Staff Recommendation: Accept the Minutes.)

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

Ayes: Commissioners: Berryhill, Bublak, Chiesa, O'Brien and Withrow
Noes: Commissioners: None
Ineligible: Commissioners: None
Absent: Commissioners: Grewal, Lane and Lopez
Abstention: Commissioners: None

6. **PUBLIC HEARING**

- A. **MUNICIPAL SERVICE REVIEW NO. 2023-02, SPHERE OF INFLUENCE MODIFICATION NO. 2023-02, & LAFCO APPLICATION NO. 2023-01 – ZACHARIAS-BALDWIN MASTER PLAN REORGANIZATION TO THE CITY OF PATTERSON**: The Commission considered the City of Patterson's request to annex approximately 1,375 acres to the City and simultaneously detach the area from the West Stanislaus Fire Protection District, West Stanislaus Irrigation District, Patterson Irrigation District and Del Puerto Water District. The project is comprised of three areas. Area "A" is 1,279 acres generally located north of the City limits and south of Zacharias Road, west of Ward Avenue, and east of Rogers Road. Area "B" consists of 30 acres located south of Del Puerto Creek, west of Rogers Road, north of Zacharias Road and east of the Delta Mendota Canal. Area "C" includes 66 acres

located south of the City limits, west of Ward Avenue, contiguous to the Delta Mendota Canal. The proposal includes a corresponding request for a Sphere of Influence expansion and a Municipal Service Review Update. The Commission, as a Responsible Agency, also considered the Environmental Impact Report and determinations made by the City of Patterson, as Lead Agency, pursuant to the California Environmental Quality Act. (Staff Recommendation: Deny the request without prejudice and adopt Resolution No. 2023-08 – Option 1.)

Javier Camarena, Assistant Executive Officer, presented the item with a recommendation to deny without prejudice.

Chair O'Brien opened the Public Hearing at 6:27 p.m.

Ken Irwin, Patterson City Manager; Joel Andrews, Patterson City Planner; Joe Hollowell, representing property owners; Lilliana Selke, Herum-Crabtree-Suntag on behalf of Patterson Irrigation District and West Stanislaus Irrigation District; Ron West, Patterson Planning Commissioner; Milt Trieweiler, Stanislaus County resident; Leslie Dumas, Woodard & Curran; Mark Stone, Salida Fire Protection District Board Member; William Ross, counsel for West Stanislaus Fire Protection District; Jon Maring, Chairman of West Stanislaus Fire Protection District; Dave Romano, representing property owners; Larry Buehner, property owner; Grant Gruber, consultant; and Michael Clauzel, Mayor of Patterson, all spoke regarding the proposal.

Chair O'Brien closed the Public Hearing at 7:41 p.m.

Motion by Commissioner Withrow, seconded by Commissioner Chiesa to deny the proposal without prejudice failed by the following 2-3 vote:

<i>Ayes:</i>	<i>Commissioners: Chiesa and Withrow</i>
<i>Noes:</i>	<i>Commissioners: Berryhill, Bublak and O'Brien</i>
<i>Ineligible:</i>	<i>Commissioners: None</i>
<i>Absent:</i>	<i>Commissioners: Grewal, Lane and Lopez</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

Motion by Commissioner Berryhill, seconded by Commissioner Bublak and carried with a 3-2 vote to approve the proposal and adopt Resolution No. 2023-08, Option-2, by the following vote:

<i>Ayes:</i>	<i>Commissioners: Berryhill, Bublak and O'Brien</i>
<i>Noes:</i>	<i>Commissioners: Chiesa and Withrow</i>
<i>Ineligible:</i>	<i>Commissioners: None</i>
<i>Absent:</i>	<i>Commissioners: Grewal, Lane and Lopez</i>
<i>Abstention:</i>	<i>Commissioners: None</i>

7. OTHER BUSINESS

None.

8. COMMISSIONER COMMENTS

None.

9. ADDITIONAL MATTERS AT THE DISCRETION OF THE CHAIRPERSON

None.

10. EXECUTIVE OFFICER'S REPORT

A. On the Horizon. The Executive Officer informed the Commission of the following:

- The meeting for August 23, 2023 is tentative. Staff will be scheduling a Protest Hearing for the Patterson proposal.

11. ADJOURNMENT

A. Chair O'Brien adjourned the meeting at 8:06 p.m.

Not Yet Apporved

Sara Lytle-Pinhey, Executive Officer