



# LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

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## MINUTES

## ITEM #4

Madera County Government Center  
205 West 4th Street  
Madera, CA 93637

Regular LAFCO Meeting  
Wednesday, January 22, 2020  
6:00 p.m.

Commissioners Present: Andrew Medellin, Chair, City Member  
Max Rodriguez, Chair Pro Tem, County Member  
J. Carol Graham, Public Member  
Steve Montes, Alternate City Member  
Tom Wheeler, County Member

Commissioners Absent: Waseem Ahmed, City Member

Others Present: Dave Braun, Executive Officer  
Doug Nelson, Legal Counsel  
Candie Fleming, Clerk to the Commission

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Selection of Chair and Vice Chair

Executive Officer Dave Braun reported that it was time for the Commission to select a new Chair and Vice Chair for the year. Braun said that it is LAFCo's policy to rotate the Vice Chair from the previous year to Chair, and on a rotating basis, select a County member to be Vice Chair. Braun said following LAFCo policy, that it would be Max Rodriguez' turn to be Vice Chair.

Commissioner Wheeler moved to select Andrew Medellin as Chair and Max Rodriguez as Vice Chair. Commissioner Rodriguez seconded the motion which passed on a 5-0 vote.

Commissioner Medellin took over as Chair for the rest of the meeting.

4. Public Comments

There were no comments from the public.

## CONSENT AGENDA

### 5. Minutes – Review and Approval of the December 11, 2019 Meeting

Commissioner Graham moved to approve the December 11<sup>th</sup> minutes as written and Commissioner Wheeler seconded the motion. The motion passed on a vote of 5-0.

## PUBLIC HEARING

### 6. Gravelly Ford Water District Annexation (2018-002)

- A. Consider the Final Municipal Service Review (MSR) for the Gravelly Ford Water District.
- B. Proposed Revision to the Gravelly Ford Water District's Sphere of Influence (SOI) to **add** approximately 1,028 acres generally located on the north side of the San Joaquin River, east of the Road 21 alignment and to **remove** this property from within the Madera Irrigation District's Sphere of Influence.
- C. Proposed Annexation of 388 acres within the area described above to the Gravelly Ford Water District.

Executive Officer Braun presented staff's report on the proposal to adopt the MSR for the Gravelly Ford Water District (GFWD) and to approve a sphere of influence revision that would expand the GFWD's sphere by approximately 1,028 acres and remove the same area from the Madera Irrigation District (MID). Braun said the proposal is also to annex 388 acres to the GFWD.

Braun recommended that the Commission utilize the Notice of Exemption that was prepared by the GFWD for this project. Braun also recommended that the Commission make the determinations as listed in the municipal service review, approve the expansion of the GFWD's sphere of influence and reduction of the MID's sphere of influence, and approve the annexation to the GFWD subject to the conditions in the staff report.

Braun said MID owns some property that is within the GFWD and had asked that their property be detached from the GFWD so they could annex it to the MID. The MID asked if that annexation could be processed along with this proposal. GFWD sent a letter to LAFCO objecting because that would slow down the processing of their proposal. However, GFWD did say that when MID filed a proposal to detach their land from the GFWD, they would not object. Braun said that he received an e-mail from the MID that they were in agreement for this annexation to go forward and that they would file their annexation later with the understanding that the GFWD would not object to the annexation.

Commissioner Wheeler asked if there was any timeline for the MID annexation and Braun responded that Dina Nolan (MID) sounded like they would probably file the annexation in the next couple of months.

Don Roberts, General Manager of the GFWD, said they have been in contact with the MID who said they would like the territory in their District for SGMA purposes. Mr. Roberts said that the GFWD would not oppose the detachment of the territory. Commissioner Wheeler asked how many acres were they talking about and Mr. Roberts responded that it was 411 acres. Mr. Roberts said the detachment of the 411 acres from his District would not cause a major impact to them but delaying this proposal would.

Commissioner Medellin said he appreciated the two districts working together. Commissioner Medellin noted that staff's report said that all four of the property owners were in agreement with the annexation. Commissioner Medellin asked if the agreement was in the form of a signed contract or was it more of a verbal handshake. Mr. Roberts said they signed a statement saying they wanted to be annexed to the District and understood that they would be responsible for the costs associated with the annexation. Commissioner Medellin asked if those costs were outlined or estimated and Mr. Roberts said they were aware that they would have to have their own pump station and that they knew the associated costs.

Commissioner Wheeler asked Steve Emmert, who was in the audience, if he had a pump station in the river and asked where his property was located. Steve Emmert, owner of one of the four properties being annexed, said his property was located at the bend of the river and they already had riparian rights.

Commissioner Wheeler moved to approve staff's recommendation and Commissioner Rodriguez seconded the motion. The motion carried on a vote of 5-0.

#### 7. Commissioners' Reports

There were no reports from the Commission.

#### 8. Executive Officer Report

North Fork/Bass Lake area's MSR - Executive Officer Braun said staff had requested some changes to the North Fork/Bass Lake area's MSR and that he had just received the revised MSR back from the consultant. Braun said he would be sending out the MSR for comment and the Commission would probably be able to hold a hearing in March. Braun said they would try to hold the meeting at the Pines near Bass Lake as previously suggested by the Commission. Commissioner Wheeler directed staff to work with his staff to book a conference room at the Pines for the meeting.

LAFCo Fees - Braun reported that Madera LAFCo's fees were in line with other LAFCO's in the state with the exception of the Incorporation fee which was too low. Braun said LAFCo Counsel had directed staff to conduct a fee assessment for an Incorporation to determine the cost, prior to increasing the fee. Braun said staff would bring some recommendations back to the Commission in a couple of months after completing an assessment.

Commissioner Medellin said an assessment usually consists of staff time but you don't want to make the fees too different from surrounding counties or make it too difficult or expensive to process applications. Commissioner Medellin said a good measuring stick would be to see

what other counties are charging.

9. Adjournment

The meeting adjourned at 6:29 p.m.

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