

**SAN BENITO LOCAL AGENCY FORMATION  
COMMISSION  
MINUTES OF MEETING**

August 11, 2022

Board of Supervisors Chambers - Hollister, CA

**CALL TO ORDER**

1. Chair Bob Tiffany called the meeting to order at 4:02 p.m. Those present were Executive Officer Bill Nicholson and Commissioners: Bea Gonzales, Richard Bettencourt, Bob Tiffany, Rolan Resendiz, and Cesar Flores. Commissioner Ignacio Velazquez arrived by Zoom at 4:30 p.m. and Commissioner Resendiz left. Also present were Reed Gallogly, LAFCO Counsel, and Vanessa Delgado, Recording Secretary.
2. Commissioner Gonzales led the Pledge of Allegiance.
3. **APPROVE AFFIDAVIT OF POSTING AGENDA**

*Commissioner Resendiz made a motion to accept the Affidavit of Posting, Commissioner Bettencourt seconded. (5/0 vote)*

*Ayes: Tiffany, Bettencourt, Gonzales, Resendiz, and Flores  
Noes: None  
Abstain: None  
Absent: None*

**BUSINESS ITEMS – GENERAL BUSINESS, NON-HEARING ITEM**

4. **Adopt proposed resolution authorizing teleconferencing options for meetings of the Local Agency Formation Commission for the period of August 11, 2022 to September 10, 2022, pursuant to AB 361.**

There was no public comment.

*Commissioner Gonzales made a motion to adopt the proposed resolution authorizing teleconferencing options for meetings of the Local Agency Formation Commission for the period of August 11, 2022 to September 10, 2022, pursuant to AB 36, Commissioner Flores seconded. (5/0 vote)*

*Ayes: Tiffany, Bettencourt, Gonzales, Resendiz, and Flores  
Noes: None*

*Abstain: None*  
*Absent: None*

**5. PUBLIC COMMENT PERIOD**

There was no public comment.

**CONSENT AGENDA**

**6. Approval of minutes: May 12, 2022**

There was no public comment.

*Commissioner Gonzales made a motion to approve the minutes from the meeting on May 12, 2022, Commissioner Bettencourt seconded. (5/0 vote)*

*Ayes: Tiffany, Bettencourt, Gonzales, Resendiz, and Flores*  
*Noes: None*  
*Abstain: None*  
*Absent: None*

**BUSINESS ITEMS – PUBLIC HEARING ITEM:**

- 7. LAFCO 532 – Cole Road II & Rocks Road Annexation to the Aromas Water District: Involving the annexation of approximately 244 acres (28 parcels) located on the east and west side of Cole Road and extending approximately one mile north from a point approximately one quarter mile north of Ricardo Drive. Along Rocks Road, one area consists of four parcels containing 20.3 acres located on the north side of Rocks Road, approximately one-third mile east of the Highway 101 undercrossing. The second area is located on the south side of Rocks Road and west of the intersection with Via Vaquero Norte involving two parcels containing 11.2 acres, in the unincorporated Aromas area. The actions requested are to determine the annexation is exempt from environmental review under sections 15303(d) and 15319 of the CEQA Guidelines, and to consider approval of the annexation.**

Executive Officer Bill Nicholson gave a presentation on the proposal to annex parcels into the Aromas Water District, the purpose of the annexation,

the Aromas sphere of influence, the Cole Rd. annexation area, factors of evaluation, land use and General Plan Zoning, topography and natural features, population, governmental services and controls, the impact on prime ag land, open space, and agriculture, assessed values and tax rates, landowner consent, environmental justice and affordable housing, and the environmental review. Mr. Nicholson recommended the commission approve the annexation.

There was one public comment from Matthew C. Medeiro with questions regarding the new water fee, information about the hook up, who would be contracted to do the connection, and asked if the residents would be able to choose a contractor.

Robert Johnson, General Manager of the Aromas Water District provided information regarding the connection and the contractors clarifying the District would install the connection from the water trunk line to the individual parcel and the water meter. Private property extension from meter to home is up to landowners. Mr. Johnson also indicated the connector fee would be \$16,170 and additional fees to cut into Cole and Rocks Road. Connection to the District is voluntary and their water is only for domestic use. Landowners can keep any agricultural wells.

Commissioner Velazquez arrived to the meeting at 4:30 PM.

There was discussion among the commissioners and Mr. Johnson regarding adding additional dwelling units (ADUs) on those lots and the possibility of more properties being annexed in the future and how that would affect the service to those lots. In response to a question from Commissioner Velazquez, Mr. Johnson indicated that the district must get approval from the Pajaro Valley Water Management Agency for connections and this could affect water supply available, as will vacant lots already within the district.

*Commissioner Bettencourt made a motion to approve the annexation of Cole Road II & Rocks Road to the Aromas Water District, Commissioner Gonzales seconded.*

*Ayes: Tiffany, Bettencourt, Gonzales, Velazquez, and Flores  
Noes: None  
Abstain: None  
Absent: None*

Executive Officer Bill Nicholson stated the annexation would become final after the protest period passed and this item would then be put on consent at a future meeting.

**INFORMATIONAL BUSINESS ITEMS – GENERAL BUSINESS,  
NON-HEARING ITEMS**

**8. Announcement of Fall 2022 CALAFCO Conference Registration: Annual California Association of Local Agency Formation Commissions Conference in Newport Beach from October 19 to October 21, 2022.**

Executive Officer Bill Nicholson gave information regarding the annual CALAFCO conference in October of 2022 that will be held in Newport Beach from October 19<sup>th</sup> through the 21<sup>st</sup>. He stated the deadline to nominate a commissioner representative for the CALAFCO Board election would be September 19<sup>th</sup>. The conference agenda has not been prepared yet but trainings will be held at the conference.

There was discussion among the commissioners and staff regarding which commissioners would be interested in attending and how to book the hotel and pay for the registration.

**9. Commission Direction on the Recruitment of the San Benito LAFCO Executive Officer**

Commissioner Flores left the meeting at the beginning of this item.

Commissioner Tiffany gave a brief background regarding the ongoing recruitment process for the vacancy of the Executive Officer, and the efforts being made and the role of county staff in assisting to recruit.

San Benito County Human Resources Manager Henie Ring gave an overview regarding what has been done in the past for the recruitment of the position of LAFCO Executive Officer, Human Resources assistance in building a job spec and information, and the option of contracting a headhunter which could cost approximately \$20,000.00.

There was discussion among the commission and staff regarding hiring a headhunter.

The commission advised staff not to move forward with hiring a headhunter at this time, but to complete the job announcement, and share it with CALAFCO and the commissioners attending the October conference can seek applicants.

### **INFORMATIONAL**

**10. Executive Officer oral status update on sewer extension status for projects in the Fairview Road/Airline Highway Area.**

Executive Officer Bill Nicholson gave an update and background on LAFCO's action being on hold regarding the projects in the Fairview Road/Airline Highway Area because Sunnyslope County Water District is looking for support from the Hollister City Council on the alternative to providing a District sewer connection. They could rely on Hollister's treatment plant and Sunnyslope County Water District would only be collecting the wastewater and maintaining the sewer lines.

Commissioner Gonzales requested that this item be put on a future agenda as an update.

**11. Commissioner Announcements and Requests for Future Agenda Items**

Commissioner Tiffany asked Commissioner Velazquez regarding the status of the 2040 General Plan update.

Commissioner Velazquez stated there was no update as work needs to be done by October.

Executive Officer Bill Nicholson provided a letter from the State Water Resources Control Board to the commission regarding Sunnyslope County Water District working to provide water to two existing subdivisions in the Best Road area.

**12. Executive Officer oral status report on pending proposals and other LAFCO business items**

Executive Officer Bill Nicholson stated there were no new applications.

**ADJOURNMENT**

13. Upon a motion by Commissioner Bettencourt, and seconded by Commissioner Gonzales, and carried 4 – 0, the meeting was adjourned at 5:50 p.m.

Final Minutes Approved by the Commission  
on \_\_\_\_\_

By: \_\_\_\_\_

Bob Tiffany, Chairman