

**CITY OF LOS BANOS/LOS BANOS UNIFIED SCHOOL DISTRICT  
2X3 COMMITTEE MEETING MINUTES  
JUNE 21, 2016**

***ACTION MINUTES – These minutes are prepared to depict action taken for agenda items presented to the 2X3 Committee.***

**CALL TO ORDER:** The meeting was called to order at the hour of 4:00 p.m.

**ROLL CALL – MEMBERS OF THE 2X3 COMMITTEE PRESENT:** Mayor Mike Villalta, Mayor Pro Tem Tom Faria, Acting Superintendent Dean Bubar, Board Member Dennis Areias, Board Member Carole Duffy, Board Member Anthony Parreira (on behalf of Board Member John Mueller); Absent: Interim City Manager Brizzee

**STAFF MEMBERS PRESENT:** Assistant City Clerk/Human Resources Technician Jana Sousa, Senior Planner Stacy Elms.

**APPROVAL OF AGENDA:** Motion by Areias, seconded by Bubar to approve the agenda as submitted. The motion carried by the affirmative action of all 2X3 Committee Members present; Brizzee absent.

**APPROVAL OF MINUTES – MARCH 15, 2016:** Motion by Parreira, seconded by Bubar to approve the minutes as submitted. The motion carried by the affirmative action of all 2X3 Committee Members present; Brizzee absent.

**PUBLIC FORUM: MEMBERS OF THE PUBLIC MAY ADDRESS THE 2X3 COMMITTEE MEMBERS ON ANY ITEM OF PUBLIC INTEREST THAT IS WITHIN THE JURISDICTION OF THE COMMITTEE; WHICH INCLUDES AGENDA AND NON-AGENDA ITEMS. NO ACTION WILL BE TAKEN ON NON-AGENDA ITEMS. SPEAKERS ARE LIMITED TO A FIVE (5) MINUTE PRESENTATION.** No one came forward to speak, and the public forum was closed.

**DISCUSSION REGARDING THE IMPACT OF NEW HOUSING DEVELOPMENTS ON THE LOS BANOS UNIFIED SCHOOL DISTRICT WITH REGARDS TO STUDENT CAPACITY.** Acting Superintendent Bubar stated that he sees new homes being built and inquired as to what the City's position is on growth; Mayor Villalta spoke about the land already being annexed into the City and how the homes currently being built are part of agreements that existed prior to the current City Council; Senior Planner Elms explained there are 900 finished lots with infrastructure in place and ready to be built on; Mayor Villalta spoke about how the housing market is coming back and developers want to develop the existing lots first, the best thing the City can do is get the best deal for any new development, some development agreements have expired and current fees could be charged for new development, the homes being built were already promised and there is nothing the City can do to stop the building of those homes; Senior Planner Elms spoke about how there is a master build plan in place with the

development agreements of Ranchwood Homes and Anderson Homes; Mayor Villalta suggested that the school district stay in touch with the City for updates on numbers; Board Member Areias explained that the current agreements do not cover all costs for the school district and how the district did the best it could to move forward; Mayor Villalta spoke about the City's landscape and lighting district fees and how the City can only raise those fees to certain levels; Senior Planner Elms stated it is the City's policy to direct developers to the school district to discuss impacts on schools but the City cannot force the developer to cooperate with the district regarding fees, she had one group (Los Banos TV LLC) with a 25 unit project and tentative map at the end of 2015, she suggested the developer talk to the district but they have yet to move forward with the project; Board Member Areias said there are certain things the City could do to slow the project; Senior Planner Elms explained the City has the most discretion at annexation and she always informs developers that the City will be doing an environmental study, the City doesn't want to be challenged by the school district. Discussion arose in regards to the Cardoso property and Senior Planner Elms stated she hopes to take the project to the Planning Commission on July 13<sup>th</sup> and the City Council in August, spoke about how there could be a fight at the LAFCO (Local Agency Formation Commission) level because the Cardoso family wants to retain their CCID (Central California Irrigation District) water rights; Board Member Parreira inquired about the Page Avenue extension. Senior Planner Elms stated that the traffic study conducted called for mitigation at 11<sup>th</sup> Street and Pacheco Boulevard, a traffic light at Scripps Drive and Highway 165, there is ongoing negotiation regarding a new fire station. There was some discussion regarding the North Point development and the triggering of traffic mitigation at Dove and Quail; Board Member Duffy stated she would like to see a new school built by Target. Senior Planner Elms stated the World's Fair Market was recently raised to commercial zoning.

Informational item only; no action.

**DISCUSSION REGARDING THE CITY'S WATER IRRIGATION SCHEDULE.** Mayor Villalta spoke in regards to the new grass at Creekside Junior High School and that it is the City's request that the district follow the City's current watering schedule. Acting Superintendent Bubar stated he will pass on the information to the appropriate person in the district.

Informational item only; no action.

**ADJOURNMENT.** The meeting was adjourned at the hour of 5:05 p.m.

SIGNED:

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Jana R. Sousa, Assistant City Clerk