



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
MAY 21, 2026, MEETING MINUTES**

**Selection of Chair Pro-Tem**

**Mr. Fitzroy** announced that the selection of a Chair Pro-Tem was required to run the meeting due to the absence of both the Chairperson and the Vice Chair.

**Commissioner Gregory** motioned to appoint Commissioner Waage as Chair Pro-Tem for this meeting.

**Commissioner Fardanesh** seconded the motion.

AYES: Commissioners Gregory, Fardanesh, Draze, Eby, and Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Call to Order**

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:02 a.m. on Thursday, May 21, 2026, by Chair Pro-Tem Ed Waage in the Board of Supervisors Chambers at the County Government Center, 1055 Monterey Street, San Luis Obispo, CA 93408.

**Pledge of Allegiance**

**Roll Call**

**Present:** Commissioners Ed Eby, Navid Fardanesh, Steve Gregory, Ed Waage, and Alternate Commissioner Michael Draze

**Absent:** Commissioner Dawn Ortiz-Legg, Vice Chair Dave Watson, Chairperson Heather Moreno, and Alternate Commissioners Bruce Gibson and Carla Wixom

**Staff:** Rob Fitzroy, LAFCO Executive Officer  
Imelda Marquez-Vawter, LAFCO Senior Analyst  
Morgan Bing, LAFCO Analyst  
Melissa Morris, LAFCO Commission Clerk

Holly Whatley, LAFCO Legal Counsel

**Approval of the Minutes:** April 16, 2026

**Chair Pro-Tem Waage** announced the consideration of approval of the April 16, 2026, Regular Meeting Minutes.

**Chair Pro-Tem Waage** asked for Commissioner comments, announcing that it was closed shortly after hearing none.

**Chair Pro-Tem Waage** opened the item for public comment, announcing that it was closed shortly after hearing none.

**Chair Pro-Tem Waage** asked for a motion to approve the minutes.

**Commissioner Gregory** motioned to approve the minutes.

**Commissioner Eby** seconded the motion.

AYES: Commissioners Gregory, Eby, Draze, Fardanesh, and Chair Pro-Tem Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Non-Agenda Public Comment Period**

**Chair Pro-Tem Waage** opened public comment, announcing it was closed shortly after hearing none.

**Regular Matters**

**A-1:** LAFCO File No. 8-S-25: Municipal Service Review and Sphere of Influence Study for the Port San Luis Harbor District

**Mr. Fitzroy** invited **Ms. Bing** to present the item.

**Chair Pro-Tem Waage** opened the item for Commissioner questions and comments.

**Commissioner Eby** inquired about unitary taxes.

**Mr. Fitzroy** invited **Will Friedman**, Harbor Director of the Port San Luis Harbor District (PSLHD), to respond.

**Mr. Friedman** responded to questions and provided comment.

**Ms. Morris** confirmed that, according to news station KSBY, Senate Bill 931 was passed on Wednesday, May 20, 2026.

**Commissioner Draze** provided comment regarding the District's finances.

**Chair Pro-Tem Waage** opened the item for public comment.

**Betty Winholtz** of Morro Bay provided comment in support of staff's recommendations.

**Chair Pro-Tem Waage** closed public comment and opened the item for Commissioner questions and comments.

**Commissioner Draze** provided comment regarding PSLHD's Sphere of Influence.

**Commissioner Eby** made a motion in support of the staff recommendation for Item A-1, Action 1: Find, by motion, the Municipal Service Review and Sphere of Influence Study prepared for the Port San Luis Harbor District (LAFCO File No. 8-S-25) to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Categorical Exemption Section 15306 and CEQA General Rule Exemption 15061(b)(3).

**Commissioner Gregory** seconded the motion.

AYES: Commissioners Eby, Gregory, Draze, Fardanesh, and Chair Pro-Tem Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Commissioner Fardanesh** made a motion in support of the staff recommendation for Item A-1, Action 2: Approve, by resolution, the Port San Luis Harbor District Municipal Service Review and Sphere of Influence Study (LAFCO File No. 8-S-25) as contained in Attachments A and B, and reaffirm the District's Sphere of Influence as depicted in Attachment A, Exhibit C.

**Commissioner Gregory** seconded the motion.

AYES: Commissioners Fardanesh, Gregory, Draze, Eby, and Chair Pro-Tem Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**A-2:** LAFCO File No. 4-S-24: Municipal Service Review and Sphere of Influence Study for the Garden Farms Community Water District

**Mr. Fitzroy** invited **Ms. Bing** to present the item.

**Chair Pro-Tem Waage** opened the item for Commissioner questions and comments.

**Commissioner Fardanesh** inquired about water quality.

**Ms. Bing** responded to questions and provided comment.

**Chair Pro-Tem Waage** opened the item for public comment, announcing it was closed shortly after hearing none.

**Chair Pro-Tem Waage** opened the item for Commissioner questions.

**Commissioner Gregory** made a motion in support of the staff recommendation for Item A-2, Action 1: Find, by motion, the Municipal Service Review and Sphere of Influence Study prepared for the Garden Farms Community Water District (LAFCO File No. 4-S-24) to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Categorical Exemption Section 15306 and CEQA General Rule Exemption 15061(b)(3).

**Commissioner Draze** seconded the motion.

AYES: Commissioners Gregory, Draze, Eby, Fardanesh, and Chair Pro-Tem Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Commissioner Fardanesh** made a motion in support of the staff recommendation for Item A-2, Action 2: Approve, by resolution, the Garden Farms Community Water District Municipal Service Review and Sphere of Influence Study (LAFCO File No. 4-S-24) as contained in Attachments A and B, and update the District's Sphere of Influence as depicted in Attachment A, Exhibit C.

**Commissioner Gregory** seconded the motion.

AYES: Commissioners Fardanesh, Gregory, Draze, Eby, and Chair Pro-Tem Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**A-3: Consideration of the Final Fiscal Year 2026-2027 Budget and Work Plan**

**Mr. Fitzroy** presented the item.

**Chair Pro-Tem Waage** opened the item for Commissioner questions and comments.

**Commissioner Fardanesh** inquired about reserve funds.

**Mr. Fitzroy** responded to questions and provided comment.

**Chair Pro-Tem Waage** opened the item for public comment, announcing it was closed shortly after hearing none.

**Chair Pro-Tem Waage** opened the item for Commissioner questions and provided comment regarding agency workload.

**Commissioner Draze** provided comment regarding the agency's balanced budget.

**Commissioner Draze** made a motion in support of the staff recommendation for Item A-3: Adopt a Resolution approving the Final Fiscal Year 2026-2027 Budget and Work Plan (Attachment A), direct the Executive Officer to distribute the Final Budget and Work Plan to contributing agencies per the government code, and direct the Executive Officer to execute the agreement with the County Auditor for financial services (Attachment B).

**Commissioner Eby** seconded the motion.

AYES: Commissioners Draze, Eby, Fardanesh, Gregory, and Chair Pro-Tem Waage

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Commissioner Comments:** **Chair Pro-Tem Waage** provided comments on his upcoming meeting availability and the CALAFCO Staff Workshop that was held in Pismo Beach.

**Legal Counsel Comments:** **Ms. Whatley** thanked the Commissioners for their

attendance.

**Executive Officer Comments:** Mr. Fitzroy provided updates on the CALAFCO Staff Workshop and upcoming meetings.

**Adjournment:** With no further business before the Commission, the meeting adjourned at 9:41 AM until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

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**THESE MINUTES ARE NOT OFFICIAL NOR ARE THEY A PERMANENT PART OF THE RECORD UNTIL THEY ARE APPROVED BY LAFCO COMMISSIONERS AT THE NEXT REGULAR MEETING.**

Respectfully submitted,  
Melissa Morris, LAFCO Commission Clerk

DRAFT