



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
AUGUST 19, 2021, MEETING MINUTES**

**Call to Order**

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:01 a.m. on Thursday, August 19, 2021, in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairperson Robert Enns.

**Pledge of Allegiance**

**Roll Call**

**Present:** Chairperson Robert Enns, Vice-Chair Ed Waage, Commissioners Debbie Arnold, Lynn Compton, Steve Gregory, Tom Murray, Marshall Ochylski, and Alternate Commissioners Ed Eby and Heather Jensen.

**Absent:** Alternate Commissioners Charles Bourbeau and John Peschong.

**Staff:** Rob Fitzroy, LAFCO Executive Officer  
Brian Pierik, LAFCO Legal Counsel  
Imelda Marquez, LAFCO Analyst  
Celine Vuong, LAFCO Commission Clerk

**Approval of Minutes**

**Chairperson Enns** announced the consideration of approval for the May 20, 2021, Meeting Minutes.

**Chairperson Enns** asked for a motion to approve the Meeting Minutes.

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

**Commissioner Arnold** seconded the motion.

**Chairperson Enns** asked for any public comment, announcing it was closed shortly after hearing none.

**Chairperson Enns** asked **Ms. Marquez** for voice vote.

**AYES:** Commissioners Waage, Ochylski, Arnold, Compton, Gregory, Jensen, and Chairperson Enns

**NAYS:** None

**ABSTAINING:** Commissioner Murray

The motion was passed.

**Regular Matters**

**A-1:** Year-End Fiscal Year 2020-21 LAFCO Budget Status Report (Recommend Review and Approval)

**Mr. Fitzroy** presented the item.

**Chairperson Enns** opened the floor for Commissioner comments or questions, hearing some.

**Commissioner Waage** asked if it was review and approval or receive and file.

**Commissioner Compton** asked for clarification about what happens after it goes to the Auditor.

**Chairperson Enns** asked for any public comment, announcing it was closed shortly after hearing none.

**Chairperson Enns** asked for additional Commissioner questions, after hearing none, asked for a motion.

**Commissioner Waage** made a motion to approve staff recommendation.

**Commissioner Murray** seconded the motion.

**Chairperson Enns** asked **Ms. Marquez** for voice vote.

AYES: Commissioners Waage, Ochylski, Murray, Arnold, Compton, Gregory, and Chairperson Enns

NAYS: None

ABSTAINING: None

The motion passed with a unanimous roll call vote.

**Informational Matters**

**B-1:** California Association of Local Agency Formation Commissions (CALAFCO) Conference (Recommend Receive and Appoint Voting Delegate to CALAFCO Conference if a Commissioner wishes to run for the CALAFCO Board of Directors, nominate a candidate)

**Mr. Fitzroy** presented the item.

**Chairperson Enns** opened the item for Commissioner comments, hearing some.

**Commissioners Murray and Ochylski** confirmed their attendances along with **Mr. Fitzroy**.

**Chairperson Enns** asked for any public comment, announcing it was closed shortly after hearing none.

**Commissioner Murray** announced his resignation as public member for the CALAFCO Coastal region.

Multiple **Commissioners** had comments following **Commissioner Murray's** announcement.

**Chairperson Enns** asked for any more Commissioner questions, after hearing none, asked for a motion for voting delegate and alternate voting delegate.

**Chairperson Enns** announced the item was received and filed.

**B-2:** Status Report of Submitted Proposals and Upcoming Proposal Activities (Recommend Receive and File)

**Mr. Fitzroy** presented the item.

**Chairperson Enns** opened the item for Commissioner comments, hearing none.

**Chairperson Enns** asked for any public comment, thus resulting in a receive and file before announcing the public comment period was closed shortly after hearing none.

**Chairperson Enns** announced the item was received and filed.

**B-3:** Study Session: Sphere of Influence Amendment to the City of Morro Bay (Panorama Lots) (Recommend Receive and File)

**Mr. Fitzroy** presented the item.

**Scot Graham**, the Morro Bay Community Development Director, further elaborated on the topic of the item and what future plans would entail.

**Commissioner Arnold** started by asking questions on the purpose of the development, what the agriculture zoning development will entail, and what plans are with the Coastal Commission.

**Mr. Graham** responded to the questions and provided answers.

**Commissioner Compton** asked for more information and explanation regarding the lots, what other entities are involved, what preservation ordinances are to be considered, etc.

**Mr. Graham** responded to the questions and provided answers.

**Commissioner Waage** asked about what zones are affected and questions about the annexation in general.

**Mr. Graham** responded to the questions and provided answers.

**Commissioner Gregory** had a question about sphere of influence and annexation, along with **Commissioner Murray** who expressed general concerns about the development.

**Mr. Graham** responded to concerns and provided answers to questions from both Commissioners.

**Commissioner Ochylski** communicated about his worry for potential oil contamination.

**Mr. Graham** responded to the worries and provided answers.

**Chairperson Enns** opens floor to public comment, to which there is one.

**Public Comment**

**Betty Winholtz**, resident of Morro Bay, and representative for Citizens for Affordable Living Group discussed her worries and concerns of the project.

**Public Comment Closed**

**Chairperson Enns** asked for additional comments from the Commission, wrapped up noting it was a receive and file.

**Closed Session**

**C-1:** Conference with Legal Counsel – Existing Litigation  
Government Code Section 54956.9 paragraph (1) of subdivision (d)  
Name of case: San Luis Obispo Local Agency Formation Commission, et. al. v. City of Pismo Beach, et. al. Superior Court Case No. CV130383; 2d Civ. No. B296968

**Mr. Pierik** announced the Closed Session item.

**Commissioner Waage** recused himself from the closed session because conflict of interest.

At 11:19 a.m., **Chairperson Enns** called the open session back into order.

**Commissioner Comments:** None

**Legal Counsel Comments:** None

**Executive Officer Comments:**       None

**Adjournment:** With no further business before the Commission, the meeting adjourned at 11:20 a.m. until the next meeting of the Commission pursuant to Governor's Executive Orders, depending upon the progression of the COVID-19 pandemic.

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Respectfully submitted,  
Celine Vuong, LAFCO Commission Clerk