



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
JANUARY 16, 2025, 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, January 16, 2025, by Vice Chairperson Steve Gregory 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:** Vice Chair Steve Gregory, Commissioners Robert Enns, Heather Moreno, Dawn Ortiz-Legg, Ed Waage, David Watson, and Alternate Commissioner Ed Eby

**Absent:** Alternate Commissioners Michael Draze, Bruce Gibson, and Carla Wixom

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

**Chair and Vice Chair Appointments**

**Mr. Fitzroy** provided comment on the item.

**Commissioner Ortiz-Legg** provided comment on the item and nominated Commissioner Moreno for the vice chair position.

**Vice Chair Gregory** asked for a motion to approve the nomination of Commissioner Moreno for the position of Vice Chair.

**Commissioner Enns** seconded the motion.

**Vice Chair Gregory** asked for Commissioner comments.

**Vice Chair Gregory** opened the item for public comment, announcing it was closed shortly after hearing none.

**Commissioner Moreno** provided comment on the item.

AYES: Commissioners Ortiz-Legg, Enns, Moreno, Waage, and Watson, Vice Chair Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

**Commissioner Waage** nominated Vice Chair Gregory for the position of Chairperson.

**Vice Chair Moreno** seconded the motion.

**Vice Chair Gregory** asked for Commissioner comments.

**Vice Chair Gregory** opened the item for public comment, announcing it was closed shortly after hearing none.

AYES: Commissioner Waage, Vice Chair Moreno, Commissioners Enns, Ortiz-Legg, Watson, Vice Chair Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

**Approval of the Minutes:** December 19, 2024

**Chairperson Gregory** announced the consideration of approval of the December 19, 2024, Regular Meeting Minutes.

**Chairperson Gregory** asked for Commissioner comments.

**Chairperson Gregory** opened the item for public comment, announcing it was closed shortly after hearing none.

**Chairperson Gregory** asked for a motion to approve the minutes.

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

**Commissioner Waage** seconded the motion.

AYES: Commissioners Watson, Waage, and Enns, Vice Chair Moreno, Commissioner

Ortiz-Legg, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

**Non-Agenda Public Comment Period**

**Chairperson Gregory** opened the item for public comment, announcing it was closed shortly after hearing none.

**Consent Agenda**

**A-1:** 2025 Biennial Update of the Conflict of Interest Code

**Mr. Fitzroy** provided comment on the item.

**Chairperson Gregory** opened the item for public comment, announcing it was closed shortly after hearing none.

**Chairperson Gregory** opened the item for Commissioner questions and comments.

**Vice Chair Moreno** motioned to approve the Consent Agenda.

**Commissioner Waage** seconded the motion.

AYES: Vice Chair Moreno, Commissioners Waage, Enns, Ortiz-Legg, and Watson, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

**Regular Matters**

**B-1:** LAFCO File No 2-R-23: Sphere of Influence Amendment and Annexation No. 1 to County Service Area 23 (111 Residential Lots in Tract 2586)

**Mr. Fitzroy and Ms. Marquez-Vawter** presented the item.

**Chairperson Gregory** opened the item for Commissioner questions and comments.

**Commissioner Eby** inquired about CSA 23.

**Mr. Fitzroy and Ms. Marquez-Vawter** responded to questions and provided comment .

**Vice Chair Moreno** inquired about clarification of the staff report water usage numbers.

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

**Commissioner Ortiz-Legg** provided comment on the item and inquired about Proposition 218 requirements and sources of data provided in the staff report.

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

**Commissioner Enns** provided comment on the item and inquired about the condition of the Atascadero Groundwater Basin and the wells for the project.

**Mr. Fitzroy** invited **Rob Miller**, with Wallace Group Engineering, to provide comment on the item.

**Rob Miller** responded to questions and provided comment.

**Commissioner Watson** provided comment on the item and inquired about project wells.

**Rob Miller** responded to questions and provided comment.

**Commissioner Enns** provided comment on the item and inquired about the status of the Atascadero Groundwater Basin.

**Rob Miller** responded to questions and provided comment.

**Vice Chair Moreno** provided comment on the item.

**Commissioner Watson** provided comment on the item and inquired about parcel annexation, development phases, and rates.

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

**Chairperson Gregory** inquired about the proposed annexation.

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

**Commissioner Enns** provided comment on the item and inquired about fire protection.

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

**Chairperson Gregory** opened the item for public comment and two speakers provided comment to the Commission.

**Jamie Jones**, from Kirk Consulting, spoke in support of the approval of the item.

**George Sullivan**, a resident of Santa Margarita, spoke of his concern about water rights and usage.

**Chairperson Gregory** closed public comment and opened the item for Commissioner questions and comments.

**Commissioner Watson** provided comment on the item and inquired about environmental considerations, monitoring, and MSRs.

**Commissioner Enns** responded to questions and provided comment.

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

**Vice Chair Moreno** provided comment on the item and inquired about water capacity as well as project monitoring.

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

**Commissioner Ortiz-Legg** provided comment on the item.

**Chairperson Gregory** provided comment on the item and invited **Karl Wittstrom**, with Santa Margarita Ranch LLC, to provide comment.

**Karl Wittstrom** provided comment on the item.

**Ms. Whatley** provided comment on the item.

**Vice Chair Moreno** motioned to approve staff recommendation for Item B-1, Action 1.

**Commissioner Ortiz-Legg** seconded the motion.

AYES: Vice Chair Moreno, Commissioners Ortiz-Legg, Enns, Waage, Watson, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

**Vice Chair Moreno** motioned to approve staff recommendation for Item B-1, Action 2, as

amended.

**Commissioner Ortiz-Legg** seconded the motion.

AYES: Vice Chair Moreno, Commissioners Ortiz-Legg, Enns, Waage, Watson, Chairperson Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

**Chairperson Gregory** thanked the LAFCO staff for their work on the item and provided comment.

**Executive Officer Comments:**

**Mr. Fitzroy** provided updates on upcoming meetings and elections.

**Commissioner Comments:**

**Commissioner Enns** provided comment.

**Legal Counsel Comments:**

**Ms. Whatley** provided comment on upcoming meetings and **Mr. Fitzroy** confirmed the next meeting date.

**Adjournment:** With no further business before the Commission, the meeting adjourned at 10:23 AM until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

**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.**

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Respectfully submitted,  
Melissa Morris, LAFCO Commission Clerk