



San Luis Obispo Local Agency Formation Commission

TO: MEMBERS OF THE COMMISSION

FROM: IMELDA MARQUEZ-VAWTER, SENIOR ANALYST
VIA: ROB FITZROY, EXECUTIVE OFFICER

DATE: DECEMBER 18, 2025

SUBJECT: NOTICE OF PETITION OF LANDOWNER APPLICATION FOR LAFCO FILE NO. 1-R-25: ANNEXATION NO. 21 TO CAYUCOS SANITARY DISTRICT (STEINMANN)

RECOMMENDATION

Action: It is respectfully recommended that the Commission receive and file this report.

SUMMARY

The San Luis Obispo Local Agency Formation Commission (LAFCO) received a landowner petition of application on November 10, 2025, for an annexation request into the Cayucos Sanitary District. The proposal consists of approximately 9.69 acres of property requesting to obtain sanitary sewer service from Cayucos Sanitary District for a County approved residential subdivision associated with a Development Plan / Coastal Development Permit (Vesting Tract Map, Tract 3164, SUB2021-00023) and Variance (C-DRC2022-00029) within Assessor Parcel Number 064-481-005. The County approved project authorizes a Vesting Tentative Tract Map (Tract 3164) to subdivide the 9.69-acre parcel into eight (8) single-family residential lots and one (1) open space lot, including site grading, private access roads, drainage, and utility extensions. Copies of the application and related supporting documentation can be reviewed on the LAFCO website.

As required by Government Code Section §56857, this report provides the Commission with a formal notice of receipt for a new annexation application that was not filed by the district. Typically, an annexation application is received by the district or city wishing to annex an area into its jurisdiction. However, State law also allows annexation requests to be submitted by a landowner petition of application directly to LAFCO. When this occurs, Government Code Section §56857 requires that the Commission

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be informed at the first available meeting. The application request must then be forwarded to the affected agency, the Cayucos Sanitary District, which will have 60 days to determine whether they would wish to terminate the annexation request based on service or financial-related concerns, as is detailed in Government Code Section §56857 (b). If no formal termination request is submitted, staff will continue processing the application, and the Commission will consider the item at a public hearing at the appropriate time.

On December 10, 2025, staff completed an initial 30-day review of the application and found that the application was incomplete and therefore placed it on hold. To continue processing the application, the items identified in the LAFCO 30-day review letter, Attachment A, must be addressed and submitted in part, pursuant to Government Code Section §56652. Once all the items requested have been submitted and the application is deemed complete and acceptable for filing, then a Certificate of Filing will be issued to the applicant with a specified LAFCO hearing date.

Staff will provide appropriate notice and requests for information to affected agencies and interested individuals consistent with Government Code Sections §56658 and §56857. Staff will provide updates to the Commission as needed throughout the application process.

Recommendation: It is respectfully recommended that the Commission receive and file this report.

ATTACHMENTS

Attachment A: LAFCO 30-Day Review Letter for LAFCO File No. 1-R-25 (Steinmann)