



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
JULY 17, 2025, MEETING MINUTES**

Call to Order

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:00 a.m. on Thursday, July 17, 2025, by 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: Chairperson Steve Gregory, Commissioners Ed Eby, Navid Fardanesh, Dawn Ortiz-Legg, David Watson, and Alternate Commissioners Bruce Gibson and Carla Wixom

Absent: Vice Chair Heather Moreno, Commissioner Ed Waage, and Alternate Commissioner Michael Draze

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, via phone

Approval of the Minutes: May 15, 2025

Chairperson Gregory announced the consideration of approval of the May 15, 2025, 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 Ortiz-Legg motioned to approve the minutes.

Commissioner Watson seconded the motion.

AYES: Commissioners Ortiz-Legg, Watson, Eby, and Fardanesh

NAYS: None

ABSTAINING: Commissioners Gibson, Wixom, and Chairperson Gregory

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 Matters

A-1: California Association of Local Agency Formation Commissions Board of Directors Nomination

Chairperson Gregory opened the item for Commissioner questions and comments.

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

Chairperson Gregory announced the item had been received and filed.

Regular Matters

B-1: LAFCO File No. 5-R-24: Detachment No. 4 and Sphere of Influence Amendment to the City of San Luis Obispo (Cal Poly Property on Slack St & Hathway Ave)

Mr. Fitzroy introduced **Ms. Marquez-Vawter**, who presented the item.

Chairperson Gregory opened the item for Commissioner questions and comments.

Commissioner Gibson inquired about responsibilities regarding the right-of-way.

Ms. Marquez-Vawter responded to questions and provided comment.

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

Commissioner Watson motioned to approve the staff recommendation for Item B-1, Action 1: Find, by motion, the proposal to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061 (b)(3) and Section 15320.

Commissioner Gibson seconded the motion.

AYES: Commissioners Watson, Gibson, Fardanesh, Eby, Ortiz-Legg, Wixom, and Chairperson Gregory

NAYS: None

ABSTAINING: None

The motion passed.

Commissioner Watson motioned to approve the staff recommendation for Item B-1, Action 2: Approve, by resolution, the proposed Detachment No. 4 and Sphere of Influence Amendment to the City of San Luis Obispo, as contained in Attachment A of Item B-1, subject to conditions of approval, and waive protest proceedings pursuant to Government Code Section 56662(a).

Commissioner Gibson seconded the motion.

AYES: Commissioners Watson, Gibson, Eby, Fardanesh, Ortiz-Legg, Wixom, and Chairperson Gregory

NAYS: None

ABSTAINING: None

The motion passed.

B-2: LAFCO File No. 3-S-24: Municipal Service Review and Sphere of Influence Study for Santa Margarita Fire Protection District

Mr. Fitzroy introduced **Ms. Bing**, who presented the item.

Chairperson Gregory opened the item for Commissioner questions and comments.

Commissioner Gibson inquired about the documents referenced in the report.

Ms. Bing responded to questions and provided comment.

Commissioner Gibson inquired about the paid call firefighter staffing model.

Ms. Bing responded to questions and provided comment.

Commissioner Fardanesh inquired about fire station boundaries.

Ms. Bing responded to questions and invited **John Owens** to provide comment.

John Owens, San Luis Obispo County Fire Chief, responded to questions and provided comment.

Commissioner Fardanesh inquired about the San Luis Obispo County Fire staffing model.

John Owens responded to questions and provided comment.

Commissioner Fardanesh provided comment regarding the recent fire in Templeton and inquired about mutual aid agreements.

John Owens responded to questions and provided comment.

Commissioner Watson inquired about plans for fire service for the Santa Margarita Ranch development.

John Owens responded to questions and provided comment.

Commissioner Wixom inquired about seasonal fire station coverage.

John Owens responded to questions and provided comment.

Commissioner Gibson provided comment on the delivery of fire service in the County.

Commissioner Ortiz-Legg provided comment and inquired about the possible dissolution of the Santa Margarita Fire Protection District.

Robert Murach, Santa Margarita Fire Protection District Fire Chief, responded to questions and provided comment.

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, and provided comment regarding fire service in the County.

Chairperson Gregory invited **Mr. Fitzroy** to provide comment on the MSR and cooperation amongst fire agencies.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Gibson provided comment and requested that any enhanced County funding/support language be removed from the MSR.

Commissioner Ortiz-Legg provided comment.

Chairperson Gregory inquired if removing the language was possible.

Mr. Fitzroy confirmed that removing the language is possible with Commission action.

Commissioner Gibson motioned to approve the staff recommendations for Item B-2: Find, by motion, the Municipal Service Review and Sphere of Influence Study prepared for the Santa Margarita Fire Protection District (LAFCO File No. 3-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), and approve, by resolution, the Santa Margarita Fire Protection District Municipal Service Review and Sphere of Influence Study (LAFCO File No. 3-S-24) as amended and as contained in Attachments A and B of Item B-2, and reaffirm the District’s existing Sphere of Influence as depicted in Attachment A, Exhibit C, of Item B-2.

Commissioner Wixom seconded the motion.

AYES: Commissioners Gibson, Wixom, Eby, Fardanesh, Ortiz-Legg, Watson, and Chairperson Gregory

NAYS: None

ABSTAINING: None

The motion passed.

B-3: LAFCO File No. 1-S-24: Municipal Service Review and Sphere of Influence Study for Coastal San Luis Resource Conservation District

Mr. Fitzroy introduced **Ms. Bing**, who presented the item.

Chairperson Gregory opened the item for Commissioner questions and comments.

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

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

Commissioner Fardanesh provided comment on the importance of the District.

Commissioner Gibson provided comment about district consolidation.

Commissioner Ortiz-Legg provided comment regarding district consolidation.

Mr. Fitzroy provided comment regarding district consolidation discussions.

Commissioner Ortiz-Legg motioned to approve the staff recommendation for Item B-3: Find, by motion, the Municipal Service Review and Sphere of Influence Study prepared for the Coastal San Luis Resource Conservation District (LAFCO File No. 1-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) and approve, by resolution, the Coastal San Luis Resource Conservation District Municipal Service Review and Sphere of Influence Study (LAFCO File No. 1-S-24) as contained in Attachments A and B of Item B-3, and reaffirm the District’s existing Sphere of Influence as depicted in Attachment A, Exhibit C, of Item B-3.

Commissioner Gibson seconded the motion.

AYES: Commissioners Ortiz-Legg, Gibson, Eby, Fardanesh, Watson, Wixom, and Chairperson Gregory

NAYS: None

ABSTAINING: None

The motion passed.

Closed Session Matters

C-1: Conference with Legal Counsel: Pending Litigation
Pursuant to California Government Code Section 54596.9(d)(1)

Case: Nipomo Action Committee et al. v. San Luis Obispo LAFCO (San Luis Obispo Superior Court Case No. 24CV-0768)

Chairperson Gregory introduced the Closed Session item and stated the Commission would reconvene in Open Session immediately following the Closed Session.

Mr. Fitzroy provided comment on the Closed Session.

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

Chairperson Gregory called the meeting into Closed Session at 10:31 AM.

At 10:37 AM, **Chairperson Gregory** called the Open Session back into order and invited **Ms. Whatley** to report on the Closed Session.

Report on Closed Session: **Ms. Whatley** stated that there were no reportable actions for Closed Session Item C-1.

Regular Matters - Continued

Commissioner Comments: **Chairperson Gregory** welcomed Commissioners Eby and Fardanesh as regular Members, and thanked Alternate

Commissioners Gibson and Wixom for their attendance.

Chairperson Gregory also commented on the recent fire in Templeton.

Legal Counsel Comments:

None.

Executive Officer Comments:

Mr. Fitzroy provided comment on the recent fire in Templeton and provided updates on upcoming meetings.

Adjournment: With no further business before the Commission, the meeting adjourned at 10:40 AM until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

Respectfully submitted,
Melissa Morris, LAFCO Commission Clerk