



CITY OF MORRO BAY
COMMUNITY DEVELOPMENT DEPARTMENT
955 Shasta Avenue
Morro Bay, CA 93442

October 8, 2026

Robert Fitzroy, Executive Director
San Luis Obispo Local Agency Formation Commission
1042 Pacific Street, Suite A
San Luis Obispo, CA 93401

Subject: Application for Detachment of APN 065-022-010 from Morro Bay City Limits

Dear Mr. Fitzroy,

Please find enclosed an application and check for LAFCO to process a proposed detachment of APN 065-022-010 from the Morro Bay city limits. We understand this also requires a Sphere of Influence amendment.

The 6.46-acre site is currently owned by the Cayucos Sanitary District (CSD) and contains a lift station for the Cayucos wastewater treatment plant. The City is submitting this application to LAFCO at the request of the CSD to simplify the permitting process for wastewater treatment plant infrastructure.

The site is zoned Industrial Coastal Dependent. The City will initiate a zoning code and general plan amendment to remove the site from the City's zoning, land use map, and boundary, as well as any other related clean-ups to zoning and acreage references. The City further understands that the County would likely be required to amend its land use maps to establish zoning and a land use designation for the site. We're available to help support this process.

The City Council of Morro Bay adopted an authorizing resolution on March 23, 2021.

Enclosed:

SLO LAFCO Change of Organization or Reorganization Resolution of Application, including cost accounting agreement and check in the amount of \$5,581 as a deposit for direct billing.

The application also includes the following attachments:

Attachment 1 – Authorizing Resolution of the Morro Bay City Council

Attachment 2 – Legal Description of Detachment Area

Attachment 3 – Map of Detachment Area

Please feel free to contact me at 805-772-6291 or asingewald@morrobayca.gov with any questions or further information.

Sincerely,

Airlin Singewald
Morro Bay Community Development Director



San Luis Obispo LAFCO

Change of Organization or Reorganization

Resolution of Application

1042 Pacific Street • Suite A • San Luis Obispo, CA 93401 805-781-5795 • www.slo.lafco.ca.gov •

Application Adopted 04/20/2023

Fee Schedule Adopted 05/15/2025

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INSTRUCTIONS & INFORMATION ON THE LAFCO APPLICATION

The following information is designed to help you understand and move your project through the various stages of the LAFCO process.

Understanding Terms

1. Understanding whether your application is a **“Change of organization”**.

a. “Change of organization” means any of the following under gov code section 56021:

1. *A city incorporation.*
2. *A consolidation of cities.*
3. *A district formation.*
4. *A consolidation of special districts.*
5. *An annexation to a city.*
6. *A merger of a city and a district.*
7. *An annexation to a district.*
8. *Establishment of a subsidiary district.*
9. *A detachment from a city.*
10. *The exercise of new or different functions or classes of services, or divestiture of the power to provide particular functions or classes of services, within all or part of the jurisdictional boundaries of a special district as provided in Article 1.5 (commencing with Section 56824.10) of Chapter 5 of Part 3 of this division).*
11. *A detachment from a district.*
12. *A disincorporation of a city.*
13. *A district dissolution.*

2. Understanding whether your application is a **“Reorganization”**. “Reorganization” means two or more changes of organization contained in a single proposal per gov code section 56073.

3. Difference between a **Resolution of Application** and a landowner or registered voter **Petition of Application**.

- a. “Resolution of Application” (gov code section 56654), is an application initiated by the affected agency. A certified resolution from the local agency requesting LAFCO action would be required through this method; or

- b. "Petition of Application" is an application initiated by landowner or registered voters. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code, Section 56000 et seq. of the Cortese -Knox -Hertzberg.

General Step-by-Step Process – Resolution of Application Route

1. Applicant Gathers Application Materials and Meets with Staff for a Pre-Application Meeting
2. Applicant Submits Their Application to LAFCO Through Resolution of Application
3. LAFCO Review Period Begins
4. Property Tax Negotiations between the County & Affected Agency (*not applicable to Activation/ Divestiture of Power*)
5. 30-Day Review – Information Hold Letter or Deemed Sufficient for Filing
6. Certificate of Filing stating when the item will be taken to the Commission
7. LAFCO Hearing. LAFCO has the authority to approve, conditionally approve or deny a proposal.
8. 30-Day Reconsideration Period
9. If Conducting Authority (Protest) Proceedings are not waived then LAFCO will conduct the protest pursuant to Part 3, Section 57000 et seq. of the Cortese-Knox-Hertzberg Act
10. Notification of Commission Action Form
11. After Condition Compliance a Certificate of Completion shall be filed with the Clerk Recorder
12. Filing With the State Board of Equalization (*not applicable to Activation/ Divestiture of Power*)
13. Final Notice of Completion with Affected Agencies / Interested Parties
14. LAFCO GIS Boundary Updates

Important Tips

- Resolutions of application by agencies must include certain required elements (§56800).
- If your proposal area contains Williamson Act lands, special provisions apply.
- Your map and legal description must meet the requirements of the State Board of Equalization, but you may file a preliminary map to start your project.
- Government Code section 56662 allows the Commission to make determinations and waive protest proceedings entirely if the proposal meets the criteria specified below:

- 1) *The territory is uninhabited.*
- 2) *An affected local agency has not submitted a written demand for notice and hearing during the 10-day period as described in subdivision (c).*
- 3) *The proposal meets either of the following criteria:*
 - a. *The petition accompanying the proposal is signed by all of the owners of land within the affected territory.*
 - b. *The proposal is accompanied by proof, satisfactory to the commission, that all the owners of land within the affected territory have given their written consent to the proposal.*

RESOLUTION OF APPLICATION CHECKLIST

The following information must be submitted when filing a change of organization or reorganization proposal with the San Luis Obispo Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

-
- ☒ 1. Completed **CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION CHECKLIST** with applicable materials (*everything listed in the checklist*).
 - ☒ 2. A **RESOLUTION OF APPLICATION** from an affected city/district making application to SLO LAFCO.
 - ☒ 3. **LAFCO QUESTIONNAIRE**.
 - ☒ 4. A **MAP & LEGAL DESCRIPTION** of the proposal territory perimeter for the proposed boundary change(s), and a reproducible parcel map (*Not applicable to activations/ divestiture of powers*).
 - ☒ 5. **PLAN FOR SERVICES** prepared in compliance with §56653 or §56824.12 as applicable.
 - ☒ 6. **ENVIRONMENTAL DOCUMENTATION** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only. For an ND, MND, or EIR, a copy of the Notice of Determination and the Environmental Filing Cash Receipt for the fee paid to the California Department of Fish and Game must be submitted.
 - (a) CATEGORICAL EXEMPTION (CE): Submit document if an agency has determined is exempt
 - (b) NEGATIVE DECLARATION (ND) or MITIGATED NEGATIVE DECLARATION (MND): Submit document from agency making said determination;
 - (c) ENVIRONMENTAL IMPACT REPORT (EIR): Submit a copy of the certified Final EIR.
 - (d) NO CEQA DOCUMENTATION: If the proposed action has not been analyzed pursuant to the requirements of CEQA, please indicate this and CEQA will be performed by LAFCO and the appropriate level of documentation will be determined, i.e. CE, ND, MND or EIR.
 - ☐ 7. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
 - ☐ 8. **LAND-OWNER CONSENT FORM** for inclusion property.
 - ☒ 9. **LAFCO PROCESSING FEES & COST ACCOUNTING AGREEMENT**.
 - ☐ 10. **PRE-APPLICATION MEETING**. A pre-application meeting with staff is strongly encouraged due to the complexity of submittal requirements and applicable laws. (Limited to 3 hours of staff time at no cost.)

QUESTIONNAIRE

The information provided in this application will be used to evaluate this proposal. Please complete this form to facilitate our review. Please respond to all items in this form, indicating "NA" when an item does not apply. It is important to note that while a change of organization, such as an annexation, may be initiated by a landowner, ultimately, the affected agency must consent to the change and all parties including the landowner and affected agency may be required to provide information, conduct studies and may be subject to conditions of approval.

Subject Agency(ies)

(City or Special District):

City of Morro Bay, County of San Luis Obispo

**Proposed Change of
Organization/Action:**

Detachment of Morro Bay territory to SLO county

Applicant/ Agents

Name

Email

Telephone

Mailing

1. Airlin Singewald / asingewald@morrobayca.gov / 805-772-6291

2. David Athey / D.Athey@CayucosSanitaryDistrict.gov / (805) 995-3290

3.

4.

5.

Interested Parties

Name

Email

Telephone

Mailing

1.

2.

3.

4.

A. General Information

1. This application was initiated by: ☐ Petition ☒ Resolution of Application
2. Does the application include 100% written consent of each property owner in the affected territory?
☐ No ☒ Yes *If yes, please fill out the **PROPERTY-OWNER CONSENT FORM** found on the website under the Applications & Fees tab*
3. State reason(s) for requesting the proposed action **at this time** (e.g., condition of an approved tentative map, an existing structure requires new services, etc.):

Condition of an agreement between Cayucos Sanitary District (CSD) and the City of Morro Bay to detach territory in question and revert jurisdiction back to the County of SLO

4. Describe the use of developed property within the proposal territory, including details about existing Structures, if applicable. Describe anticipated development of vacant property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur, if applicable.

Proposal territory contains existing CSD operated lift station.

5. State the location of the property and its general location in relation to communities, major freeways/highways, roads, etc.:

100 Toro Creek Road. The property is located at the northernmost end of Morro Bay, directly East of Highway 1, and South of Toro Creek Road.

6. How many residents live within the proposal territory? 0
7. How many of these residents are registered voters? N/A

8. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation? ☒No ☐Yes

If yes, justify the need for overlapping or conflicting boundaries:

N/a

9. Do the boundaries of the territory split lines of assessment? ☒No ☐Yes
10. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip? ☒No ☐Yes

If yes, justify the necessity for the boundaries as proposed:

N/a

11. If the proposed boundary follows a street or highway, does it include the entire street or highway?
☐No ☐Yes

12. List the cities or district(s) that will be affected by this proposal:

City of Morro Bay, County of San Luis Obispo, Cayucos Sanitary District

B. Land Use Information

1. Total acreage: 6.46
2. Assessor Parcel Number: 065-022-010
3. Indicate the current zoning:
- a. County: N/a
 - b. City: Industrial Coastal Dependent (ICD)
4. What community plan or General Plan is the territory in:
- City of Morro Bay - Plan Morro Bay

5. The County/City General Plan land use designation:

Coastal Dependent Industrial

6. Describe any special land use concerns found in General Plans:

N/a

7. What is the proposed land use?

Public Facilities

8. Has the affected territory been prezoned? ☒ No ☐ Yes

If yes, what is the prezoning use and densities (if applicable) permitted?

N/a

9. Indicate below all permits or approvals that will be needed/ or have been granted by the County or any city to complete the project.

Type of Approval	File No.	Approval Date	Resolution attached?
Tentative Parcel Map			☐ No / ☐ Yes / ☒ N/A
Use Permit			☐ No / ☐ Yes / ☒ N/A
City/ County General Plan Amendment	*needed		☒ No / ☐ Yes / ☐ N/A
City Prezoning			☐ No / ☐ Yes / ☒ N/A
County Rezone	*needed		☒ No / ☐ Yes / ☐ N/A
Other			☐ No / ☐ Yes / ☐ N/A

10. Have any of the above-mentioned approvals been appealed? ☒ No ☐ Yes

If yes, please state when the project was appealed and when it would get reconsidered.

N/a

11. Is the property within Williamson Act Contract? ☒ No ☐ Yes

If yes, please attach the following (if applicable)

- Copy of contract
- Board of Supervisor's resolution upholding contract
- City resolution protesting contract
- City resolution succeeding to contract

12. How will the proposal assist city or county to achieve its fair share of regional housing needs as determined by its current General Plan Housing Element?

N/A

C. Environmental Information

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body? ☒ No ☐ Yes (If yes, please attach a copy)

a. Is the certified environmental documentation currently being challenged? ☐ No ☐ Yes

2. Is the site presently zoned for or engaged in agricultural use? ☒ No ☐ Yes

If yes, please explain:

N/a

3. Does the site contain prime agricultural land as defined in gov code sec 56064? ☒ No ☐ Yes

4. Will extension of services requested for this proposal induce growth on affected property? ☒ No ☐ Yes

a. On adjacent properties? ☒ No ☐ Yes

b. Unincorporated? ☒ No ☐ Yes

5. Please describe the environmental setting of the site:

Approximately 1 acre of the 6.46-acre site is developed with a CSD owned and operated lift station. The remaining portion of the parcel contains non-native grasses and is undeveloped. The southern boundary of the property is defined by Toro Creek and a riparian corridor.

6. Terrain:

- ☒ Level to gently rolling (0-10%)
☐ Slopes (10-30%)
☐ Steep slopes (over 30%)

7. Hydrology (streams, lakes, or marshes on site)?

☐ No ☒ Yes

If yes, please explain:

Toro Creek is located at the southern border of the site.

8. Has the natural vegetation already removed or altered?

☒ No ☐ Yes

9. Are there any endangered plant species on site?

☒ No ☐ Yes

10. Have any endangered or threatened species been identified?

☐ No ☒ Yes

If yes, please explain:

Steelhead Trout were detected in Toro Creek, though it is currently unknown whether the endangered Southern California sub-species was detected.

D. Public Service Information

SEWER SERVICE

1. Is the proposal territory within a district or city that provides public sewer service? ☐ No ☐ Yes

If yes, which agency? Site contains a lift station for Cayucos WWTP

2. Is a developed parcel in need of annexation due to failed septic system? ☒ No ☐ Yes

a. If yes, include a copy of any letters from the San Luis Obispo County Department of Environmental Health or private septic-system company.

b. If no, is annexation for sewer service part of this application? ☒ No ☐ Yes

3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? Cayucos Sanitary District

4. Has the agency that will be providing service issued a letter of sewer availability? ☐ No ☐ Yes

a. If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. Will the agency be prepared to furnish sewer service upon annexation? ☐ No ☒ Yes

If no, please explain:

The Cayucos Sanitary District owns this property and it is served by onsite sewer mains owned by the District.

WATER SERVICE

1. Is the proposal territory within a district or city that provides public water service? ☒ No ☐ Yes

If yes, which agency? _____

2. Is a well or other on-site water system currently used on the property? ☒ No ☐ Yes

3. Is an on-site system proposed to be used when the property is developed? ☒ No ☐ Yes

4. Is an annexation for water service part of this application? ☒ No ☐ Yes

- a. If yes, which district or city would serve the territory if this jurisdictional change is approved?

N/a

- b. Will the agency that will be providing service be prepared to furnish water service upon annexation? ☒ No ☐ Yes

5. Has the agency that will be providing service issued a letter of water availability? ☒ No ☐ Yes

- a. If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

FIRE PROTECTION SERVICES

1. Is the proposal territory currently within an agency that provides fire protection? ☐ No ☒ Yes

- a. If yes, provide name and address/location of current fire service provider:

Morro Bay

- b. Provide estimated response times to the proposal territory:

Priority 6.27 minutes; non-priority 6.27 minutes

2. Is annexation for fire protection service part of this application? ☒ No ☐ Yes

3. Which city or district would serve the proposal territory if this jurisdictional change is approved?

Cal Fire of San Luis Obispo County

- a. Location/address of the proposed fire service provider:
108 Chaney Avenue, Cayucos
- b. Estimated response times to the proposal territory:
Priority 4 minutes; non-priority 4 minutes

POLICE PROTECTION SERVICES

1. Which police agency currently serves the proposal territory?
Morro Bay Police Department
- a. Location/address of nearest police station: 1485 Kansas Avenue, SLO
- b. Estimated response times to the proposal territory:
Priority 1-20* minutes; non-priority 20 minutes
2. Which police agency would serve the proposal territory if this jurisdictional change is approved?
San Luis Obsipo County Sheriff
- a. Location/address of nearest police station: 2099 10th Street, Los Osos.
- b. Estimated response times to the proposal territory:
Priority 1-20* minutes; non-priority 20 minutes

OTHER SERVICES

	Existing	Proposed Change
Solid Waste Collection	Mission Country Disp	Same
Street Lighting	Morro Bay	County of SLO
Parks & Recreation	Morro Bay	County of SLO
Storm Drainage	Morro Bay	County of SLO

I hereby certify that the statements made in this entire Change of Organization or Reorganization Application are to the best of my knowledge accurate.

Airlin Singewald

PRINT name of person completing this application

Signature

595 Harbor St. Morro Bay

Address

10/8/26

Date

asingewald@morrobay.ca.gov
email

805-772-6291

Phone Number

MAP & LEGAL DESCRIPTION REQUIREMENTS

Note: A map & legal description are not necessary for activations / divesture of powers.

Map and legal descriptions should meet LAFCO and State Board of Equalization (BOE) requirements; listed below:

1. The map & legal description shall be prepared by a Registered Civil Engineer or a Licensed Land Surveyor.
2. First submittal shall be digital. Once the map and legal description have been reviewed and determined to be definite and certain you may submit four (4) copies. Map size shall be a maximum of 24" x 36" and a minimum of 18" x 26" with a minimum ½" border.
3. Applicable fees shall be paid by the applicant for County Surveyor Review and BOE filing on or after LAFCO Approval in accordance with their fee schedules.
4. Map and Legal Description examples are available on our website at <https://slo.LAFCO.ca.gov/applications-and-fees>.

Written Geographic Description(s) of the Project Area(s):

5. Every written geographic description (a document separate from the maps) must stand on its own without the necessity of reference to any extraneous document; a description that relies solely on the use of secondary references will not be accepted.
6. The written description shall be of the project area only. If a complete description of the special district is filed, the project area shall be clearly identified in a separate document.
7. The geographic description shall:
 - a. State the township and range, section number(s) or rancho(s)
 - b. Have a point of beginning (POB) referenced to a known major geographic position (e.g., section corners, intersection of street centerlines, or the intersection of street centerline and an existing district boundary at the time of filing). A description will be rejected if the POB refers only to a tract map, a subdivision map or a recorded survey map. It is preferable that the POB be the point of departure from an existing district boundary (when applicable).

- c. Be expressed as a specific parcel description in sectionalized land (e.g., "The SW 1/4 of Section 22, T1N, R1W") or by bearings and distances. When the description is by bearings and distances, all courses shall be numbered and listed individually in a consistent clockwise direction. The description shall not be written in a narrative format. All courses required to close the traverse of the project area must be stated. All curves must be described by direction of concavity. Delta, arc length, chord, and radius shall be listed, including radial bearings for all points of non-tangency.
8. The written description shall state the acreage for each separate single area (Special Fee Provisions for each single area as defined but the BOE) and a combined total acreage of the project area.
Example: "Area A containing 2.50 acres, Area B containing 1.75 acres: Total computed acreage containing 4.25 acres more or less."
9. All information stated on the description must match with the map(s), such as the name of the short title, the point of beginning, the course numbers, all the bearings and distances, and the acreage(s).

Map(s)

10. All maps shall be professionally and accurately drawn or copied. Rough sketches or pictorial drawings will not be accepted. Assessor's parcel maps will not be accepted as a substitute for the project map.
11. Original or copies of the same size project map must be submitted. Reduced maps are not acceptable and will be rejected.
12. A vicinity map shall be included. The vicinity map shall show the location of the project area in relationship to a larger geographic area that includes major streets and highways or other physical features.
13. Any portion of an existing district boundary in close proximity to the project area shall be shown and identified.
14. Every map must clearly show all existing streets, roads and highways with their current names that are within and adjacent to the project area. Additionally, every map shall indicate each

township and range, section lines and numbers, or ranchos that are in proximity of the project area.

15. Every map shall bear a scale and a north arrow. The point of beginning shall be clearly shown and match the written geographic description.
16. The boundaries of the project area shall be distinctively delineated on each map without masking any essential geographic or political features. The boundaries of the project area must be the most predominant line on the map. Boundary lines that are delineated by a line that exceeds 1.5 millimeter in width will be rejected by the BOE. The use of graphic tape or broad tip marking pens to delineate the boundary is not acceptable.
17. All dimensions needed to plot the boundaries must be given on the map of the project area. Each map shall have numbered courses matching the written geographic description. Index tables may be utilized.
18. All parcels within the project area that touch the new boundary shall be clearly labeled with the assessor's parcel number. Interior parcels that do not touch the boundary need not be identified on the map.
19. If the project area has an interior island(s) of exclusion or the boundary has a peninsula of exclusion (or inclusion), that area(s) should be shown in an enlarged drawing.
20. When it is necessary to use more than one map sheet to show the boundaries of the project area, the sheet size should be uniform. A small key map giving the relationship of the several sheets shall be furnished. Match lines between adjoining sheets must be used. While the geography on adjoining sheets may overlap, the project boundaries must stop at the match lines.

PLAN FOR SERVICES REQUIREMENTS

The plan for providing services must be prepared in compliance with California Government Code §56653 (and in cases pertaining to New or Different Services §56824.12) and contain the following information:

1. An enumeration and description of how services will be provided and who will provide the services to the affected territory (including but not limited to water, sewer, storm drainage, solid waste collection/ disposal, fire, police, lighting, library services, roads and schools)
2. The level and range of those services including detailed information on the extent, size, location and capacity of existing infrastructure. Capacity analysis should include:
 - The total capacity / service units of the system
 - Number of service units already allocated
 - Number of service units within current boundaries anticipating future service
 - Number of service units within the system available after providing service to areas within current boundaries that anticipate future service
 - Number of service units required to serve the proposed project
 - Number of service units proposed to be added to meet the demand

In the event there are not enough service units available to serve the proposed project, the applicant shall provide a plan for obtaining the capacity necessary to provide service which must include the following information:

- A description of any required facility or infrastructure expansions or other necessary capital improvements
- The likely schedule for completion of the expanded capacity project, the viability of the needed project, and the relation of the subject project to the overall project and project time line
- A list of required administrative and legislated processes, such as CEQA review or State Water Resources Board allocation permits, including assessment of likelihood of approval of any permits and existence of pending or threatened legal or administrative challenges if known

- The planned total additional capacity
 - The size and location of needed capital improvements
 - The proposed project cost, financing plan and financing mechanisms including a description of the persons or properties who will be expected to bear project costs
 - Any proposed alternative projects if the preferred project cannot be completed.
3. The estimated time frame for service delivery
 4. A statement indicating any capital improvements, or upgrading of structures, roads, sewer or water facilities or other conditions the agency would impose or require within the affected territory prior to providing service if proposal is approved
 5. A description of how the services will be financed

LANDOWNER CONSENT FORM

If applicable, please include a consent letter that states that 100% of property owners consent to the proposed project. If 100% of the property are in favor of the proposal, the protest process can be waived pursuant to government code section 56663. All the property owners must sign the consent letter.

Name of Proposal: Detachment of 065-022-010 from Morro Bay
Description of Proposal: Detach 6.46-acre site with CSD lift station from MB
Annex to _____
Detach from City of Morro Bay

Each of the undersigned represents that they are the owner of the property described opposite their name and located within the territory described in the attached legal description, and hereby consents to the change of organization or reorganization described above of said property to the above-named city and or district.

Date: 26.09.17
Address: PO Box 333, Cayucos CA, 93430, 200 Ash Ave.
Property Assessor _____
Parcel Number: 065-022-010

David M. Athey/District Manager
Landowner / Print Name

David M. Athey
Landowner Signature

Digitally signed by David M. Athey
Date: 2026.09.17 15:43:44 -07'00'

FEE SCHEDULE

All fees shall be paid prior to the acceptance of an application for processing. All fees should be submitted to LAFCO as a separate check to each of the agencies listed below:

1. LAFCO Processing Fee & Environmental Fee
2. Public Works Department Fee
3. Board of Equalization Filing Fee

Where indicated below, the fees are an initial deposit toward the actual cost of processing a proposal. The applicant shall enter into an agreement to provide for reimbursement to LAFCO for the actual costs of processing an application. A refund shall be issued for any portion of the fee not used for processing. When deposited fees are expended and additional fees are required, the applicant shall be notified by the Executive Officer or the Commission Clerk to pay an additional deposit amount not exceeding the initial deposit. The proposal shall be suspended until such additional funds are deposited with the LAFCO Clerk. Below are the charge out rates for each LAFCO Staff member:

LAFCO Charge-out Rates:

Executive Officer	\$110/hour
Analyst	\$85/hour
Commission Clerk	\$50/hour
Legal Counsel	\$360/hour

Other Charges

In addition to the fees specified herein, the Executive Officer may charge an applicant/appellant for the actual costs that are incurred as a result of processing a proposal that are not covered in the Commission's fee schedule. An applicant/appellant may appeal the decision of the Executive Officer in writing. Such an appeal will be presented to the Commission at its next meeting.

Refunds for withdrawn proposals shall be based on an estimate by the Executive Officer of the total costs incurred in processing the proposal up to the date of the withdrawal request.

Fee Waiver

The Commission, as per government code section 56382, may waive fees partially or in total upon finding that payment of fees would be detrimental to the public interest. Requests for fee waiver must be submitted in writing to the Commission, and there is a \$500 fee. The waiver will be considered at a public meeting of the Commission.

ANNEXATION / DETACHMENT PROCESSING FEES

Acreage	Deposit Amount
0.01 – 4.99	\$1,500
5.00 – 9.99	\$2,500
10.00 – 14.99	\$3,500
15.00 – 19.99	\$4,500
20.00 +	\$5,000 plus \$10 per acre
Any size Annexation to a California Water District	\$2,000

SPHERE OF INFLUENCE AMENDMENT FEES

Acreage	Deposit Amount
0.01 – 4.99	\$1,500
5.00 – 9.99	\$2,500
10.00 +	\$3,500
Agency Request for Comprehensive Sphere of Influence Update or Municipal Service Review	\$5,000
Any size SOI Amendment to a California Water District	\$1,000

OTHER PROCESSING FEES

Action	Deposit Amount
Activation or Divestiture of Latent District Powers	\$2,500
Outside Agency Agreement	\$2,500
Incorporation of a City	\$15,000
Formation of a Special District	\$5,000
Dissolution of one or more Districts	\$2,500
Disincorporation of a City	\$5,000
Consolidation of Districts/ Cities	\$3,000
Merger of Districts/ Cities	\$3,000
Establishment of Subsidiary Districts	\$3,000
Reorganization of City or District (Two or more of the above changes of organization, excluding the 1 st three actions.)	\$7,500

OTHER FEES

Item	Deposit Amount
Request for Reconsideration	\$1,500
Fee Waiver Request	\$500
Request for Time Extension	\$500
Study Session Request	\$2,500
Request for Fiscal Analysis or Other Studies	\$2,500
Pre-application Review	Limited to 3 hours of staff time, then actual cost
Petition Verification Fee	Minimum filing fee of \$10 + \$1.00 per signature
Processing request for the State Controller's review of an incorporation fiscal analysis	\$1,500
Postage, Mail Supplies, Photocopies, etc.	At cost

ENVIRONMENTAL FEES DEPOSIT | LAFCO AS A RESPONSIBLE AGENCY

Review of ND, MND or EIR	\$1,000
Review of Categorical Exemption	\$500
County Clerk Recorder Filing Fee	\$50

ENVIRONMENTAL FEES DEPOSIT | LAFCO AS A LEAD AGENCY

Initial Study, ND, MND	\$1,000 deposit, outside consultant to be hired, applicant pays full cost of environmental review
Categorical Exemption	\$500
Environmental Impact Report	\$5,000 deposit, outside consultant to be hired, applicant pays full cost of environmental review
County Clerk Recorder Filing Fee	\$81

CALIFORNIA DEPARTMENT OF FISH AND GAME FILING FEE | LAFCO AS A LEAD AGENCY

Filing for a Negative Declaration	\$2,968.75
Filing for a Mitigated Negative Declaration	\$2,968.75
Filing for an Environmental Impact Report	\$4,123.50

SLO COUNTY PUBLIC WORKS DEPARTMENT FEE

Map & Legal Description Review	Real Time Billing – Reimbursement Agreement Required Between Applicant and County Public Works
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STATE BOARD OF EQUALIZATION FEES

The Tax-Rate Area System is administered by the State Board of Equalization (Board) and used by counties for the proper allocation of property tax revenues between counties, cities, and special tax districts. LAFCO works with the County Assessor, County Auditor, and the State Board of Equalization to ensure that boundary changes are filed with the state after LAFCO approval to update the database of the new Tax-Rate Area designations. These fees are collected after proposal approval. The fees can be found on the LAFCO website under the “Application & Fees” tab or on the State Board of Equalization website at:

<https://www.boe.ca.gov/proptaxes/pdf/jurboundaryreq.pdf>

FEE SCHEDULE WORKSHEET

If you need help in determining your fees, please contact LAFCO staff for assistance at (805) 781-5795.

1. Check made payable to the *San Luis Obispo Local Agency Formation Commission*:

Processing Fee (depends upon proposal type):	\$ 2500
Sphere of Influence Fee:	\$ 2500
Environmental Fees	\$ 500
County Clerk Recorder Filing Fee	\$ 81.00
Other Fees:	\$
TOTAL	\$ 5,581.00

- 2. LAFCO will submit the required information to Public Works. Public Works will subsequently coordinate directly with the applicant to execute a real-time billing agreement and invoice the applicant accordingly.**

3. Check made payable to the *Board of Equalization*:

BOE Processing Fee:	\$
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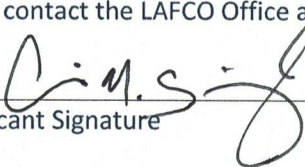
COST ACCOUNTING AGREEMENT

Applicant: City of Morro Bay / Airlin Singewald, Community Dev. Dir.
Mailing Address: 595 Harbor Street, Morro Bay, CA 93442
Telephone: 805-772-6291
Fax: 805-772-6268
E-mail Address: asingewald@morrobayca.gov

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Airlin Singewald, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received.

In order to implement the cost accounting provisions, please sign and date this statement indicating your agreement to the cost accounting procedure agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 1042 Pacific Street, Suite A, San Luis Obispo, CA 93401. If you have questions regarding your application, please contact the LAFCO Office at (805) 781-5795.


Applicant Signature

10/8/26
Date

Applicant Signature

Date

Applicant Signature

Date

Attachment 1

Authorizing Resolution of the Morro Bay City Council

RESOLUTION NO. 13-21

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORRO BAY, CALIFORNIA REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TAKE PROCEEDINGS FOR THE DETACHMENT OF CERTAIN PROPERTY FROM THE CITY INTO THE COUNTY OF SAN LUIS OBISPO

THE CITY COUNCIL City of Morro Bay, California

WHEREAS, the City of Morro Bay ("City") desires to initiate a proposal pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 5600 et seq.) ("Act") for detachment from the City of certain territory identified by APN 065-022-010 ("Property") and annex it to the County of San Luis Obispo (County); and

WHEREAS, the Property proposed for detachment is owned by Cayucos Sanitary District (CSD) and includes sewer infrastructure improvements operated by the CSD; and

WHEREAS, the Property is located at the northern boundary of the City and is surrounded on three sides by real property located in County jurisdiction; and

WHEREAS, the CSD desires to have the Property removed from City jurisdiction and returned to the County to simplify permitting processes for their wastewater infrastructure; and

WHEREAS, the CSD is actively constructing their own wastewater treatment plant and will no longer be discharging to the jointly owned wastewater treatment plant located on Atascadero Road within the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Morro Bay, California, as follows:

Section 1: Findings related to the California Environmental Quality Act (CEQA)

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt pursuant to (1) Section 15601(b)(3) of the guidelines consistent with the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; (2) Section 15378(b)(5) of the CEQA Guidelines, as the act is an organization or administrative activity of a government that will not result in direct or indirect physical changes in the environment.
2. The exceptions to the categorical exemptions identified in Section 15300.2 of the guidelines do not apply.

Section 2: Submission of Application.

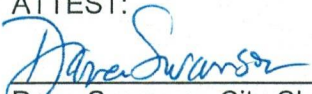
The City Council directs Staff to submit an application to the San Luis Obispo Local Agency Formation Commission ("SLO LAFCO") initiating the detachment of the Property as shown on Exhibit A of this Resolution from the City as set forth in this Resolution, pursuant to the provisions of the Act and authorizes the City Manager, or his designee, to prepare and execute the necessary SLO LAFCO application documents, conduct investigations and file such application, as necessary and appropriate.

PASSED AND ADOPTED by the City Council of the City of Morro Bay at a regular meeting thereof held on the 23rd day of March 2021 on the following vote:

AYES: Headding, Addis, Barton, Davis
NOES: Heller
ABSENT: None



John Headding, Mayor

ATTEST:


Dana Swanson, City Clerk

Exhibit A

065-022

073-092

CSD Lot for
Proposed for
Detachment

073
092

073
075

073
075

082

CITY OF MORRO BAY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA
BOOK 065 PAGE 022

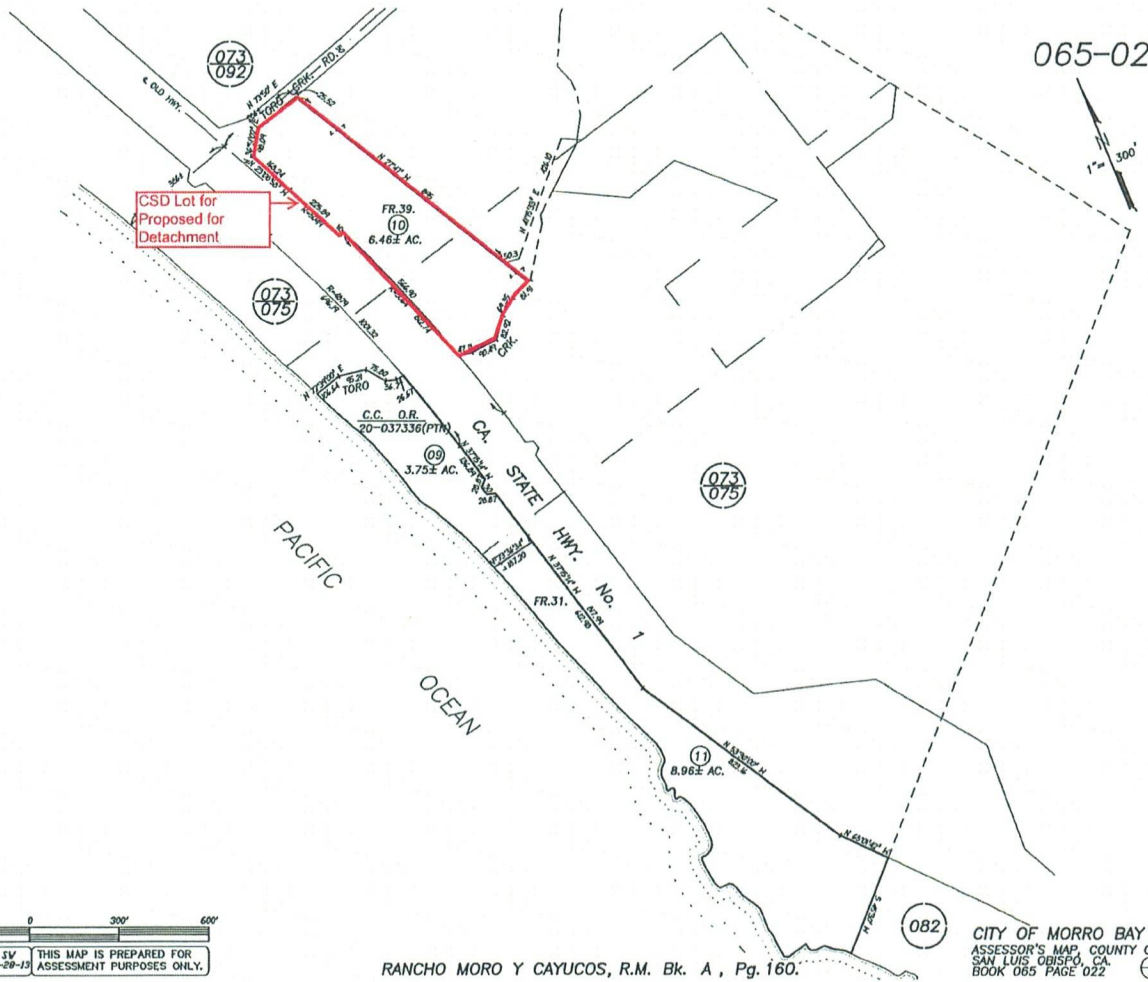
RANCHO MORO Y CAYUCOS, R.M. Bk. A, Pg. 160.

REVISIONS	
LS	DATE
13-133	03-28-13
NA	11-09-16
20-127	02-24-20
NA	09-10-20
NA	11-19-20

150' 0 300' 600'

SV
03-28-13

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



Attachment 2

Legal Description of Detachment Area

**EXHIBIT A
LEGAL DESCRIPTION
REMOVAL FROM CITY LIMITS**

REAL PROPERTY SITUATE IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AND LYING WITHIN THE RANCHO MORRO Y CAYUCOS, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE LANDS INCORPORATED INTO THE CITY OF MORRO BAY AS DESCRIBED IN RESOLUTION NO. 361-64 ENTITLED "RESOLUTION DECLARING THE CITY OF MORRO BAY INCORPORATED AND DECLARING THE PERSONS ELECTED TO THE CITY COUNCIL OF MORRO BAY", RECORDED JULY 27, 1964, SAID PORTION BEING THE SAME AREA OF LAND DESCRIBED ON SHEET 1 OF EXHIBIT A OF SAID RESOLUTION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CALIFORNIA STATE HIGHWAY ROAD V-SLO-56-D (HIGHWAY 1) AS DESCRIBED IN SAID RESOLUTION, WITH THE CENTERLINE OF TORRO CREEK;

"THENCE, NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID CALIFORNIA STATE HIGHWAY TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF TORRO CREEK ROAD, SAN LUIS OBISPO COUNTY ROAD NO. 32020 (36); THENCE, NORTHEASTERLY 254 FEET ALONG THE SOUTHERLY LINE OF SAID TORRO CREEK ROAD TO A POINT; THENCE, SOUTHEASTERLY PARALLEL TO SAID LINE OF THE CALIFORNIA STATE HIGHWAY TO AN INTERSECTION WITH THE CENTERLINE OF SAID TORRO CREEK; THENCE, SOUTHWESTERLY DOWN THE CENTERLINE OF SAID TORRO CREEK TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID CALIFORNIA STATE HIGHWAY;" TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION.

END DESCRIPTION

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

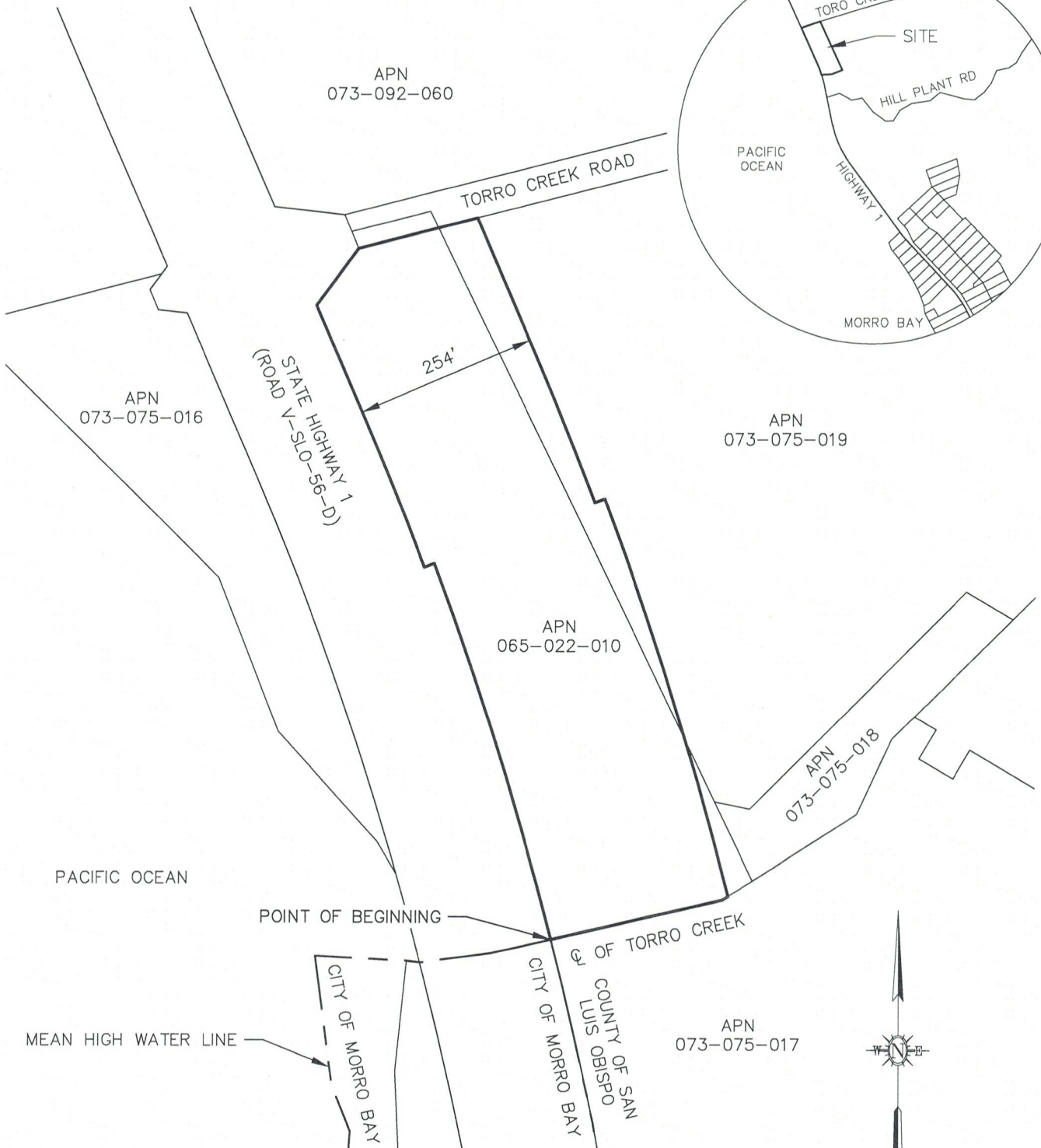
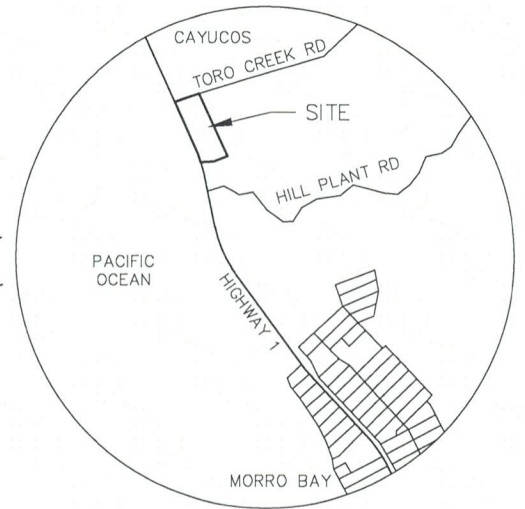
MATHEW A. STEWARD, P.L.S.
L.S. NO. 9036

DATE

Attachment 3

Map of Detachment Area

EXHIBIT B



BEING A PORTION OF THE RANCHO MORRO Y CAYUCOS

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

