



**SAN LUIS OBISPO  
LOCAL AGENCY FORMATION COMMISSION  
MARCH 19, 2026, 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, March 19, 2026, by Chairperson Heather Moreno 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 Heather Moreno, Vice Chair Dave Watson, Commissioners Ed Eby, Navid Fardanesh, Dawn Ortiz-Legg, Ed Waage, and Alternate Commissioner Carla Wixom

**Absent:** Commissioner Steve Gregory, and Alternate Commissioners Michael Draze and Bruce Gibson

**Staff:** Rob Fitzroy, LAFCO Executive Officer  
Imelda Marquez-Vawter, LAFCO Senior Analyst  
Morgan Bing, LAFCO Analyst  
Holly Whatley, LAFCO Legal Counsel (remote)

**Approval of the Minutes:** February 19, 2026

**Chairperson Moreno** announced the consideration of approval of the February 19, 2026, Regular Meeting Minutes.

**Chairperson Moreno** asked for Commissioner comments, announcing that it was closed shortly after hearing none.

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

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

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

**Commissioner Waage** seconded the motion.

**AYES:** Commissioners Fardanesh, Waage, Eby, Ortiz-Legg, Wixom, Vice Chair Watson, and Chairperson Moreno

NAYS: None

ABSTAIN: None

The motion passed.

**Non-Agenda Public Comment Period**

**Chairperson Moreno** opened public comment, announcing it was closed shortly after hearing none.

**Regular Matters**

**A-1:** LAFCO File No. 8-S-25: Municipal Service Review and Sphere of Influence Study for the Port San Luis Harbor District

**Mr. Fitzroy** invited **Ms. Bing** to present the item.

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

**Vice Chair Watson** inquired about the District's Capital Improvement Program.

**Mr. Fitzroy** invited **Will Friedman**, Harbor Director of the Port San Luis Harbor District (PSLHD), to respond.

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

**Commissioner Eby** inquired about the proposed Sphere of Influence (SOI) boundary.

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

**Commissioner Fardanesh** inquired about the proposed SOI.

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

**Commissioner Fardanesh** inquired about the population served by the District.

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

**Commissioner Fardanesh** inquired about alternative revenue streams considered and whether the PSLHD Board had publicly discussed the proposed SOI.

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

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

**Commissioner Fardanesh** inquired about the proposed SOI.

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

**Commissioner Ortiz-Legg** inquired about the potential implications of an SOI amendment.

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

**Chairperson Moreno** inquired about the District's services and facilities.

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

**Chairperson Moreno** opened the item for public comment.

**Rachel Wilson** of Cayucos provided comment on the proposed SOI change.

**Sheri Hafer** of Atascadero provided comment on the proposed SOI change.

**Paul Choucalas** of Cayucos provided comment on the proposed SOI change.

**Nicole Dorfman** of Morro Bay provided comment on the proposed SOI change.

**Betty Winholtz** of Morro Bay provided comment on the proposed SOI change.

**James Warner** of Morro Bay provided comment on the proposed SOI change.

**Chairperson Moreno** invited **Mr. Friedman** to respond.

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

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

**Commissioner Eby** provided comment regarding the proposed SOI change.

**Commissioner Waage** inquired about District finances and sources of revenue.

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

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

**Commissioner Waage** provided comment on the proposed SOI change.

**Commissioner Wixom** provided comment on the proposed SOI change.

**Commissioner Ortiz-Legg** provided comment on the staff's recommendations.

**Commissioner Wixom** provided comment on the proposed SOI change.

**Commissioner Ortiz-Legg** inquired about the District's ability to charge fees.

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

**Vice Chair Watson** provided comment on the proposed SOI change.

**Commissioner Ortiz-Legg** provided comment on the proposed SOI change.

**Commissioner Fardanesh** provided comment on the proposed SOI change.

**Chairperson Moreno** provided comment regarding the need for further consideration of the proposed SOI change.

**Mr. Fitzroy** provided comment regarding the proposed Action Items and Commission options.

**Chairperson Moreno** made a motion directing staff to return at a future meeting with an updated PSLHD MSR and SOI Study that includes determinations for a coterminous SOI.

**Commissioner Fardanesh** seconded the motion.

AYES: Chairperson Moreno, Commissioners Fardanesh, Eby, Ortiz-Legg, Waage, Wixom, and Vice Chair Watson

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**A-2:** LAFCO File No. 2-S-25: Municipal Service Review and Sphere of Influence Study for the Independence Ranch Community Services District

**Mr. Fitzroy** invited **Ms. Marquez-Vawter** to present the item.

**Chairperson Moreno** opened the item for Commissioner questions and comments and inquired about the District's missing audit.

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

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

**Chairperson Moreno** opened the item for Commissioner questions and provided comment regarding District loan repayment.

**Commissioner Waage** made a motion in support of the staff recommendation for Item A-2, Action 1: Find, by motion, the Municipal Service Review and Sphere of Influence Study prepared for the Independence Ranch Community Services District (LAFCO File No. 2-S-25) 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).

**Vice Chair Watson** seconded the motion.

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

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Commissioner Waage** made a motion in support of the staff recommendation for Item A-2, Action 2: Approve, by resolution, the Independence Ranch Community Services District Municipal Service Review and Sphere of Influence Study (LAFCO File No. 2-S-25) as contained in Attachments A and B, and reaffirm the District’s Sphere of Influence as depicted in Attachment A, Exhibit C, with corrections as discussed.

**Vice Chair Watson** seconded the motion.

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

NAYS: None

ABSTAIN: None

The motion passed unanimously.

**Commissioner Comments:** None.

**Legal Counsel Comments:** None.

**Executive Officer Comments:** **Mr. Fitzroy** provided updates on future meetings, the upcoming CALAFCO Staff Workshop, and the Special

District Alternate Election.

**Adjournment:** With no further business before the Commission, the meeting adjourned at 10:44 AM until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

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Respectfully submitted,  
Melissa Morris, LAFCO Commission Clerk