



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
JULY 21, 2022, MEETING MINUTES**

Call to Order

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:05 a.m. on Thursday, July 21, 2022, by Chairperson Ed Waage in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California pursuant to the Governor's Executive Order AB 361.

Pledge of Allegiance

Roll Call

Present: Chairperson Ed Waage, Vice-Chair Debbie Arnold, Commissioners Robert Enns, Heather Jensen, and Marshall Ochylski, and Alternate Commissioners Charles Bourbeau, Dawn Ortiz-Legg, and Ed Eby

Absent: Commissioner Lynn Compton, and Steve Gregory, and Alternate Commissioner David Watson

Staff: Rob Fitzroy, LAFCO Executive Officer
Brian Pierik, LAFCO Legal Counsel
Imelda Marquez, LAFCO Analyst
Morgan Bing, LAFCO Clerk Analyst

Approval of the Minutes: May 19, 2022

Chairperson Waage announced the consideration of approval for the May 19, 2022, Regular Meeting Minutes.

Chairperson Waage asked for any public comment, announcing it was closed shortly after hearing none.

Chairperson Waage asked for Commissioner comments or a motion to approve the minutes.

Commissioner Enns motioned to approve the minutes.

Commissioner Jensen seconded the motion.

AYES: Commissioners Enns, Jensen, Bourbeau, Ochylski, Vice Chair Arnold, and Chairperson Waage

NAYS: None

ABSTAINING: None

NOTE: Commissioner Ortiz-Legg was not present during the approval of the minutes.

The motion was passed.

Non-Agenda Public Comments

Chairperson Waage asked for any public comment, announcing it was closed shortly after hearing none.

Consent Agenda

A-1: Resolution Regarding Commission Meetings Held by Teleconference as Provided by AB 361 (Recommend Review and Approve)

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

Chairperson Waage asked for a motion to approve the Consent Agenda item.

Vice Chair Arnold motioned to approve the items on consent.

Commissioner Enns seconded the motion.

AYES: Vice Chair Arnold, Commissioners Enns, Bourbeau, Jensen, Ochylski, and Chairperson Waage

NAYS: None

ABSTAINING: None

NOTE: Commissioner Ortiz-Legg was not present during the Consent Agenda item.

The motion was passed.

Informational Matters

B-1: Study Session on the Dana Reserve Specific Plan and Draft Environmental Impact Report (Recommend Review and Approve)

Mr. Fitzroy presented the item.

Mario Iglesias, the General Manager of Nipomo Community Services District, further elaborated on the item and the studies Nipomo Community Services District has conducted on the project.

Mr. Fitzroy continued presenting the item.

Nick Tompkins, the project applicant, further elaborated on the item and plans for the project.

Chairperson Waage opened the item for Commissioner questions.

Vice Chair Arnold asked about anticipated water usage for the project.

Mr. Tompkins responded to the questions and provided answers.

Victor Montgomery and **Robert Camacho**, from RRM Design Group, provided additional input.

Commissioner Ortiz-Legg asked about the transportation impacts in the Environmental Impact Report and commented on the water graph provided.

Mr. Tompkins responded to the questions and provided answers.

Commissioner Bourbeau inquired about average size of multifamily units.

Mr. Tompkins responded to the question and provided answers.

Commissioner Bourbeau asked about the reliability of the Santa Maria Valley Basin water supply.

Mr. Iglesias responded to the question and provided answers.

Chairperson Waage asked about the reliability of the Santa Maria Valley Basin water supply.

Mr. Iglesias responded to the questions and provided answers.

Commissioner Enns commented on the LAFCO staff report and Draft Environmental Impact Report and complimented the applicant's efforts, followed by questions on the County's Growth Management ordinance.

Airlin Singewald, from County of San Luis Obispo Planning and Building Department, provided additional information.

Commissioner Ortiz-Legg asked for clarification on the county's growth rate.

Mr. Singewald provided clarification.

Chairperson Waage opened the floor to public comment.

Public Comment

Ken Trigueiro, from People's Self-Help Housing, expressed support for the project and plans for their affordable housing site.

Joe Martinez, resident of Nipomo, provided comment and expressed concerns for the project.

Tim Martin, resident of Nipomo, voiced concerns for the project, specifically regarding water.

Public Comment Closed

Chairperson Waage asked for additional commissioner comments.

Commissioner Ochylski asked for clarification on the due date of comments on the Draft Environmental Impact Report.

Mr. Fitzroy clarified the due date.

Commissioner Ortiz-Legg commented on the importance of community outreach.

Commissioner Ochylski asked for Mr. Tompkins' input on Alternative 3 of the Draft Environmental Impact Report.

Mr. Tompkins provided comment.

Chairperson Waage recommended the Environmental Impact Report contain additional discussion on water supply.

Chairperson Waage thanked the project team and announced the item was received and filed.

B-2: Shandon San Juan Water District Annexation & Sphere of Influence Application Status, LAFCO No. 4-R-21 (Recommend Receive and File)

Mr. Fitzroy presented the item.

Chairperson Waage opened the item for commissioner comments.

Commissioner Enns inquired about the County's objection to the annexation.

Mr. Fitzroy responded to the question and provided input.

Commissioner Enns asked about the County GSA's fees.

Vice-Chair Arnold and **Commissioner Ortiz-Legg** responded to the question and provided answers.

Chairperson Waage asked for public comment, announcing it was closed shortly after hearing none.

Chairperson Waage announced the item was received and filed.

B-3: Receive Notice of Submittal for Petition of Application for Annexation #13 to County Service Area 18 – LAFCO File No. 2-R-22, and Application for a Sphere of Influence Amendment and Annexation #19 to Cayucos Sanitary District – LAFCO File No. 3-R-22 (Recommend Receive and File)

Ms. Marquez presented the item.

Chairperson Waage opened the item for commissioner comments, hearing none.

Chairperson Waage asked for any public comment, announcing it was closed shortly after hearing none.

Chairperson Waage announced the item was received and filed.

B-4: CALAFCO Updates (Recommend Receive and File)

Mr. Fitzroy presented the item.

Chairperson Waage opened the item for commissioner comments, hearing none.

Chairperson Waage asked for any public comment, announcing it was closed shortly after hearing none.

Chairperson Waage announced the item was received and filed.

Closed Session

C-1: Closed Session pursuant to Government Code Section 54956.8:
Conference with Real Property Negotiators
Property: 1042 Pacific Street, Suite A, San Luis Obispo, CA 93401
Agency negotiator: Rob Fitzroy
Negotiating parties: 1042 Pacific Street, A Partnership
Under negotiation: Price and terms of payment for lease

Mr. Pierik announced the Closed Session item.

At 10:59 a.m., **Chairperson Waage** called the open session back into order.

Report on Closed Session: LAFCO Legal Counsel, Brian Pierik, stated that there was no reportable action.

Commissioner Comments: Mr. Fitzroy introduced the new Clerk Analyst, Morgan Bing.

Legal Counsel Comments: None

Executive Officer Comments: None

Adjournment: With no further business before the Commission, the meeting adjourned at 11:02 a.m. until the next meeting of the Commission pursuant to Governor's Executive Orders, depending upon the progression of the COVID-19 pandemic.

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.

Respectfully submitted,
Morgan Bing, LAFCO Clerk Analyst