



San Luis Obispo Local Agency Formation Commission

TO: MEMBERS OF THE COMMISSION

FROM: ROB FITZROY, EXECUTIVE OFFICER

DATE: OCTOBER 20, 2022

SUBJECT: LAFCO File 1-R-21: Annexation #82 to the City of San Luis Obispo (Froom Ranch Specific Plan Area) Time Extension

RECOMMENDATION

It is respectfully recommended that the Commission consider taking the following actions:

Action 1: Approve a one-year time extension for LAFCO File No. 1-R-21 to comply with required Conditions of Approval as established by LAFCO Resolution 2021-05.

DISCUSSION

Overview

On October 21, 2021, the Commission approved the Froom Ranch Specific Plan Annexation to the City of San Luis Obispo (LAFCO File No. 1-R-21). The action included a Condition of Approval that required the City to offset impacts related to prime soils and enter certain portions of the site into a conservation easement. The City has been working diligently to satisfy the condition in consultation with LAFCO staff; however, additional time is needed to complete the necessary conservation easements and comply with the Condition of Approval.

Process

The subject territory will be formally annexed into the City upon filing of the Certificate of Completion (Section 57202). However, per Section 57200, the Certificate of Completion cannot be filed until all Conditions of Approval are satisfied. Per Section 57001, if a Certificate of Completion has not been filed within one year of approval, the proceeding shall be deemed terminated unless prior to the expiration of that year the Commission authorizes an extension of time for completion (expiration date is October 21, 2022). The Commission can extend for any reasonable period of time. Staff is recommending a one-year time extension.

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Attachment A: Request for Time Extension from City of San Luis Obispo

Attachment A

Request for Time Extension from City of San Luis Obispo



City Administration

990 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7114
slocity.org

September 23, 2022

VIA EMAIL

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

RE: Request for Extension – Annexation No. 82

Dear Mr. Fitzroy:

Please accept this letter as the City of San Luis Obispo's formal request to extend the term for completion of the conditions of approval for Annexation No. 82 to the City of San Luis Obispo (Froom Ranch Specific Plan). Specifically, condition 4.2 requires that, prior to filing the Certificate of Completion with the State Board of Equalization, the project proponent shall submit to LAFCO documentation of a recorded perpetual conservation easement meeting the intent of LAFCO's 1:1 preservation policy.

As you are aware, the City and project owners have been working diligently to complete the required easement in coordination with your office. At the present time it appears that the parties are largely in agreement as to the terms of the easement, although work remains to ensure that the legal descriptions and maps for the easement area prepared by a land surveyor are consistent with the area proposed to LAFCO that served as the basis of LAFCO's approval of Resolution No. 2021-05.

In consideration of the foregoing, we respectfully request the accommodation of an extension of the term for completion of this condition of approval for Annexation No. 82. Thank you for your thoughtful consideration of our request.

Sincerely yours,

A handwritten signature in blue ink that reads "Robert A. Hill".

Robert A. Hill
Sustainability & Natural Resources Official

Cc: Michael Codron, City of San Luis Obispo, Community Development Director