



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
JANUARY 16, 2025, MEETING MINUTES**

Call to Order

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:01 a.m. on Thursday, January 16, 2025, by Vice 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: Vice Chair Steve Gregory, Commissioners Robert Enns, Heather Moreno, Dawn Ortiz-Legg, Ed Waage, David Watson, and Alternate Commissioner Ed Eby

Absent: Alternate Commissioners Michael Draze, Bruce Gibson, and Carla Wixom

Staff: Rob Fitzroy, LAFCO Executive Officer
Imelda Marquez-Vawter, LAFCO Analyst
Morgan Bing, LAFCO Analyst
Melissa Morris, LAFCO Commission Clerk
Holly Whatley, LAFCO Legal Counsel

Chair and Vice Chair Appointments

Mr. Fitzroy provided comment on the item.

Commissioner Ortiz-Legg provided comment on the item and nominated Commissioner Moreno for the vice chair position.

Vice Chair Gregory asked for a motion to approve the nomination of Commissioner Moreno for the position of Vice Chair.

Commissioner Enns seconded the motion.

Vice Chair Gregory asked for Commissioner comments.

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

Commissioner Moreno provided comment on the item.

AYES: Commissioners Ortiz-Legg, Enns, Moreno, Waage, and Watson, Vice Chair

Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Commissioner Waage nominated Vice Chair Gregory for the position of Chairperson.

Vice Chair Moreno seconded the motion.

Vice Chair Gregory asked for Commissioner comments.

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

AYES: Commissioner Waage, Vice Chair Moreno, Commissioners Enns, Ortiz-Legg, Watson, Vice Chair Gregory, and Commissioner Eby

NAYS: None

ABSTAINING: None

The motion passed.

Approval of the Minutes: December 19, 2024

Chairperson Gregory announced the consideration of approval of the December 19, 2024, 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 Watson motioned to approve the minutes.

Commissioner Waage seconded the motion.

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

NAYS: None

ABSTAINING: None

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 Agenda

A-1: 2025 Biennial Update of the Conflict of Interest Code

Mr. Fitzroy provided comment on the item.

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.

Vice Chair Moreno motioned to approve the Consent Agenda.

Commissioner Waage seconded the motion.

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

NAYS: None

ABSTAINING: None

The motion passed.

Regular Matters

B-1: LAFCO File No 2-R-23: Sphere of Influence Amendment and Annexation No. 1 to County Service Area 23 (111 Residential Lots in Tract 2586)

Mr. Fitzroy and Ms. Marquez-Vawter presented the item.

Chairperson Gregory opened the item for Commissioner questions and comments.

Commissioner Eby inquired about CSA 23.

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

Vice Chair Moreno inquired about clarification of the staff report water usage numbers.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Ortiz-Legg provided comment on the item and inquired about Proposition 218 requirements and sources of data provided in the staff report.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Enns provided comment on the item and inquired about the condition of the Atascadero Groundwater Basin and the wells for the project.

Mr. Fitzroy invited **Rob Miller**, with Wallace Group Engineering, to provide comment on the item.

Rob Miller responded to questions and provided comment.

Commissioner Watson provided comment on the item and inquired about project wells.

Rob Miller responded to questions and provided comment.

Commissioner Enns provided comment on the item and inquired about the status of the Atascadero Groundwater Basin.

Rob Miller responded to questions and provided comment.

Vice Chair Moreno provided comment on the item.

Commissioner Watson provided comment on the item and inquired about parcel annexation, development phases, and rates.

Mr. Fitzroy responded to questions and provided comment.

Chairperson Gregory inquired about the proposed annexation.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Enns provided comment on the item and inquired about fire protection.

Mr. Fitzroy responded to questions and provided comment.

Chairperson Gregory opened the item for public comment and two speakers provided comment to the Commission.

Jamie Jones, from Kirk Consulting, spoke in support of the approval of the item.

George Sullivan, a resident of Santa Margarita, spoke of his concern about water rights and usage.

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

Commissioner Watson provided comment on the item and inquired about environmental considerations, monitoring, and MSRs.

Commissioner Enns responded to questions and provided comment.

Mr. Fitzroy responded to questions and provided comment.

Vice Chair Moreno provided comment on the item and inquired about water capacity as well as project monitoring.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Ortiz-Legg provided comment on the item.

Chairperson Gregory provided comment on the item and invited **Karl Wittstrom**, with Santa Margarita Ranch LLC, to provide comment.

Karl Wittstrom provided comment on the item.

Ms. Whatley provided comment on the item.

Vice Chair Moreno motioned to approve staff recommendation for Item B-1, Action 1.

Commissioner Ortiz-Legg seconded the motion.

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

NAYS: None

ABSTAINING: None

The motion passed.

Vice Chair Moreno motioned to approve staff recommendation for Item B-1, Action 2, as amended.

Commissioner Ortiz-Legg seconded the motion.

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

NAYS: None

ABSTAINING: None

The motion passed.

Chairperson Gregory thanked the LAFCO staff for their work on the item and provided comment.

Executive Officer Comments: **Mr. Fitzroy** provided updates on upcoming meetings and elections.

Commissioner Comments: **Commissioner Enns** provided comment.

Legal Counsel Comments: **Ms. Whatley** provided comment on upcoming meetings and **Mr. Fitzroy** confirmed the next meeting date.

Adjournment: With no further business before the Commission, the meeting adjourned at 10:23 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