



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
OCTOBER 18, 2018**

Call to Order:

The San Luis Obispo Local Agency Formation Commission meeting was called to order at 9:01 a.m. on Thursday, October 18, 2018 in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairman Ed Waage.

Pledge of Allegiance: Led by Chairman Waage

Roll Call:

Present: Chairman Ed Waage, Vice-Chair Lynn Compton, Commissioners Debbie Arnold, Robert Enns, Roberta Fonzi, Tom Murray, Marshall Ochylski and Alternate Commissioner Ed Eby

Absent: Alternate Commissioners Adam Hill, Jamie Irons, and Heather Jensen

Staff: David Church, LAFCO Executive Officer
Raymond A. Biering, LAFCO Legal Counsel
Mike Prater, Deputy Executive Officer

Approval of Minutes: Commissioner Ochylski moved approval of the Minutes for July 19, 2018 with no changes or corrections. Vice-Chair Compton seconded the motion.

The motion was approved by a unanimous voice vote.

Non-Agenda Public Comments:

Consent Agenda:

A-1: Protest Results for the Cayucos Fire Protection District Dissolution and Activation of Fire and Emergency Power for CSA #10

A-2: Fiscal Year 2018-19 First Quarter Budget Status Report

A-3: CALAFCO Activities and Legislative Update

Public Comment: None

Commissioner Fonzi moved to approve the Consent Agenda. The motion was seconded by **Vice-Chair Compton**.

AYES: Commissioner Fonzi, Vice-Chair Compton, Commissioners Arnold, Enns, Murray, Ochylski and Chairman Waage

NAYS: None

ABSTAINING: None

The motion was approved by a unanimous roll call vote.

Regular Matters:

B-1: Annexation # 80 to the City of San Luis Obispo - San Luis Ranch

Commissioner Ochylski recused himself from this matter and **Alternate Commissioner Eby** is now present.

LAFCO Executive Officer David Church and LAFCO Deputy Executive Officer Mike Prater presented this item beginning with a PowerPoint presentation from LAFCO.

- Summary of the proposal
- Project Description
- SOI and Plan for Services
- Agricultural and Open Space Protection
- Affordable Housing
- Traffic Circulation Issues

LAFCO found that the proposal is consistent with LAFCO's policies and that the prime agricultural land impacts are being mitigated, and the affordable housing issue is being addressed.

Chairman Waage opened the floor to City Staff.

Mr. Michael Codron, Director of Community Development introduced the City's team for the project:

- Mr. John Rickenback, AICP, JFR Consulting
- Mr. Tim Bochum, Assistant Director of Public Works
- Mr. Walter Kieser, Economic Planning Systems - funding

Mr. Codron stated that Mr. Prater had covered most of the issues regarding the project but that he would be happy to answer the Commission's questions.

Mr. Rickenbach provided a PowerPoint presentation. He also stated that Mr. Church and Mr. Prater had covered most of the issues that he had planned to discuss.

He briefly discussed the project's funding, affordable housing, transportation goals and agricultural mitigation.

Mr. Rickenbach assured the Commission that the County's General Fund would not be adversely affected by the project.

He spoke in more detail about the funding and possible use of acreage for the Prado Road interchange.

The City continued its presentation with mention of the project's next steps.

Ms. Rachel Kovesdi presented a PowerPoint exhibit on behalf of the developer stating that:

- Annexation of San Luis Ranch is consistent with General Plan goals
- The project area is already surrounded by City, thus it is logical to provide services
- The Specific Plan would assure orderly development

A discussion of the site history was presented along with a summary of the approved project and the prime agricultural reserve.

There were questions from the Commissioners.

Mr. Church and Mr. Prater responded to the questions and comments of the Commission.

Public Comment:

Mr. Kevin Haubner, 1131 Monterey Street, San Luis Obispo, CA 93401. Mr. Haubner spoke about affordable housing and is in favor of approving the project.

The Commission deliberated with regard to the proposal. Questions were posed and responded to by various staff. Issues included: agricultural mitigation, traffic impacts and project timing.

Commissioner Arnold moved that Annexation #80 to the City of San Luis Obispo - San Luis Ranch - be approved by resolution with the staff-recommended condition.

Vice-Chair Compton seconded the motion.

AYES: Commissioner Arnold, Vice-Chair Compton, Commissioners Eby, Enns, Fonzi, Murray and Chairman Waage

NAYS: None

ABSTAINING: None

The motion was approved with a unanimous roll call vote.

Closed Session:

C-1: Under Government Code Section 54957 Consideration of Appointment of Commission Counsel-Interview Law Firms and Consider Proposals for Legal Services for San Luis Obispo LAFCO - Firms Responding to a Request for Proposal:

- Best, Best & Krieger
- Burke, Williams & Sorensen
- Colantuono, Highsmith & Whatley

Chairman Waage called the open session back into order.

Mr. Ray Biering, LAFCO Legal Counsel, reported that the Commission had unanimously appointed Burke, Williams and Sorensen Principal Brian Pierik as the new LAFCO Legal Counsel.

Mr. Biering and Mr. Church have been directed to finalize the contract and report to the Commission at the November 15, 2018 Commission meeting.

Commissioner Comments: **Commissioner Fonzi** requested a report about SB 1215 regarding provision of sewer service to disadvantaged communities.

Legal Counsel Comments: None

Executive Officer Comments: Mr. Church thanked the Commission for their work.

Adjournment: With no further business before the Commission, the meeting adjourned at 12:33 a.m. until the next meeting of the Commission in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo.

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,
Donna J. Bloyd, LAFCO Commission Clerk