



LAFCO - San Luis Obispo - Local Agency Formation Commission  
SLO LAFCO - Serving the Area of San Luis Obispo County

**TO: MEMBERS, FORMATION COMMISSION**

**FROM: DAVID CHURCH, INTERIM LAFCO EXECUTIVE OFFICER  
IMELDA MARQUEZ, LAFCO ANALYST**

**DATE: MARCH 18, 2021**

**SUBJECT: PROTEST PROCEEDING RESULTS FOR ANNEXATION #81  
TO THE CITY OF SAN LUIS OBISPO (FIERO EAST - WEST) -  
FILE #1-R-20**

**Recommendation.** It is respectfully recommended, that the results of the Protest Hearing for the Annexation of the Fiero Lane (East-West) to the City of San Luis Obispo be accepted by the Commission.

**Attachments:**  
A: Protest Final Results

**Summary.** On November 19, 2021, the Commission approved by resolution the annexation of the uninhabited area known as the Annexation #81 (Fiero East - West) to the City of San Luis Obispo. Uninhabited is defined as an area that has less than 12 registered voters within it. This means that only the land owners within the annexation area can protest the LAFCO action.

A properly noticed Conducting Authority Hearing (Protest Hearing) was conducted on January 22, 2021. The LAFCO Executive Officer (EO) conducted the Protest Process pursuant to the Cortese-Knox-Hertzberg Act and as delegated to the EO by the Commission under Government Code Section 57000(c).

The Protest Hearing was held via Zoom as allowed under the Covid-19 public meeting regulations. This was the date, time and place of a hearing for the submittal of written protests from registered voters and/or property owners within the annexation area. The Executive Officer is to determine the validity and number of written protests consistent with Government Code Sections 56707, 56708, and 56710.

The total number of land owners that submitted written protests was one with an assessed value of \$82,446. This one protest represents less than 1% of the total number of land owners and value found in the service area of the District. The number of land owners protesting the annexation did not reach 25% and the percent of land value did not reach 25%.

The Final Results of the protest process are attached and document that the number of written protests that were submitted were below the 25% threshold. The annexation is approved and the Certificate of Completion will be filed by the Executive Officer after conditions of approval have been complied with.

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ED WAAGE  
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Public Member
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County Member
- STAFF**
- DAVID CHURCH  
Interim Executive Officer
- BRIAN A. PIERIK  
Legal Counsel
- IMELDA MARQUEZ  
Analyst

# **Attachment A**

Final Results - Land Owners

Final Results – February 9, 2021



**LAFCO - San Luis Obispo - Local Agency Formation Commission**  
*SLO LAFCO - Serving the Area of San Luis Obispo County*

**TO: MEMBER, FORMATION COMMISSION**

**FROM: DAVID CHURCH, INTERIM EXECUTIVE OFFICER  
 IMELDA MARQUEZ, ANALYST**

**DATE: FEBRUARY 9, 2021**

**SUBJECT: FINAL RESULTS FOR THE PROTEST HEARING OF ANX  
 #81 TO CITY OF SLO (FIERO EAST – WEST) LAFCO NO.  
 1-R-20**

**Summary.** On January 22, 2021, at 11:00 a.m., the LAFCO Interim Executive Officer (EO) conducted a properly noticed Protest Hearing pursuant to the Cortese-Knox-Hertzberg Act. This action has been delegated to the EO by the Commission under Government Code Section 57000(c). The Hearing was held via Zoom as allowed under the Covid-19 Public Meeting rules. This was the date, time and place of a hearing for the submittal of written protests from property owners within the annexation area. The Executive Officer is to determine the validity and number of written protests consistent with Government Code Sections 56707, 56708, and 56710.

The total assessed land value and total number of land owners within the annexation area is found below as provided by the Assessors Office. One written landowner protest was submitted. The land value of the one property is found below. The following table is used to tabulate the results of the protest process:

<b>WRITTEN PROTESTS – PROPERTY OWNERS</b>	
Total Property Owners within the Annexation Area	189
Total written protests received	1
<b>Percent of property owners protesting annexation</b>	<b>0.529%</b>
<b>LAND VALUE</b>	
Total Land Value of properties within annexation	East - \$27,035,507 West - \$37,770,086 <b>Total: \$64,805,593</b>
Total Land Value of valid protests	\$82,446
<b>Percent of land value owned by valid property owner protests</b>	<b>0.127%</b>

The protest submitted was below the 50% threshold needed to terminate the annexation. Therefore the annexation is approved.

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 Analyst



**Final Results of Landowner and Registered Voter  
Written Protests Submitted in Regard to LAFCO File No. 1-R-20  
ANNEXATION #81 TO THE CITY OF SAN LUIS OBISPO  
(FIERO EAST-WEST AREAS)**

I, **David Church**, Interim Executive Officer of the San Luis Obispo Local Agency Formation Commission (LAFCO), hereby determine that the following are the final results of the Protest Hearing conducted on January 22, 2021, at 11:00 AM and concluded at 11:10 AM.

**Landowners.** The number of written Landowner Protests submitted totaled one (1), with zero (0) withdrawals. The total count of unverified landowners, excluding duplicates, filing protests is zero (0). The total number of invalid forms was zero (0). The Assessor's Office verified the total number of Landowners and total assessed value of land within the District. The total number of landowners verified by the Assessor's Office is one hundred and eighty-nine (189). If all of the Written Protests were verified that would bring the total to one (1) protest; 0.5% of the Landowners in the area. The total assessed value of the land within the District is \$64,805,593, the land value of the submitted protests is \$82,446. This is 0.1 % of the total land value. Both the number of landowners and land value are below the 25% threshold specified in State Law that would call for a vote of the registered voters on the matter. Since there is no possibility that the written protests will meet or exceed the 25% of the number of landowners and the total land value in the proposed annexation area, no additional review is necessary.

**Registered Voters.** Less than 12 registered voters reside in the area making it uninhabited. This means that only written protests from landowners in the annexation area would be considered in this protest process.

Since the number of Landowners submitting Written Protests is below the thresholds established in State Law, the annexation is hereby ordered pursuant to compliance with the conditions of approval adopted by LAFCO.

N WITNESS WHEREOF, I attest to the above facts this 9th day of February 2021.

David Church  
SLO LAFCO Interim Executive Officer

Imelda Marquez  
SLO LAFCO Analyst

**Date: February 9, 2021 - Final Results**