



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, EXECUTIVE OFFICER
MIKE PRATER, DEPUTY EXECUTIVE OFFICER**

DATE: MARCH 21, 2019

**SUBJECT: STATUS REPORT OF SUBMITTED PROPOSALS AND
UPCOMING PROPOSAL ACTIVITIES**

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Recommendation

This item is informational only and does not require action by the Commission.

Summary

This status report is to bring the Commission up-to-date regarding the submitted proposals and upcoming proposal activity that involve staff time and resources.

Fiero Lane Outside User Agreement/Annexation. This OUA was approved on April 21, 2016. A two-year time extension was approved on April 6, 2017. This proposal is on the March 21, 2019 agenda for an additional one-year time extension. The City expects to submit the annexation application this summer.

San Luis Ranch. The Annexation was approved on October 18, 2018. The Certificate of Completion has been filed with the County Clerk-Recorder. To file this annexation with the Board of Equalization which transfers the property taxes, the City of San Luis Obispo needs to submit the final agricultural and open space easement agreements for the areas preserved.

Shandon San Juan Water District Detachment. Submitted on January 17, 2019. Approximately 33,000 acres requested to be detached from the SSJWD consisting of two land owners. An information hold letter was issued on February 13, 2019 requesting information. Applicant's representative is working on submitting the additional information for a possible April or May LAFCO hearing.

Estrella-El Pomar-Creston Water District Detachment. This application may be submitted within the next few weeks. This detachment consists of approximately 300+ acres with 2-3 property owners.

Furlotti Ranch/Gateway SOI Amendment/Annexation. 269 acres located in the vicinity of the northwest corner of Highway 101 and Highway 46 West and outside the City limits of Paso Robles. This proposal would seek the concurrent processing of an amendment to the City's sphere of influence and annexation.

The City is working with the landowners to process a Specific Plan and Environmental Impact Report for consideration by the City Council before submitting an application to LAFCO. The project is primarily commercial/hotel development in the southeast portion of the site with some limited residential zoning.

Froom Ranch Annexation. 110 acres located immediately west of Los Osos Valley Road between U.S. Highway 101 and the Irish Hills Plaza outside the City limits of San Luis Obispo. The area is within the City's sphere of influence. The City is working with the landowners to process a Specific Plan and Environmental Impact Report for consideration by the City Council before submitting an application to LAFCO. The project is primarily residential with some commercial development in the northeast portion of the site. The residential uses would consist of a Life Plan Community (LPC). LPC's provide a variety of different unit types for independent senior housing as well as access to higher levels of care such as assisted living, memory care, and skilled nursing. The northern portion of the site will be multiple-family zoning. Approximately 51% of the site would be open space. This site was a receiver site for agricultural conversion for the Madonna/Gap annexation, which would be reconfigured and preserved.

Cayucos/Morro Bay Boundary Adjustments. The Cayucos Sanitary District, the City of Morro Bay, and the Chevron landowners are exploring a potential proposal that would facilitate the new WWTP operations for the District, while offering the City public access to the beach areas along Highway 1. This proposal would call for an open space easement that would preserve a large area. The City's SOI would be adjusted on the north- east side of Highway 1. A small portion of land would be proposed to be detached from the City and annexed into the Sanitary District. A separate portion on the beach would also be considered for annexation to the City. There are lots of moving parts to this one. A number of agencies and private land owners need to agree for it to move forward. Staff is working with the parties.