



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
MEETING MINUTES FOR
NOVEMBER 16, 2017**

Call to Order:

The San Luis Obispo Local Agency Formation Commission meeting was called to order at 9:00 a.m. on Thursday, November 16, 2017 in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairman Marshall Ochylski

Pledge of Allegiance: Led by Chairman Ochylski

Roll Call:

Present: Chairman Marshall Ochylski, Vice-Chairman Ed Waage, Commissioners Lynn Compton, Robert Enns, Roberta Fonzi, Tom Murray, and Alternate Commissioner Heather Jensen

Absent: Commissioner Debbie Arnold and Alternate Commissioners Ed Eby, Adam Hill, and Jamie Irons

Staff: David Church, LAFCO Executive Officer
Raymond A. Biering, LAFCO Legal Counsel
Mike Prater, LAFCO Senior Analyst
Donna J. Bloyd, LAFCO Commission Clerk

Approval of Minutes: **Vice-Chairman Waage** moved approval of the Minutes for October 19, 2017 with changes requested by **Commissioner Murray**. **Commissioner Compton** seconded the motion.

Non-Agenda Public Comments: None

Informational Matters:

A-1: Status Report - Cemetery District - District Sphere of Influence Update/Municipal Services Review

David Church, LAFCO Executive Officer presented this item. He began by talking about the survey that LAFCO has been conducting with the Cemetery Districts (Districts), and the audits from the Districts. Mr. Church noted that five of the 11 Districts have websites.

Mr. Church described the Sphere of Influence Update/Municipal Service Review (SOI) process.

There were questions from the Commission regarding cemetery capacity and what the process

will be when capacity is reached, endowments, fees and revenues, out-of-area fees.

Mr. Church responded to the Commissioners' questions.

Chairman Ochylski asked that LAFCO Staff follow up on the question regarding when the Cemetery District Boards hold meetings and how often meetings are held.

Public Comment:

Heather Jensen, LAFCO Alternate Public Member. Ms. Jensen asked for clarification regarding the Estrella Pleasant Valley Cemetery.

Mr. Church responded to her question

Chairman Ochylski stated that this item was received and filed.

A-2: Status Report - Cayucos Fire Protection District - Status Update

Mr. Church presented this item and began by stating that a lot had happened regarding the Cayucos Fire Protection District (CFPD) since the October LAFCO meeting. He added that there is a Special Projects tab on the LAFCO website (www.slolafco.com) which contains information about the CFPD and the dissolution process.

Mr. Church commented that the San Luis Obispo County Board of Supervisors (Board) will consider this matter early in 2018. The Board will discuss the level of service for Cayucos if the District is dissolved.

Mr. Church noted that the staff report for the public hearing on the matter is prepared and the report analyzes various issues and factors in the dissolution. Mr. Church added that landowners and registered voters will be notified about the public hearing. The hearing will include the LAFCO decision to approve, modify or deny the dissolution of the CFPD.

Mr. Church described the protest process.

Mr. Church also added that a draft FAQ document with comments from the County Administrative Office will be addressed. The FAQ document will provide information about the LAFCO process, the protest process and future services to the District. Other questions can be added to the FAQ document.

There was discussion among the Commissioners and LAFCO Staff regarding the options for the CFPD and the District.

Geoff O'Quest, SLO County Administrative Office. Mr. O'Quest stated that counties in California are not mandated to provide fire protection service, that it is a public safety service that people expect to receive. He added that counties may choose to provide fire protection service. He stated that Monterey County does not provide fire protection services to all of its rural residents.

There were questions and comments from the Commissioners.

Vice-Chairman Waage asked how services that CALFIRE does provide are funded.

Mr. O'Quest responded that the Nipomo CSD, the mesa area, Avila CSD, the airport area, Creston CSD, California Valley CSD and Meridian area receive services from CALFIRE and that there was no County fire district, the funds to provide fire protection come from the County General Fund.

There was discussion among the Commissioners.

Public Comment:

John Curti, Post Office Box 846, Cayucos, CA 93430. Mr. Curti spoke about the options that had been posited by the Citizens' Advisory Committee for the CFPD. He stated that there were six options the Committee had offered CFPD. Mr. Curti opposed the dissolution of the CFPD.

Kerry Friend, 340 E Street, Cayucos, CA 93430. Ms. Friend spoke to Commissioner Compton's prior comment stating that the Cayucos CSD had been formed in the 1940s. Ms. Friend is opposed to the dissolution of the CFPD.

Cheryl Conway, 110 Chaney Avenue, Cayucos, CA 93430. Ms. Conway is the Vice-President of the CFPD Board. She spoke about mutual aid and about the seasonal CALFIRE station near Cayucos.

Chairman Ochylski reminded the Commission and audience that this item is an information item only, not a study session and that there would be future study sessions regarding the CFPD issue.

Chairman Ochylski stated that this item was received and filed.

A-3: Status Report - CALAFCO 2017 Annual Conference Report

Chairman Ochylski stated that he attended the Conference and that it was "awesome".

Mr. Church gave a summary of the attendees to the conference and the conference itself. He spoke about the visit to the desal plant in San Diego/Carlsbad area.

Mr. Church mentioned that the 2018 CALAFCO Conference would be held in Yosemite.

Alternate Commissioner Jensen spoke, recommending that Commissioners go to the next conference. She also thanked the Commission for making her attendance at the conference possible and complimented Mr. Church on his leadership and Mr. Prater on his abilities.

Chairman Ochylski also complimented Mr. Church and Mr. Prater.

At 10:06 a.m. **Chairman Ochylski** recused himself from hearing Item A-4 and left the meeting.

Vice-Chairman Waage chaired the meeting until adjournment.

A-4: Study Session - Proposed San Luis Ranch Annexation to the City of San Luis Obispo

Mr. Church gave a summary of the activities for the San Luis Ranch Annexation. He

discussed the LAFCO General Policies, the Policies for City Annexations and the Cortese-Knox-Hertzberg Act in reference to annexations.

Mr. Church spoke about prime agricultural land and the LAFCO agricultural policy of a one-to-one ratio for preserving agricultural lands.

LAFCO Senior Analyst Mike Prater stated that the project area was a classic definition of an island. He added that the agricultural lands must be maintained a “prime” agricultural land, not as grazing land.

There were comments and questions from the Commissioners.

Mr. Church responded to the Commissioners.

Public Comment:

Michael Codron, City of San Luis Obispo, Community Development Director. Mr. Codron spoke about several issues regarding the San Luis Ranch project, including:

- The updated General Plan
- Past entitlements
- Offsite mitigation
- The Prado Road interchange
- Phasing of the different parts of the project

There were questions from the Commissioners to Mr. Codron. He responded to those questions.

Vice-Chairman Waage thanked Mr. Codron for his information.

John Rickenback. Mr. Rickenback spoke about road rights-of-way, how the City calculated the agricultural preservation numbers and the Prado Road interchange.

Commissioner Comments: **Commissioner Fonzi** asked that finances for the San Luis Ranch be included in the study session.

Legal Counsel Comments: None

Executive Officer Comments: **Mr. Church** summarized a letter received from CALAFCO thanking the San Luis Obispo LAFCO for attending the conference, also thanking Mr. Church for his tenure as CALAFCO Deputy Executive Officer for CALAFCO.

Adjournment: With no further business before the Commission, the meeting adjourned at 10:36 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