



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
MEETING MINUTES FOR
JANUARY 20, 2011**

Call to Order:

The San Luis Obispo Local Agency Formation Commission meeting was called to order at 9:00 a.m. on Thursday, January 20, 2011 in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairman Duane Picanco.

Roll Call:

Present: Chairman Duane Picanco, Vice Chairman Richard Roberts, Commissioners Muril Clift, Ed Eby, Bruce Gibson, James R. Patterson, and Alternate Commissioner Tom Murray

Absent: Commissioner Kris Vardas and Alternate Commissioners Roberta Fonzi and Frank Mecham

Staff:

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

Pledge of Allegiance: Led by Commissioner Gibson

Approval of Minutes: Motion was made, seconded and passed, to approve the minutes of November 18, 2010.

Selection of 2011 Chair and Vice Chair:

Vice Chairman Richard Roberts was selected as the LAFCO Chairman for 2011. Commissioner Bruce Gibson was selected as the LAFCO Vice Chairman for 2011.

Special Presentation: Duane Picanco for his leadership as the LAFCO Chairman for 2010.

Chairman Roberts welcomed former Alternate Commissioners Muril Clift and James R. Patterson to the dais as new regular LAFCO Commissioners. Supervisor Frank Mecham replaces Mr. Patterson as the County Alternate Member to the LAFCO Commission. The Alternate Special District member has not yet been elected.

Non-Agenda Public Comments None

Consent Agenda:

Item A-1: Changes to LAFCO Commission

Mr. Church advised the Commission that the City Selection Committee had reappointed Roberta Fonzi to the LAFCO Commission as the Alternate City member.

Item A-2: Submittal of Second Quarter 2010/11 LAFCO Budget Status Report

Commissioner Patterson had questions about three line items.

Mr. Church responded to those questions.

Motion was made by Vice Chairman Gibson to approve the Consent Agenda.

Commissioner Clift seconded the motion.

AYES: Vice Chairman Gibson, Commissioners Clift, Eby, Patterson, Picanco, and Chairman Roberts

NAYS: None

ABSTAIN: None

The motion passed unanimously.

Alternate Commissioner Tom Murray joined the meeting at 9:11 a.m.

Special Matters:

Item B-1: LAFCO File No. 3-S-09, Status Report for the Municipal Service Review and Sphere of Influence Update for the City of Pismo Beach - Information Only

Mr. Church introduced this item. Mr. Prater provided a PowerPoint presentation.

Mr. Church stated that the six meetings had been held with staff from the City of Pismo Beach ("City") and County regarding the Memorandum of Agreement ("MOA"). He stated that a draft MOA is taking shape. Mr. Church spoke about and described the guiding principles of the MOA.

Mr. Church stated that LAFCO, City and County staff would continue to work on the MOA and that particular attention would be paid to the SOI boundary.

Mr. Church stated that the Municipal Service Review ("MSR") has been drafted and is nearly complete. He added that City staff is at work on responding to comments and is preparing the Price Canyon Specific Plan and Revised EIR.

Mr. Church added that the Oceano Community Services District has been approached with regard to contracting for an allocation of water to supply to the City.

Vice Chairman Gibson stated that he supported the work on the agreement between the City

and County. He discussed the SOI timeline with regard to the Specific Plan. He suggested delaying a decision on the SOI boundary until the MOA was in place.

Mr. Church stated that LAFCO would wait until the MOA process was completed. Mr. Church also commented on the CEQA process that might be used in considering the SOI.

Chairman Roberts asked if an annexation would be a part of the SOI discussion before the Commission.

Mr. Church stated that it was his understanding that the SOI Update would be completed first and that the annexation would come later.

Commissioner Picanco stated that a case-by-case basis for SOIs which include annexations should still be an option.

Mr. Church stated that considering annexations and SOIs on a case-by-case basis remains an option for LAFCO.

Motion was made by Vice Chairman Gibson to receive and file Item B-1.

Commissioner Picanco seconded the motion.

The motion passed unanimously with a voice vote.

Item B-2: LAFCO File No. 4-R-10, Study Session Orcutt Specific Plan - Annexation #79 to the City of San Luis Obispo – Information Only

Mr. Church introduced this item. Mr. Prater provided a PowerPoint presentation.

Mr. Prater reviewed the land use for the potential annexation area describing possible uses for the 231 acres. He stated that 114 acres would be zoned residential with R 1, 2, 3 and 4 zoning. Two and three-quarter acres would be zoned Commercial/Retail, 15 acres would be dedicated as road rights-of-way, 20 acres for parks and 79 acres would be Conservation/Open Space.

Mr. Church described the next steps in the annexation process which include: receiving comments from agencies and departments; analyzing government code factors; and preparing a staff report. He also indicated that the City of San Luis Obispo ("SLO") has prepared a Plan for Services including an SB610 study.

Commissioner Patterson asked about the Open Space Policy as well as Agricultural Policies and prime agricultural land within the annexation area.

Ms. Kim Murry, City of San Luis Obispo Planning, stated that after evaluation, it was found that the agricultural land in the area was not *prime* agricultural land. The conclusion was based on the soil type and water availability to the land.

Commissioner Patterson asked if the open space policy allowed agricultural uses in the area's greenbelt.

Ms. Murry responded that non-conforming agricultural use could be allowed in the greenbelt.

Motion was made by Commissioner Eby to receive and file Item B-2.

Commissioner Picanco seconded the motion.

The motion passed unanimously with a voice vote.

Item B-3: San Luis Obispo LAFCO 2010 Annual Report and 2011 Work Plan - Information Only

Mr. Church introduced this item. Mr. Prater provided a PowerPoint presentation.

Mr. Church discussed the annexations that LAFCO completed in 2010.

He also discussed the SOI Updates/MSRs which were either completed or are underway, including: Nipomo Community Services District; Cemetery Districts; City of Pismo Beach.

Mr. Church discussed other activities in which LAFCO is involved and which are ongoing for 2011.

He also discussed possible upcoming projects, which include: Orcutt Specific Plan annexation; Broad Street Annexation, Los Robles del Mar/Coastal Christian School Annexation; cities and CSD SOI Updates/MSRs.

Some other activities include LAFCO staff participation in the CALAFCO Staff Workshop, CALAFCO University presentation, working with SLOCOG on the sustainable Communities Strategy, and continuation of refining jurisdiction boundary mapping.

Chairman Roberts asked about a 2010 mapping project with CalPoly.

Mr. Church stated that the class working on the project had not reconvened in the new year and that he would follow-up with the instructor regarding the status of the class.

Chairman Roberts had questions about Oceano CSD water sales.

Mr. Church responded to the questions.

Commissioner Picanco asked about the Dalidio property.

Mr. Church responded to the question and stated that the future development of the property was unknown at this time.

There was discussion among the Commissioners regarding the Dalidio property.

Commissioner Comments: None

Legal Counsel Comments: None

Executive Officer Comments: None

Adjournment: With no further business before the Commission, the meeting adjourned at 9:52 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