



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
MEETING MINUTES FOR
MAY 19, 2011**

Call to Order:

The San Luis Obispo Local Agency Formation Commission meeting was called to order at 9:01 a.m. on Thursday, May 19, 2011 in the Board of Supervisors Chambers at the County Government Center in San Luis Obispo, California by Chairman Richard Roberts.

Roll Call:

Present: Chairman Roberts, Commissioners Muril Clift, Ed Eby, James R. Patterson, Duane Picanco, Kris Vardas, and Alternate Commissioners Frank Mecham, and Tom Murray

Absent: Vice Chairman Bruce Gibson, and Alternate Commissioner Roberta Fonzi

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

Pledge of Allegiance: Led by Chairman Roberts

Approval of Minutes: Motion was made, seconded and passed, to approve the minutes of April 21, 2011 with corrections.

Non-Agenda Public Comments:

None

Consent Agenda:

Item A-1: Information regarding the California Forward Proposal

Motion was made by Commissioner Mecham to receive and file the Consent Agenda.

Commissioner Picanco seconded the motion.

The motion passed unanimously with a voice vote.

Special Matters:

Item B-1: Study Session regarding the Public Review Draft Sphere of Influence Update and Municipal Service Review of the City of Pismo Beach

This item was introduced by LAFCO Executive Office, David Church, LAFCO Analyst Mike Prater provided a PowerPoint presentation.

Mr. Church stated that Cortese-Knox-Hertzberg of 2000 (CKH) requires that all Spheres be updated every five years or as needed. He summarized the LAFCO Work Plan for SOIs, the Memorandum of Agreement (MOA) procedure, and the steps involved in preparing a SOI Update/Municipal Service Review (MSR).

Mr. Church stated that for the City of Pismo Beach the necessary information had been gathered and the Public Review Draft of the SOI/MSR had been released. The MOA between the City and County was complete and the 45-day review period for the Public Draft ends on June 27, 2011. The next step is the LAFCO hearing to consider the SOI Update/MSR.

Mr. Church stated that this MOA between the City and County was more specific than previous MOAs.

Mr. Church added that the Mitigated Negative Declaration calls for permanent protection of agricultural/open space. He stated that mitigation is proposed for the protection of AG/Open Space Resources and preparation of a Water Supply analysis.

Mr. Church recommended maintaining the existing SOI with the addition of the Godfrey parcel while excluding Study Areas 1 and 2. The acquisition and dedication of farmland, development rights, agricultural conservation easements, or other measures is consistent with LAFCO Policies to permanently protect agricultural lands. He added that the use of existing groundwater wells for outdoor landscape and agricultural uses should be limited to the documented safe yield levels of a basin. The City should ensure that the safe yield of the aquifer and/or basin is not exceeded or causes impacts to other users. Mr. Church stated that the City will acquire an entitlement of an adequate, reliable, and sustainable source of water before an annexation is considered by LAFCO.

Public Comment:

Susan Testa, 202 Highland, Pismo Beach, CA 93449. Ms. Testa is opposed to approving the SOI Update/MSR for the City of Pismo Beach. She cited traffic, water and other issues as problems.

Harry Goodnight, PO Box 1083, Pismo Beach, CA 93448, President of the Oak Park Estates Homeowners Association. Mr. Goodnight is opposed to approving the SOI Update/MSR for the City of Pismo Beach.

Eric Greening, 7365 Valle Avenue, Atascadero, CA 93422. Mr. Greening had questions about the City's Climate Action Plan. He was not supportive of approving the SOI Update and MSR.

Laura Sprague, 4332 Manchester Court, Santa Maria, CA 93455. Ms. Sprague was concerned that the City of Pismo Beach could dictate policy for all of the Five Cities area. She

also voiced concerns about the water resources in the area, and is opposed to approval of the SOI Update/MSR.

Richard Foster, 1178 Longview Avenue, Pismo Beach, CA 93449. Mr. Foster provided photographs of the Price Canyon area as an example of the land use decisions by the City. He is opposed to approval of the SOI Update/MSR.

Sheila Blake, 1320 Longview Avenue, Pismo Beach, CA 93449. Ms. Blake provided some statistics and concerns about the MSR. She is opposed to approval of the SOI Update/MSR.

Marcia Guthrie, no address provided. Ms. Guthrie spoke about the build out figures included in the MSR for the City of Pismo Beach. She was opposed to approval of the SOI Update/MSR.

Commissioner Eby asked about use of groundwater in the area and monitoring water use.

Mr. Church responded to his questions and indicated that monitoring water use can be a challenge.

Mr. Jon Biggs, City of Pismo Beach, Planning Director. Mr. Biggs responded to comments from members of the public and the Commission. He stated that the City had hired a consultant for the SB 610 water analysis. He added that the City was aware of and concerned with traffic and finances for any annexation in the SOI area. He stated that the MOA addressed issues of sprawl and that the City has a Climate Action Plan. Mr. Biggs thanked LAFCO staff for their assistance with the MOA between the City and County.

Commissioner Vardas had specific questions for Mr. Biggs.

Mr. Biggs responded to those questions.

Commissioner Patterson had questions regarding the follow-up to the Public Review Draft of the SOI Update/MSR and input from local agencies.

Mr. Church responded to those questions and indicated that local agencies had been sent the document.

Item B-2: Status Report regarding the Public Review Draft Sphere of Influence Update and Municipal Service Review for the City of Atascadero.

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

Mr. Church stated that the SOI Update/MSR for the City of Atascadero has been drafted and is nearly complete. He added that three MOA meetings have been conducted and study areas and a referral area have been identified and discussed.

Mr. Church stated that the City would consider the MOA in early June. A Public Review Draft of the SOI/MSR is also scheduled for June.

In reference to the Eagle Ranch, Mr. Church stated that there are 3,500 acres with 452 existing lots. The plan is to cluster the future development to avoid environmental impact of the existing pattern.

Mr. Church stated that the City has planned for the growth associated with development of the Eagle Ranch area. He summarized the plans for that project.

Commissioner Patterson had questions about the zoning as listed in the MOA.

Mr. Church responded to his questions.

Public Comments:

Eric Greening, 7365 Valle Avenue, Atascadero, CA 93422. Mr. Greening spoke about the configuration of the existing parcels of the Eagle Ranch area. He also voiced his concerns with the highway-commercial interchange and with public transportation to and from the area.

Commissioner Comments: **Commissioner Picanco** had questions about the MSR for Paso Robles and will meet with Mr. Church to discuss the document.

Legal Counsel Comments: None

Executive Officer Comments: Mr. Church reminded the Commissioners that the CALAFCO 2011 Annual Conference would be held in Napa, California this year from August 31 through September 2, 2011.

Adjournment: With no further business before the Commission, the meeting adjourned at 10:13 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