



**SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
MARCH 19, 2026, MEETING MINUTES**

Call to Order

The San Luis Obispo Local Agency Formation Commission (LAFCO) meeting was called to order at 9:00 a.m. on Thursday, March 19, 2026, by Chairperson Heather Moreno in the Board of Supervisors Chambers at the County Government Center, 1055 Monterey Street, San Luis Obispo, CA 93408.

Pledge of Allegiance

Roll Call

Present: Chairperson Heather Moreno, Vice Chair Dave Watson, Commissioners Ed Eby, Navid Fardanesh, Dawn Ortiz-Legg, Ed Waage, and Alternate Commissioner Carla Wixom

Absent: Commissioner Steve Gregory, and Alternate Commissioners Michael Draze and Bruce Gibson

Staff: Rob Fitzroy, LAFCO Executive Officer
Imelda Marquez-Vawter, LAFCO Senior Analyst
Morgan Bing, LAFCO Analyst
Holly Whatley, LAFCO Legal Counsel (remote)

Approval of the Minutes: February 19, 2026

Chairperson Moreno announced the consideration of approval of the February 19, 2026, Regular Meeting Minutes.

Chairperson Moreno asked for Commissioner comments, announcing that it was closed shortly after hearing none.

Chairperson Moreno opened the item for public comment, announcing that it was closed shortly after hearing none.

Chairperson Moreno asked for a motion to approve the minutes.

Commissioner Fardanesh motioned to approve the minutes.

Commissioner Waage seconded the motion.

AYES: Commissioners Fardanesh, Waage, Eby, Ortiz-Legg, Wixom, Vice Chair Watson, and Chairperson Moreno

NAYS: None

ABSTAIN: None

The motion passed.

Non-Agenda Public Comment Period

Chairperson Moreno opened public comment, announcing it was closed shortly after hearing none.

Regular Matters

A-1: LAFCO File No. 8-S-25: Municipal Service Review and Sphere of Influence Study for the Port San Luis Harbor District

Mr. Fitzroy invited **Ms. Bing** to present the item.

Chairperson Moreno opened the item for Commissioner questions and comments.

Vice Chair Watson inquired about the District's Capital Improvement Program.

Mr. Fitzroy invited **Will Friedman**, Harbor Director of the Port San Luis Harbor District (PSLHD), to respond.

Mr. Friedman responded to questions and provided comment.

Commissioner Eby inquired about the proposed Sphere of Influence (SOI) boundary.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Fardanesh inquired about the proposed SOI.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Fardanesh inquired about the population served by the District.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Fardanesh inquired about alternative revenue streams considered and whether the PSLHD Board had publicly discussed the proposed SOI.

Mr. Fitzroy responded to questions and provided comment.

Mr. Friedman responded to questions and provided comment.

Commissioner Fardanesh inquired about the proposed SOI.

Mr. Fitzroy responded to questions and provided comment.

Commissioner Ortiz-Legg inquired about the potential implications of an SOI amendment.

Mr. Fitzroy responded to questions and provided comment.

Chairperson Moreno inquired about the District's services and facilities.

Mr. Friedman responded to questions and provided comment.

Chairperson Moreno opened the item for public comment.

Rachel Wilson of Cayucos provided comment on the proposed SOI change.

Sheri Hafer of Atascadero provided comment on the proposed SOI change.

Paul Choucalas of Cayucos provided comment on the proposed SOI change.

Nicole Dorfman of Morro Bay provided comment on the proposed SOI change.

Betty Winholtz of Morro Bay provided comment on the proposed SOI change.

James Warner of Morro Bay provided comment on the proposed SOI change.

Chairperson Moreno invited **Mr. Friedman** to respond.

Mr. Friedman responded to questions and provided comment.

Chairperson Moreno closed public comment and opened the item for Commissioner questions and comments.

Commissioner Eby provided comment regarding the proposed SOI change.

Commissioner Waage inquired about District finances and sources of revenue.

Mr. Fitzroy responded to questions and provided comment.

Mr. Friedman responded to questions and provided comment.

Commissioner Waage provided comment on the proposed SOI change.

Commissioner Wixom provided comment on the proposed SOI change.

Commissioner Ortiz-Legg provided comment on the staff's recommendations.

Commissioner Wixom provided comment on the proposed SOI change.

Commissioner Ortiz-Legg inquired about the District's ability to charge fees.

Mr. Fitzroy responded to questions and provided comment.

Vice Chair Watson provided comment on the proposed SOI change.

Commissioner Ortiz-Legg provided comment on the proposed SOI change.

Commissioner Fardanesh provided comment on the proposed SOI change.

Chairperson Moreno provided comment regarding the need for further consideration of the proposed SOI change.

Mr. Fitzroy provided comment regarding the proposed Action Items and Commission options.

Chairperson Moreno made a motion directing staff to return at a future meeting with an updated PSLHD MSR and SOI Study that includes determinations for a coterminous SOI.

Commissioner Fardanesh seconded the motion.

AYES: Chairperson Moreno, Commissioners Fardanesh, Eby, Ortiz-Legg, Waage, Wixom, and Vice Chair Watson

NAYS: None

ABSTAIN: None

The motion passed unanimously.

A-2: LAFCO File No. 2-S-25: Municipal Service Review and Sphere of Influence Study for the Independence Ranch Community Services District

Mr. Fitzroy invited **Ms. Marquez-Vawter** to present the item.

Chairperson Moreno opened the item for Commissioner questions and comments and inquired about the District's missing audit.

Ms. Marquez-Vawter responded to questions and provided comment.

Chairperson Moreno opened the item for public comment, announcing it was closed shortly after hearing none.

Chairperson Moreno opened the item for Commissioner questions and provided comment regarding District loan repayment.

Commissioner Waage made a motion in support of the staff recommendation for Item A-2, Action 1: Find, by motion, the Municipal Service Review and Sphere of Influence Study prepared for the Independence Ranch Community Services District (LAFCO File No. 2-S-25) to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Categorical Exemption Section 15306 and CEQA General Rule Exemption 15061(b)(3).

Vice Chair Watson seconded the motion.

AYES: Commissioner Waage, Vice Chair Watson, Commissioners Eby, Fardanesh, Ortiz-Legg, Wixom, and Chairperson Moreno

NAYS: None

ABSTAIN: None

The motion passed unanimously.

Commissioner Waage made a motion in support of the staff recommendation for Item A-2, Action 2: Approve, by resolution, the Independence Ranch Community Services District Municipal Service Review and Sphere of Influence Study (LAFCO File No. 2-S-25) as contained in Attachments A and B, and reaffirm the District's Sphere of Influence as depicted in Attachment A, Exhibit C, with corrections as discussed.

Vice Chair Watson seconded the motion.

AYES: Commissioner Waage, Vice Chair Watson, Commissioners Eby, Fardanesh, Ortiz-Legg, Wixom, and Chairperson Moreno

NAYS: None

ABSTAIN: None

The motion passed unanimously.

Commissioner Comments: None.

Legal Counsel Comments: None.

Executive Officer Comments:

Mr. Fitzroy provided updates on future meetings, the upcoming CALAFCO Staff Workshop, and the Special District Alternate Election.

Adjournment: With no further business before the Commission, the meeting adjourned at 10:44 AM 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,
Melissa Morris, LAFCO Commission Clerk

DRAFT