

Attachment A
Conditions of Approval
Recommended SOI Map

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CITY OF PISMO BEACH
CONDITIONS OF APPROVAL
Sphere of Influence Update and Municipal Service Review
October 20, 2011

These conditions of approval are based on the Sphere of Influence Update, Municipal Service Review, Memorandum of Agreement, the Initial Study and Mitigated Negative Declaration, and public input.

1. Water

- a. As a condition of an annexation application being filed with LAFCO, the City shall document with a water supply analysis that an adequate, reliable, and sustainable water supply is available and deliverable to serve the areas proposed for annexation.
- b. Future development shall be prohibited from utilizing groundwater from the Oak Park Aquifer, with the exception of Coastal Christian School which is allowed to be developed under the conditions of their County approved permit. Future annexations shall use deed restrictions, covenants or other appropriate measures to ensure that the groundwater is not pumped from this aquifer.
- c. Other groundwater basins in the area proposed for use shall document the safe yield of the basin and the future reliability of the aquifer.

2. Phasing and Build-out

- a. In order to avoid a "leap-frog" development pattern, encourage orderly growth in the area, and discourage urban sprawl, any proposals within the Sphere of Influence shall be phased such that properties adjacent to the existing City Limits are developed as part of the first phase of development.
- b. As a condition of an annexation application, the development on vacant or underutilized parcels already within the boundaries of the City shall be evaluated. The City shall provide LAFCO with a build-out estimate or inventory and document how it was prepared.

3. Agriculture-Open Space

- a. The City shall identify all agricultural and open space lands to be protected in the SOI areas when preparing a Specific Plan.
- b. Prior to LAFCO filing the certificate of completion (if an annexation is approved), conservation easement(s) shall be recorded on the deed(s) of the properties affected by the annexation specifying the areas to be protected in perpetuity.

4. **Wilde/Preserve Property** – Prior to inclusion into the City of Pismo Beach's Sphere of Influence, a Lot Line Adjustment for the 20-acre Preserve property shall be completed with the remaining land intended to be placed in a conservation easement.

City of Pismo Beach Sphere of Influence and Study Areas Recommendation

