



PISMO BEACH COMMUNITY DEVELOPMENT DEPARTMENT  
760 Mattie Road, Pismo Beach, California 93449  
(805) 773-4658 / Fax (805) 773-4684

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December 16, 2011

Re: Los Robles Del Mar Annexation Application

Mr. David Church, Executive Director  
San Luis Obispo Local Agency Formation Commission  
1042 Pacific Street, Suite A  
San Luis Obispo, CA 93401

Dear Mr. Church: <sup>DAVID</sup>

Thank you for all of your on-going assistance with this annexation application. The following is the information and clarifications that you have requested regarding the Los Robles Del Mar Annexation application, Annexation No. 15 to the City of Pismo Beach. The following information is in the order requested.

1. I have consulted with other City Staff and the consensus is that approvals from the County Flood Control District are not required because the water for the Los Robles Del Mar project is part of the City's current State Water entitlement. The City of Pismo Beach is a contracted water retailer. The County is the primary water contractor and serves as the entity through which the City receives its State Water Allocation. The Central Coast Water Authority (CCWA) treats and distributes the water directly to contracted retailers like the City of Pismo Beach. The City's current entitlement of State Water is 1,240 acre feet per year (AFY), of which 40 AFY is allocated to Brad Wilde Pismo 98 LLC. The current available supply of water to the City is 1,200 AFY, which is intended to serve sites within the current city limits and the Los Robles Del Mar Annexation area.

2. Compliance with conditions of the Sphere of Influence Update:

1. Water

- a. Documents for the assignment of the 100 acre feet of water included with the LAFCO Annexation application.
- b. As discussed, LAFCO proposes to condition approval of annexation to require a covenant and agreement prohibiting the use of the groundwater aquifer.
- c. For other groundwater basins in the area, appropriate documentation and evidence will be provided that demonstrates the safe yield and future reliability.

## 2. Phasing and Build-Out

- a. The Los Robles Del Mar site is adjacent to the existing City Limits and will not “leap-frog” other sites in the Sphere of Influence.
- b. An estimate of residential build-out is included with this letter as Attachment ‘A’

## 3. Agricultural Open Space

- a. Not applicable to this annexation request.
- b. Not applicable to this annexation request.

3. We understand LAFCO staff proposes to condition approval of annexation to require a covenant and agreement prohibiting the use of the groundwater aquifer.

4. Water demand calculations for the Los Robles Del Mar Annexation area are included with this letter as attachment ‘B’. This attachment includes the power point water demand scenarios presented to our City Council by our Public Works Department/City Engineer.

5. In accordance with State law, there is a program for secondary housing units in Pismo Beach. The program is designed to assist homeowners in purchasing a home, provide security for people living alone, provide quarters for relatives, make more efficient use of infrastructure, increase the diversity of people living in neighborhoods, and provide an opportunity for low and moderate renters. As an incentive, secondary units may use the same utility connections as the primary residence. Secondary housing units must meet the following standards:

- The lot must meet the required number of parking spaces for the primary residence;
- One additional parking space is required for the secondary unit;
- Units must not be used for transient rental;
- The combined footprint of the primary and secondary units must not exceed the allowable lot coverage of the site;
- The secondary unit must not exceed the size of the primary residence;
- All secondary units must meet Title 24 requirements for conservation; and
- Secondary unit construction must meet all local, state, or federal regulations that apply to the property, including the general plan and coastal plan zoning ordinance.

Although secondary dwelling units are not specifically addressed in the Los Robles Del Mar Specific Plan, they could be built at the time of the single-family residential unit or sometime later. The impact of the secondary units with respect to water is expected to be minimal. This is based on the following analysis:

The Certified Housing Element of the Pismo Beach General Plan states on average there are 4.2 secondary dwelling units built each year. The total number of single-family detached homes in the City is 3,170 (Department of Finance, Demographic Research Unit Report E-5, 2010). On average 0.13% of all detached single-family dwellings produce a second unit each year (4.2/3,170). The Los Robles Del Mar Specific Plan calls for 252 detached single-family dwelling units. Multiplying the above factor by the number of detached secondary units would yield 0.33 secondary units per year (0.13% of 252). Extending that out for 24 years (to 2035) results in eight secondary units over that time span. Using a duty factor of 0.20 AFY for each secondary unit (this is the same duty factor used for the senior units) the water need for these 8 secondary units would equate to 1.6 AFY. As noted in the water demand calculations, Los Robles Del Mar has rights to 100 AFY and a projected water demand of 89 AFY, an extra 11 AFY. This extra is sufficient to cover the projected water demand for secondary units.

In addition, the lot size, parking requirements, and site development standards, called for in the Specific Plan, pre-zoning code, and existing secondary unit regulations will, in some instances, limit the opportunities for secondary dwelling units. Given these requirements, it is not expected that all 252 detached single-family dwellings in this project will have adequate space on the lots to create a secondary unit. Given these limitations, staff feels that the above secondary housing unit estimate is high, and there may actually be fewer secondary units constructed.

6. A build-out table is included with this letter as attachment 'B'. This table provides the anticipated number of dwelling units that are foreseeable within the existing city limits. This table was developed using the vacant lot data base contained in the General Plan Housing Element Update, approved by the City Council in 2010. Using this as a starting point, information concerning vacant parcels provided by the public was checked against the list as were other records on file in the Pismo Beach Community Development Department. Field checks were also conducted. In addition, an inventory of building permits issued for projects on vacant parcels was also developed. This information was checked against the vacant parcel inventory so that an up to date accounting of vacant parcels was obtained.

7. As of the date of this letter an open space easement draft was not available for submittal, The City understands that such as easement will be required as a condition of annexation approval and must be submitted and approved by LAFCO's Executive Officer and Counsel prior to recording the document and LAFCO's filing a Certificate of Completion with the San Luis Obispo County Clerk.

I trust this information is helpful to LAFCO staff's analysis of the Los Robles Del Mar Annexation application. Please contact me if there is additional information that is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Biggs', written in a cursive style.

Jon Biggs, Community Development Director  
City of Pismo Beach

ATTACHMENT 'A'  
CITY OF PISMO BEACH BUILDOUT ESTIMATE SUMMARY TABLE

<b>Pismo Beach Build-Out Estimate Summary</b>			
<b>Zone</b>	<b>Number of Parcels</b>	<b>Acres</b>	<b>Build-Out</b>
<b>Low Density Vacant Parcels</b>			
C-1	9	5.53	79
PR	26	44.91	281
R-1	25	4.73	31
R-2	2	0.26	5
R-4	5	1.51	8
RSL	25	18.37	112
<b>Low Density Subtotal</b>	<b>92</b>	<b>75.31</b>	<b>561</b>
<b>High Density Vacant Parcels</b>			
R-3	3	0.65	16
<b>High Density Subtotal</b>	<b>3</b>	<b>0.65</b>	<b>16</b>
<b>Total Vacant Sites</b>	<b>95</b>	<b>75.96</b>	<b>577</b>

Source: City of Pismo Beach 2011

ATTACHMENT 'B'  
WATER DEMAND CALCULATIONS, LOS ROBLES DEL MAR SPECIFIC PLAN

Since the time the Los Robles Del Mar Specific Plan was approved in 2004, there has been an effort to determine whether the water demand associated with the Specific Plan area could be reduced through conservation measures, water reuse, the use of drought-tolerant landscaping for public improvements, and installation of low-flow plumbing features in all aspects of the new development. Based on this concept a study was conducted by RRM Design Group that demonstrated the water demand within the Specific Plan could be reduced to 105.6 AFY (acre feet per year), and this reduced water demand became an element of the project. Water demand within the Specific Plan area is broken up along the following use components: 75.9 AFY for the residential component (including interior and exterior private landscaping), 16.6 AFY for the private school (interior and exterior), and 13.1 AFY for public parks, open space and parkways on the Los Robles Del Mar site. An additional 3.8 AFY would be temporarily be used to landscape public open space until such time as a water reuse component can be used for this non-potable use.

<b>Reduced Project Water Demand</b>						
		<b>Dwelling Units</b>	<b>Unit Demand</b>		<b>Water Demand</b>	
Single Family Lots	interior	252	0.11	afy	27.7	afy
	exterior	252	0.17	afy	42.8	afy
Senior Apts.	interior	60	0.04	afy	2.4	afy
	exterior	NA	3.0	afy	3.0	afy
2 ac. Park					2.5	afy
4 ac. Park					5.0	afy
Parkways					5.6	afy
*Open Space (Temporary Irrigation.)					*3.8	afy
School	interior				6.6	afy
	exterior				10.0	afy
<b>Reduced Project Demand: —*excluding temporary irrigation</b>					<b>105.6</b>	<b>afy</b>

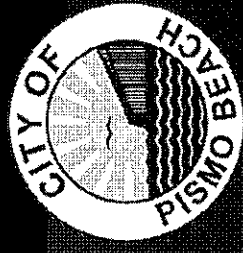
The above water calculations do include the Coastal Christian School site, which received approvals from San Luis Obispo County for the use of on-site wells for its water supply. This reduces the above total by 16.6 AFY. The resulting water demand for the Los Robles Del Mar site is 89 AFY, which includes 3.8 AFY for the temporary irrigation of open space, and they have the rights to 100 AFY of water from the City's water entitlement.

These calculations have been reviewed by the City Engineer, and determined to be an accurate estimate of future water demand, based on the assumptions set forth in the calculations by the RRM Design Group. To verify this estimate, the City Engineer also reviewed water demand characteristics of other recent developments in the City that incorporate many of the same water conservation features as proposed under the Los Robles Del Mar Specific Plan. He also did a water demand analysis based on current water usage of existing customers and presented these findings in a Power Point presentation to the City Council, a copy of which is attached with this memorandum.

The use of low flow interior water fixtures is a condition of approval and the use of water efficient landscaping will be required. Compliance with these conditions will be verified prior to the issuance of any required permits or approvals needed for the installation of improvements or structures.

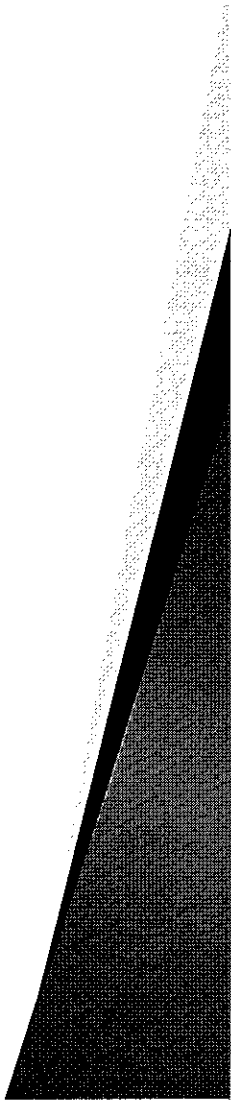
# Los Robles Del Mar

## Water Demand



# Los Robles Del Mar Three Methods For Creating Duty Factors Were Reviewed:

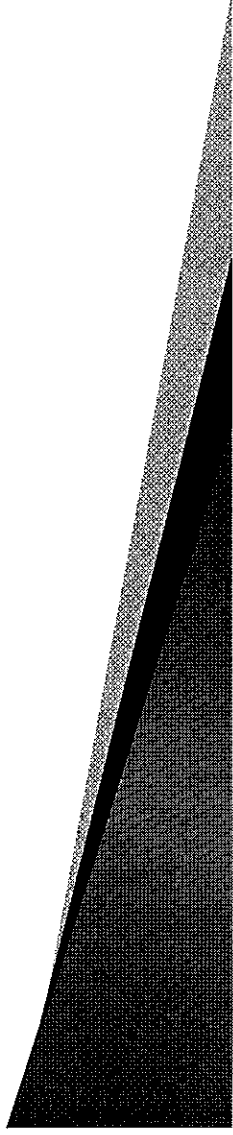
- ▶ Applicants Determination
- ▶ Generally Recognized Standard
- ▶ Actual Pismo Beach Water Use



**Water Demand Determination**

**Water Use Is Determined By  
Applying Duty Factor To  
The Proposed Use.**

**DUTY FACTOR x Number of Unit = A.F. Year  
Required**



# Applicant/Consultant

## Residential

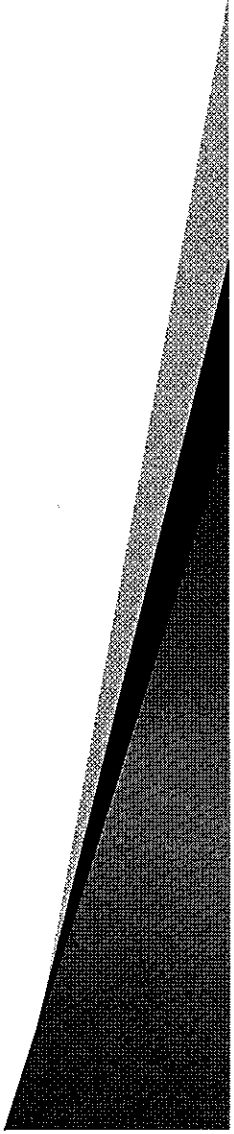
.28 AFY x 252 Units = 70.56  
AFY

.09 AFY x 60 Units = 5.4 AFY

## Landscape

◦ 2.5 + 5.0 + 5.6 + 3.8 = 16.9 AFY

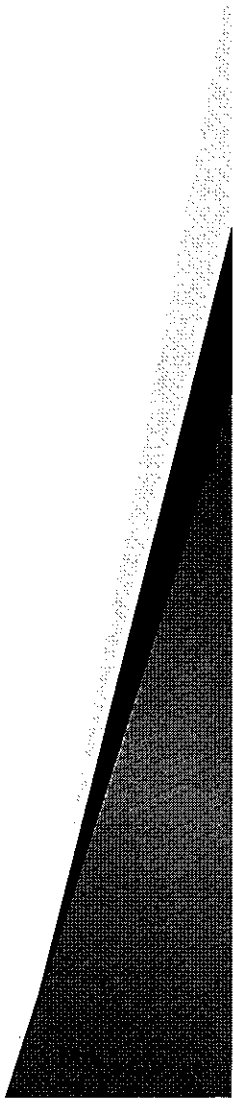
**TOTAL = 92.86**



## Generally Recognized Standards

- 1) .33 AFY x 252 Single Family Units = 83.16 AFY
- 2) .20 AFY x 60 Senior Units = 12.0 AFY
- 3) Landscape = 4.84 AF  
Landscape

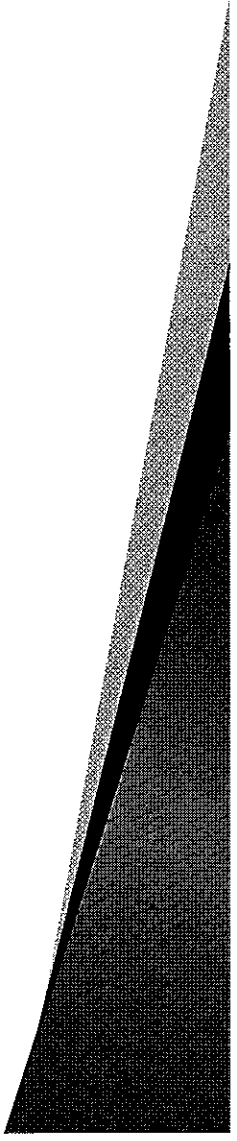
**TOTAL= 100 AF**



# Actual Pismo Beach Water Use

2005: 4031 (SFU) 982 AFY  
= .24 AFY

2010: 3699 (SFU) 856 AFY  
= .23 AFY



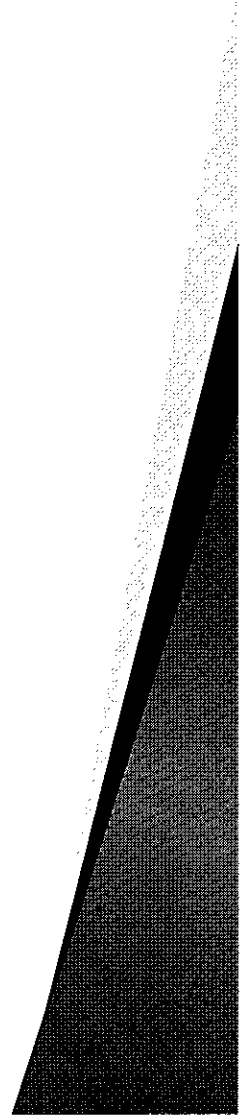
# Actual Pismo Beach Water Use

.24 AFY x 252 Units = 60.48

.20 AFY x 60 Units = 12.00

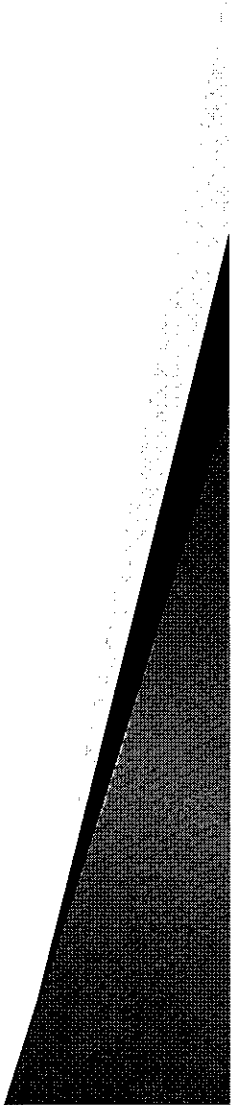
Landscape = 16.9

**TOTAL = 89.38 AFY**



# CONCLUSION

The Project Has  
Sufficient Water  
To Meet Demand



# State Water Reliability



# State Water Reliability

State Water Resources Control Board Determines The Amount Of Water That Can Be Delivered Each Year

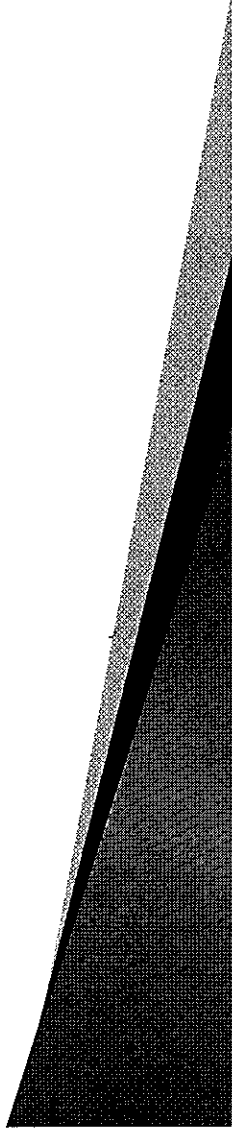
- ▶ Initial Projections Are Low
- ▶ Increase With Rain and Snow

Fall



# State Water Reliability

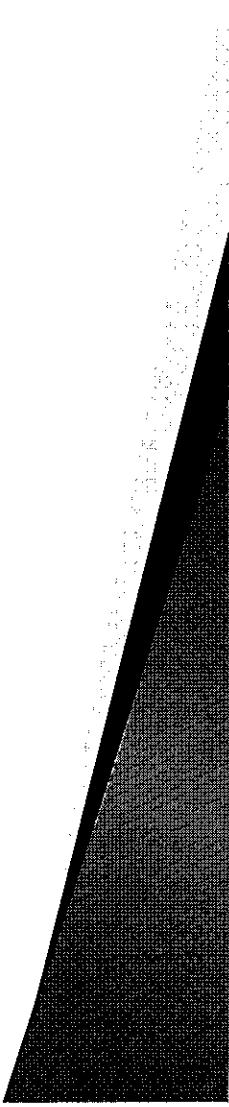
- ▶ In Years Where Rain And Snow Fall Are Below Normal
- ▶ Or Pumping Restrictions Occur
- ▶ Or Low Reservoir Volumes
- ▶ Less Than 100% Of The Contracted Amount Is Delivered



# State Water Reliability

How Does SWRCB Determine The Reduced Delivery Amounts?

- ▶ Each Contractor Is Listed In A Table
- ▶ The Delivery Percentage Is Applied To The Table Amount
- ▶ This Table Is Labeled “*Table A*”



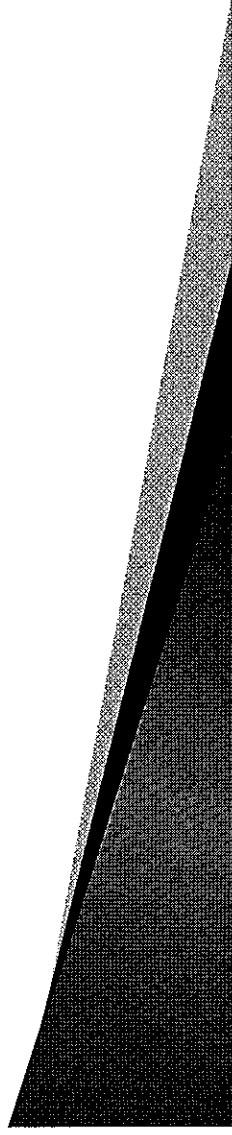
# State Water Reliability

## *TABLE A*

100 A.F.

75% Delivery = 75 A.F.

50% Delivery = 50 A.F.

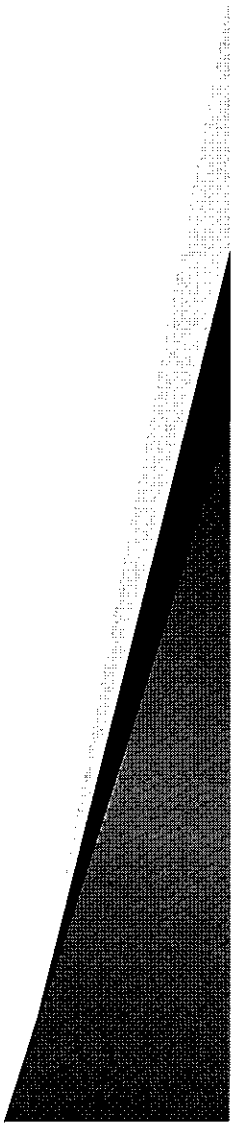


# State Water Reliability

For Pismo Beach Our “*Table*

A” Amount Is 2480 A.F.

- ▶ 1240 A.F. Of Contract Water
- ▶ 1240 A.F. Of Drought Buffer



# State Water Reliability

## 2480 A.F. (Table A)

100% (Table A 2480) = 1240  
A.F

50% (Table A 2480) = 1240  
A.F.

25% (Table A 2480) = 620 A.F.



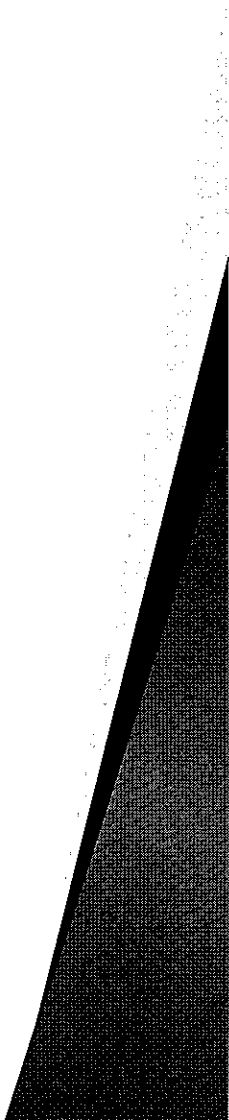
# State Water Reliability

The Department Of Water Resources Is  
Always Reviewing Long-term Reliability  
Factors

Long-term Reliability Is In The 65% Range

- ▶ New Projects Transfers
- ▶ Environmental/Other Supply Issues

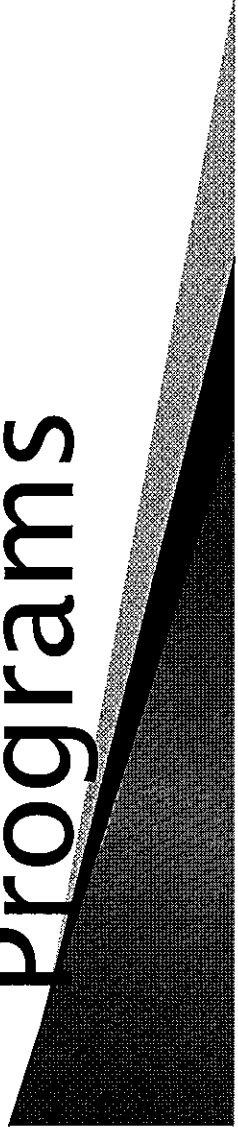
City Factor Of Safety Is Greater



# State Water Reliability

In Addition The City Can  
Purchase Additional “*Table  
A*” Water From San Luis  
Obispo County

- ▶ State / Regional Water  
Programs



# CONCLUSION

- ▶ Water Resources Are Sufficient
- ▶ Water Reliability Enhanced By Various Programs Is A Long-term Stable Water Supply

