

Los Robles Del Mar Specific Plan Annexation Plan for Providing Services

According to Government Code 56653 the plan for providing services shall include all of the following information and any additional information required by the commission or the executive officer:

(1) An enumeration and description of the services to be extended to the affected territory.

The City of Pismo Beach will provide full urban services to the Los Robles Del Mar annexation site, including potable water, wastewater, and emergency services (fire and police protection).

(2) The level and range of those services.

Potable Water Supply

Water supply will be handled differently for two components of the Specific Plan area. The Los Robles Del Mar (residential portion) will be supplied from the City's existing online sources, as augmented by additional State Water as described below. The Coastal Christian School portion of the site will be supplied by an onsite well that will be limited to pumping no more than is needed for the school facility, consistent with conditions from San Luis Obispo County when that agency approved the project in December 2010. These are described further below.

Please refer to Appendix B (Project History and Key Issues), Appendix C (Updated Development Agreement), and Appendix D (CEQA Documentation) of this application for additional information regarding water supply issues.

Los Robles Del Mar Project. Per the updated Development Agreement (July 19, 2011) and updated Project Condition 46, the City will supply the LRDM Project's water demands from its existing online water supplies, as augmented by additional State Water purchased by the project applicant, sufficient to offset the demand of future development (100 AFY). All water will be supplied to the LRDM Project through a single water system serving both domestic and irrigation needs.

The applicant shall be required to extend water mains to the annexation site by connecting to the 12-inch waterline extending from James Way to Oak Park Avenue. The size of the water mains shall be determined by the City of Pismo Beach.

Coastal Christian School. San Luis Obispo County approved the Coastal Christian School project in December 2010. The project as approved would allow Coastal Christian to use an onsite well as its water supply. The County included the following conditions to minimize impacts from the use of this supply:

1. That the school applicant enter into a restrictive covenant to be recorded on the title to the property, which would run with the land restricting the use of well water to serve only the needs of this development; and
2. School development would be required to minimize onsite water use through low-flow plumbing fixtures and installing landscaping that emphasizes drought tolerant and native plants.

Note that whether or not the site is annexed, the Coastal Christian School project would be allowed to use onsite well water because of the County's approval.

Wastewater

The City's wastewater treatment facility (WWTF) would serve the annexation site. The applicant shall be required to connect the City's system at Ridge Road. The sewer system is to include gravity lines, a new lift station and a force main located on Oak Park Road. The WWTF has an average annual design capacity of 1.6 million gallons per day (mgd), and a maximum month flow of 1.9 mgd, which is consistent with Regional Water Quality Control Board requirements (Pismo Beach WWTF WDR Order R3-2009-0047; NPDES No. CA0048151; Central Coast RWQCB Region 3). The current average annual flow is 1.19 mgd. There is sufficient capacity to provide wastewater treatment services for the project.

Emergency Services

The annexation site would be served by the City of Pismo Beach Fire Department in a cooperative fire protection agreement with the California Department of Forestry and Fire Protection (CAL FIRE). The City maintains ownership of the equipment, engines, and buildings while CAL FIRE provides personnel and administrative infrastructure. The City requires that the applicant shall pay development fees for additional equipment and fixed facilities as needed to service the annexation site.

The City of Pismo Beach Police Department would provide police protection services to the annexation site. The City's General Plan requires that all new development pay impact fees for additional equipment and fixed facilities needed to serve the new development. Because of the proximity of the annexation site to the police station, the applicant shall pay to install a radio repeater to house communication towers, radios and emergency communication equipment.

(3) An indication of when those services can feasibly be extended to the affected territory.

Potable water and sewer systems will be available to serve the site once the mains are extended to the site to connect to the City's systems. Fire and police protection

services will be available upon payment of fees to support additional personnel, equipment and infrastructure.

(4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.

The proposed public infrastructure system will be required to meet all current City of Pismo Beach development standards.

(5) Information with respect to how those services will be financed.

The project applicant (LRDM) is responsible for the costs associated with extending City services to the site consistent with the requirements noted in the paragraphs above.