

CITY OF PISMO BEACH

**PUBLIC REVIEW DRAFT
SPHERE OF INFLUENCE UPDATE
MUNICIPAL SERVICE REVIEW**



**PREPARED BY:
SAN LUIS OBISPO
LOCAL AGENCY FORMATION COMMISSION
MAY 13, 2011**

SAN LUIS OBISPO LOCAL AGENCY FORMATION COMMISSION

Commissioners

Chairman: Richard Roberts, Public Member
Vice Chairman: Bruce Gibson, County Member
James R. Patterson, County Member
Muril Cliff, Special District Member
Ed Eby, Special District Member
Duane Picanco, City Member
Kris Vardas, City Member

Alternates

Vacant, Special District Member
Tom Murray, Public Member
Roberta Fonzi, City Member
Frank Mecham, County Member

Staff

David Church, AICP, Executive Officer
Raymond A. Biering, Legal Counsel
Mike Prater, LAFCO Analyst
Donna J. Bloyd, Commission Clerk

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION AND EXECUTIVE SUMMARY

Introduction 1-1
 Service Review and Sphere of Influence Update Process 1-2
 California Environmental Quality Act 1-3
 Executive Summary 1-4
 Recommendation 1-10

CHAPTER 2: SPHERE OF INFLUENCE UPDATE

Introduction..... 2-1
 Existing Sphere of Influence..... 2-2
 Sphere of Influence Study Areas..... 2-4
 Study Area 1-Preserve Properties 2-7
 Study Area 2-King North Ranch 2-8
 Study Area 3-King South Ranch 2-9
 Study Area 4-Godfrey Parcel 2-10
 Study Area 5-Big Bird 2-11
 Study Area 6-Loughead 2-12
 Study Area 7-Los Robles Del Mar 2-13
 Memorandum of Agreement..... 2-14
 Present and Planned Land Use..... 2-16
 Present/Probable Need for Public Services..... 2-23
 Social and Economic Communities of Interest 2-23
 Local Sphere of Influence Guidelines 2-24

CHAPTER 3: CITY OF PISMO BEACH

Growth and Population 3-6
 Infrastructure Needs and Deficiencies..... 3-30
 Financing Constraints and Opportunities..... 3-75
 Opportunities for Shared Facilities 3-91
 Local Accountability/Governance 3-94
 Other Matters 3-99

FIGURES

Figure 1-1 City of Pismo Beach Sphere of Influence Recommendation July 2011..... 1-11
 Figure 2-1 2002 Existing Sphere of Influence..... 2-3
 Figure 2-2 Requested Study Areas 2-6
 Figure 2-3 Study Area 1 Preserve Property..... 2-7
 Figure 2-4 Study Area 2 King North Ranch 2-8
 Figure 2-5 Study Area 3 King South Ranch..... 2-9
 Figure 2-6 Study Area 4 Godfrey Property 2-10
 Figure 2-7 Study Area 5 Big Bird..... 2-11
 Figure 2-8 Study Area 6 Loughead 2-12
 Figure 2-9 Study Area 7 Los Robles Del Mar 2-13
 Figure 2-10 City of Pismo Beach General Plan Land Use Designation..... 2-18
 Figure 2-11 City of Pismo Beach General Plan Land Use Designation cont'd 2-19
 Figure 3-1 City of Pismo Beach Existing Sphere of Influence 2002 3-3
 Figure 3-2 City of Pismo Beach Area of Interest..... 3-4
 Figure 3-3 SOI Study Areas 2010 3-5
 Figure 3-4 Existing Land Use. 3-10

Figure 3-5 Aerial 3-28

Figure 3-6 Current Water Supply..... 3-35

Figure 3-7 Flood Control Zone 3 Water System 3-39

Figure 3-8 Distribution System 3-46

Figure 3-9 Wastewater Treatment Process 3-51

Figure 3-10 Wastewater Master Plan 3-53

Figure 3-11 Wastewater CIP (a)..... 3-54

Figure 3-12 Wastewater CIP (b)..... 3-55

Figure 3-13 Monthly Water Comparison..... 3-58

Figure 3-14 Monthly Sewer Comparison 3-59

Figure 3-15 Monthly Water & Sewer Comparison..... 3-59

Figure 3-16 Fire Station Incidents 3-65

Figure 3-17 City of Pismo Beach Violent Crime Rate per 1000 People 3-67

Figure 3-18 City of Pismo Beach Property Crime Rate per 1000 People 3-67

Figure 3-19 Comparative Property Crime Rates per 1000 People 3-68

Figure 3-20 Comparative Violent Crime Rates per 1000 People 3-69

Figure 3-21 Revenues by Type 3-80

Figure 3-22 Redevelopment Project Area 3-81

Figure 3-23 General Plan Circulation Element Critical Intersections 3-100

Figure 3-24 General Plan Circulation Element Critical Intersections cont'd 3-101

TABLES

Table 1-1 Water Supply/Future Demand 1-5

Table 1-2 Current & Projected Water Demand 1-6

Table 2-1 City of Pismo Beach Study Areas..... 2-4

Table 2-2 City of Pismo Beach Vacant Land Inventory..... 2-21

Table 2-3 City/County Land Use Potential..... 2-22

Table 2-4 Study Areas Existing and Potential Land Use..... 2-22

Table 2-5 Service Needs within the SOI..... 2-23

Table 3-1 Existing and Proposed Service Providers within the SOI..... 3-2

Table 3-2 Proposals Since 1983 3-6

Table 3-3 Department of Finance Population Estimates..... 3-7

Table 3-4 San Luis Obispo Council of Governments Population Projections 3-8

Table 3-5 Study Areas Existing Land Use 3-9

Table 3-6 RMS Historical and Projected Population Growth..... 3-12

Table 3-7 Pismo Beach 2006 UWMP Historical and Projected Population Growth..... 3-13

Table 3-8 Build-Out Summary 3-14

Table 3-9 Building Permits Issued 2002-2009 3-15

Table 3-10 2007-2014 SLOCOG Regional Housing Needs Allocation..... 3-20

Table 3-11 Los Robles Del Mar Potential 3-24

Table 3-12 Price Canyon Potential..... 3-26

Table 3-13 Comparison City/County Land Use 3-27

Table 3-14 Groundwater Pumped 3-32

Table 3-15 Water Supply..... 3-35

Table 3-16 Future Water Supply 3-36

Table 3-17 Water Production 3-37

Table 3-18 Zone 3 Population Projections..... 3-38

Table 3-19 Water Use 3-40

Table 3-20 Annual & Projected Water Demand..... 3-41

Table 3-21 Los Robles & Price Canyon Projected Water Demand 3-41

Table 3-22 Los Robles & Price Canyon Land Use..... 3-43

Table 3-23 Los Robles & Price Canyon Water Demand 3-43

Table 3-24 Projected Water Supply & Demand 3-44
Table 3-25 Existing & Projected Wastewater Flows 3-52
Table 3-26 Single-Family Water Rates..... 3-57
Table 3-27 Single-Family Sewer Rates 3-58

REFERENCES

APPENDICES

Appendix A: Initial Study Mitigated Negative Declaration

Appendix B: Memorandum of Agreement

Appendix C: LAFCO Actions City of Pismo Beach 1963 - Present