




LAFCO - San Luis Obispo - Local Agency Formation Commission
SLO LAFCO - Serving the Area of San Luis Obispo County

TO: MEMBERS, FORMATION COMMISSION

FROM: DAVID CHURCH, AICP, EXECUTIVE OFFICER 

DATE: MARCH 17, 2011

SUBJECT: STATUS REPORT-CITY OF PASO ROBLES SPHERE OF INFLUENCE UPDATE/MUNICIPAL SERVICE REVIEW

Recommendation: It is respectfully recommended that the Commission review this status report and provide comments to staff.

Summary: This status report is to bring the Commission up-to-date regarding the Sphere of Influence (SOI) update and Municipal Service Review (MSR) being prepared for the City of Paso Robles. LAFCO is required by the Cortese-Knox-Hertzberg Act to update the Sphere of Influence for a jurisdiction every five years or as needed.

The preparation of a Municipal Service Review is an information driven activity. LAFCO staff has gathered information and is in the process of reviewing and analyzing the data. The MSR along with the analysis and determinations called for by the Government Code is being prepared and will be used to support the Sphere of Influence Update. LAFCO staff has been working with the City with the goal of producing a Public Review Draft of the Sphere of Influence Update and Municipal Service Review for release in June or July. LAFCO and City staffs are also discussing the areas that might be studied for inclusion into the SOI. Also reviewing and updating the existing City/County Memorandum of Agreement will be part of the SOI update process. The existing MOA is attached to this update.

Municipal Service Review

A Draft MSR is in the process of being completed and will evaluate the capability of Paso Robles to serve existing residents and future development in its Sphere of Influence. The Service Review Factors required by the Cortese-Knox-Hertzberg Act are shown at the right.

SERVICE REVIEW FACTORS

1. Growth and Population
2. Present - Planned Capacity of Public Facilities
3. Financial Services
4. Shared Facilities
5. Accountability
6. Other Matters

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**MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF PASO ROBLES AND
THE COUNTY OF SAN LUIS OBISPO
REGARDING THE CITY'S SPHERE OF INFLUENCE**

This Agreement between the City of Paso Robles (hereafter "City") and the County San Luis Obispo County (hereafter "County") is entered into by the City on this 27th day of July, 2004, and by the County on this 16 day of Aug, 2004.

WITNESSETH

WHEREAS, the Cortese/Knox/Hertzberg Act of 2000 ("the Act") requires the Local Agency Formation Commission (LAFCO) to update the Spheres of Influence for all applicable jurisdictions in the County every five years; and

WHEREAS, a Sphere of Influence is defined by the California Government Code 56076 as a plan for the probable physical boundaries and service area of a local agency; and

WHEREAS, pursuant to Government Code 56425 the Sphere of Influence has been identified by the County of San Luis Obispo and the City of Paso Robles as shown in Exhibit A; and

WHEREAS, the Act further requires that a Municipal Service Review be completed prior to or, in conjunction with, the update of a Sphere of Influence in accordance with Section 56430 of the California Government Code as a means of identifying and evaluating public services provided by the City of Paso Robles and changes to the City's Sphere of Influence; and

WHEREAS, a Municipal Service Review as stated above has been completed and shall be considered by LAFCO when establishing the City's Sphere of Influence; and

WHEREAS, the City and County have reached agreement regarding the boundaries (Exhibit A), development standards, and zoning requirements (Exhibit B) of the Sphere of Influence to ensure the orderly and logical development of these areas; and

WHEREAS, the City's General Plan provides a clear policy base for growth and development in the Sphere of Influence areas and defines policies and programs that the City will implement to ensure the preservation of the agricultural land, open space and the rural character


of Paso Robles; and

WHEREAS, the County's General Plan goals in Framework for Planning and the Salinas River Area Plan call for Community Separators to provide for a community's distinctive identity and preserve the rural character of the areas between and on the fringes of communities and cities; and

WHEREAS, LAFCO is required by Government Code 56425 (b) to give great weight to this agreement in making its final determination of the City's Sphere of Influence.

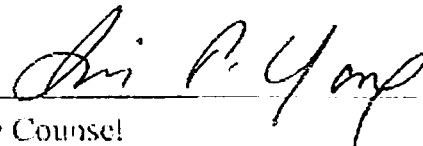
NOW, THEREFORE, be it resolved that the parties agree as follows:

1. The Sphere of Influence boundary contained in Exhibit A provides for the orderly and logical growth for the City of Paso Robles and represents an appropriate 20-year growth boundary based on existing information.
2. The development standards and zoning requirements contained in Exhibit B provide a framework for completing updates to the General Plans of both the City and the County for the areas in the Sphere of Influence.
3. The development standards and zoning requirements contained in Exhibit B are intended to provide the City and the County with the basis for developing specific land use policies and standards for the areas in the City of Paso Robles Sphere of Influence and do not supersede or limit the planning or environmental review process of either jurisdiction.
4. The City's and County's General Plan policies found in Exhibits C and D shall be used to guide the logical and orderly development of these Sphere Areas while preserving the agricultural and open space lands.



Mayor, City Council
City of Paso Robles

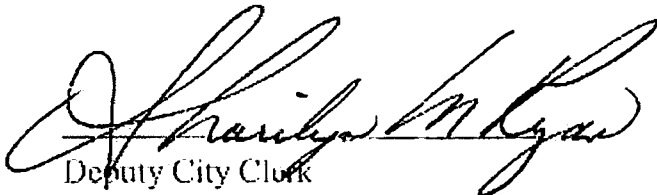
APPROVED AS TO FORM AND LEGAL EFFECT:



City Counsel

Dated: 8-3-04

ATTEST:



Deputy City Clerk

Dated: 8-3-04

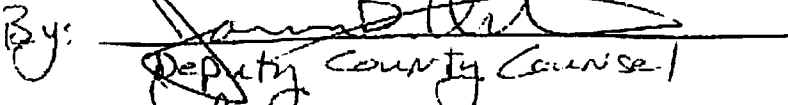


Chairman, Board of Supervisors
County of San Luis Obispo

APPROVED AS TO FORM AND LEGAL EFFECT:

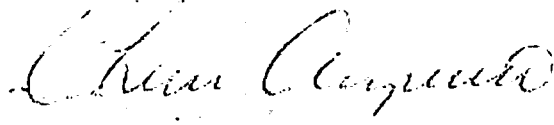
JAMES B. LINDHOLM, JR

County Counsel

By: 
Deputy County Counsel

Dated: July 29, 2004

ATTEST:

MARILYN BENTON 
County Clerk

Dated: _____

EXHIBIT A
 SPHERE OF INFLUENCE BOUNDARY MAP

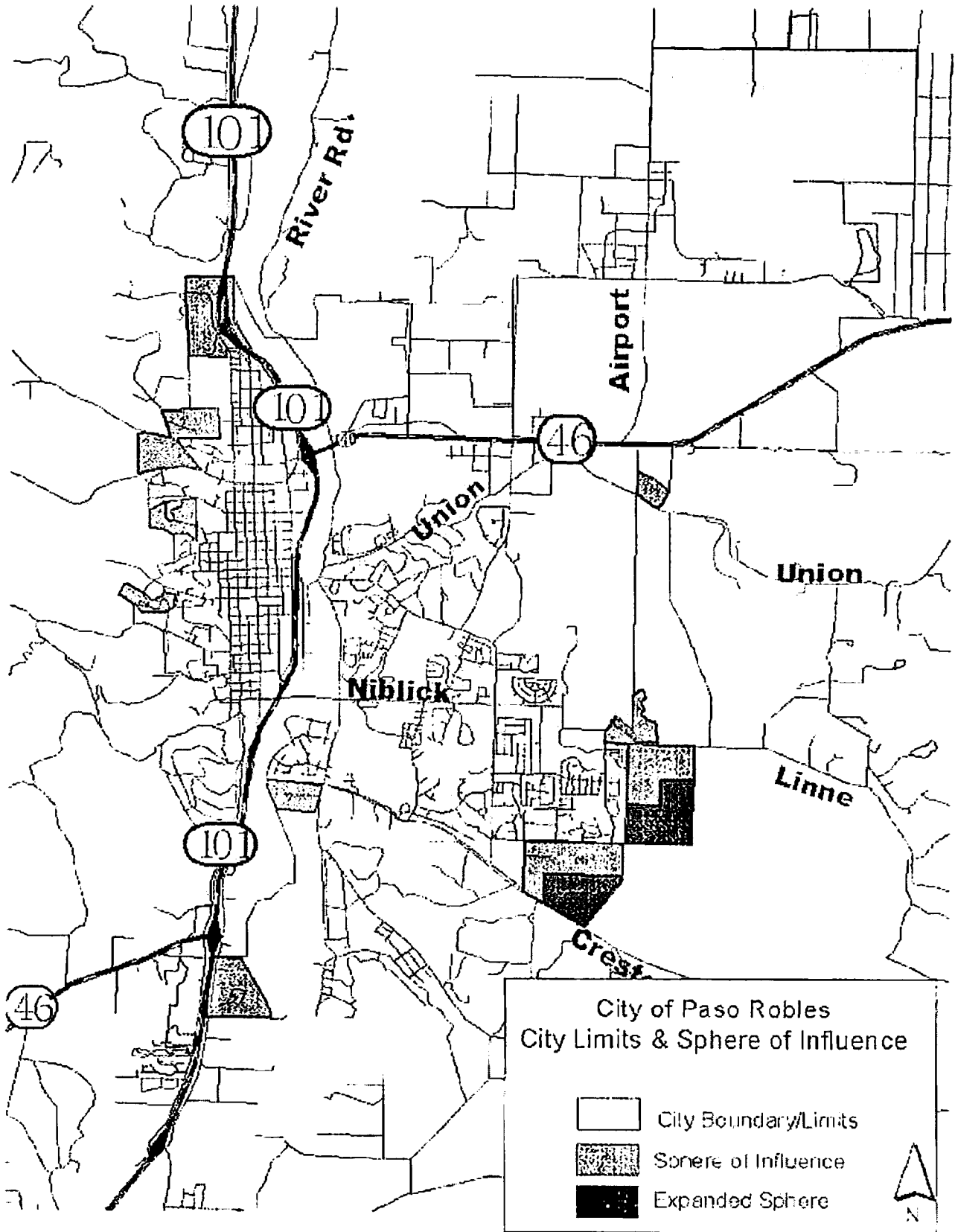


EXHIBIT B
DEVELOPMENT STANDARDS AND ZONING REQUIREMENTS

The following development standards and zoning requirements are agreed to and shall be used by the City of Paso Robles and the County of San Luis Obispo to guide development within the proposed Sphere of Influence as shown in Exhibit A and to update their General Plans.

1. **Intent.** It is the intent of the County and the City to work cooperatively towards the goal of developing the agreed upon Sphere of Influence (as shown in Exhibit A) in an orderly and logical manner consistent with the Cortese/Knox/Hertzberg Act, the City and County General Plans, the California Environmental Quality Act and any other applicable laws and regulations.

2. **Interagency Cooperation.** The City and the County shall work cooperatively to plan for future land uses, improve area circulation connections, and preserve agricultural land and open space. Discretionary development projects and General Plan Amendments within each agency's jurisdiction shall be referred to the other for review and comment prior to action on a development proposal. The County shall seek the City's comments regarding projects in the referral area defined in the County General Plan. The City shall seek the County's comments regarding projects that affect unincorporated areas surrounding the fringe area of the city as defined in the City's General Plan. When a discretionary project application is accepted for processing, it shall be referred immediately to the following contact person(s) for early review and comment:

Principal Planner, Long Range Planning
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93401

Community Development Director
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

This provision shall not supersede other methods of commenting or providing feedback regarding a proposal or project.

3. **Interim Development.** The County shall, to the extent legally possible, limit the development within the Sphere of Influence (SOI) area to that which is allowed by the current land use designations.

Any project proposed in the County and within the proposed SOI area that is subject to an Initial Study under CEQA, shall cause the City and County representatives to call for a conference to discuss the proposed project, prior to completion of the Initial Study. The purpose of the conference would be to discuss the City's and County's General Plan policies with regard to the project and to identify any key issues that may need special attention.

4. **City/County Cooperation.** For any project proposed prior to annexation, the County and City will evaluate the creation and implementation of various assessment and financing mechanisms for the construction and maintenance of public improvements, such as roads, utilities, recreation and trail improvements, parks and open space, and similar improvements that could serve visitors and residents of the City and the County.
5. **Agriculture and Open Space.** Prior to annexation of the areas identified in provision number 7 below, the City and the County shall work together to preserve the agricultural and open space resources in the SOI area. The criteria contained in Agricultural Policies 17 and 24 of the County's Agriculture and Open Space Element (Exhibit C) and Policy LU-2E of the City's Land Use Element (Exhibit D) shall be addressed in the preparation of any Specific Plans and Environmental Impact Reports.
6. **General Plan Amendment.** The City intends to complete pre-zoning, pre-annexation, and any necessary pre-general plan amendment activities prior to or concurrent with an annexation proposal being processed by LAFCO. The County intends to complete any necessary amendments to its General Plan in the Salinas River Area Plan to reflect the annexation of territory to the City of Paso Robles.
7. **Zoning Requirements/Specific Plan.** For the 511 acre area to the east and southeast of the City, a Specific Plan, which identifies land uses within the Sphere of Influence areas, shall be prepared and adopted by the City consistent with their General Plan Policies after the annexation is complete. Prior to annexation, rezoning, consistent with it's General Plan/Land Use Element, shall be completed by the City. The following language is from the Land Use Element of the City's General Plan and describes the proposed land uses for the expansion areas:

Expansion Area Specific Plan #1. A specific plan would be required that includes areas outside the 2003 City limits, encompassing Areas S2 and E3, which are generally east of the future extension of Airport Road, and south of Linne Road. This area includes about 241 acres, 18 of which are within a PG and E right of way. The plan would envision up to 673 dwelling units, with 398 dwellings in Area S2, and 275 units in Areas E3. Within Area S2, up to 303 single-family units would be at an average of 3 units per acre, while the remaining 95 multi-family units would be consistent with the RMF-20 designation. Within Area E3, all 275 single-family units would be consistent with an average density of 3 units per acre. The specific plan process will be used to determine the actual distribution of land uses and parcel sizes.

Expansion Area Specific Plan #2. A specific plan would be required that includes areas outside the 2003 City limits, encompassing Areas S1, E1 and E2, which are generally west of the future extension of Airport Road, north of Creston Road, east of Beechwood Drive, and south of Meadowlark Road. This area includes about 236 acres, 24 of which are within a P G and E right of way. The plan would envision up to 674 dwelling units, 474 of which are to be planned at an average density of 3 dwellings per acre, with an additional 200 multi-family dwelling units consistent with the RMF-20 designation. The distribution and location of these additional 200 units will be determined through the Specific Plan process.

CEQA review of the Specific Plan shall include analysis of issues, including but not limited to the following; a reliable and adequate water supply (a water assessment per SB 221 and/or 610), sewer capacity, public services, cumulative traffic circulation, agricultural buffers, and affordable housing. The Specific Plan for the Sphere of Influence area shall be prepared consistent with Policy LU-2G (Exhibit D) of the City's General Plan.

8. **Early Consultation.** In order to facilitate early consultation described in CEQA guideline 15083, the City and County shall meet and discuss these issues prior to the preparation of the Specific Plan and CEQA documents.

EXHIBIT C
COUNTY'S AGRICULTURAL-OPEN SPACE ELEMENT

Policy #17: Agricultural Buffers
Policy #24: Conversion of Agricultural Land