




LAFCO - San Luis Obispo - Local Agency Formation Commission
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TO: MEMBERS, FORMATION COMMISSION

FROM: DAVID CHURCH, AICP, EXECUTIVE OFFICER 

DATE: MAY 19, 2011

SUBJECT: STUDY SESSION-CITY OF PISMO BEACH SPHERE OF
INFLUENCE UPDATE/MUNICIPAL SERVICE REVIEW
(NO ACTION REQUIRED)

Recommendation. It is respectfully recommended that the Commission consider the information provided at this study session and provide comments to staff as appropriate.

Summary. This study session is to provide the Commission and public with information regarding the City of Pismo Beach Sphere of Influence and Municipal Service Review Update. Attached is the Public Review Draft SOI/MSR Update describing the various population trends, water supply and demand, and governmental structure of the City. Chapter one is an Introduction and Executive Summary to the document. Chapter two contains the Sphere of Influence Update and Chapter three the updated Municipal Service Review. An Initial Study and Mitigated Negative Declaration is found in Appendix A. The Memorandum of Agreement approved by the City and County is in Appendix B.

Background. The Sphere of Influence Update and Municipal Service Review for the City of Pismo Beach have been drafted and released for public review starting on May 12. The Public Review includes a 45-day public review period for all interested parties to comment on the documents. The comment period for the Draft documents ends on June 27, 2011. The documents are available online at www.slolafco.com or a CD can be obtained by calling the LAFCO office. Hard copies are available at a cost of \$12.00

Study Session. During this study session staff will brief the Commission and the public with regard to the Sphere of Influence Update and Municipal Service Review prepared for the City of Pismo Beach. Staff will summarize the information and determinations found in the draft documents. The study session is informational in nature and provides an opportunity to identify issues and questions prior to the public hearing. Also the public is invited to provide any feedback or questions about the documents or the process. No action is requested by the Commission at this time. Please provide us with any comments, insights and questions you may have about the documents or the process.

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Chapter 1 - Introduction and Executive Summary. This chapter introduces terms and definitions, summarizes the purpose of the documents and describes the process of updating the SOI. The Executive Summary provides a brief summary of each of the factors considered in the Municipal Service Review and the recommendation regarding the SOI.

Chapter 2 - Sphere of Influence Update. The Sphere of Influence Chapter describes the requirements of the Cortese-Knox-Hertzberg Act and provides background regarding the existing SOI. It also identifies the Study Areas that were evaluated in determining the SOI, the City-County agreement, and the LAFCO staff recommendation. The MOA found in Appendix B is also summarized in this chapter. Also covered are the factors that are required by CKH for establishing a SOI. The Staff Recommendation is to maintain the existing SOI and add the 250-acre Godfrey property to the SOI.

Chapter 3 - Municipal Service Review. The preparation of a Municipal Service Review is an information-driven activity. We have been assisted by City staff in gathering the information needed to prepare the Sphere Update and MSR. LAFCO staff has taken this information and reviewed, analyzed and summarized the data. The MSR along with the analysis and determinations called for by the Government Code is used as the information base for the Sphere of Influence Update. The MSR addresses the six factors that are required to be evaluated.

Initial Study/Mitigated Negative Declaration (Appendix A). This Initial Study/Mitigated Negative Declaration assesses the potential environmental impacts associated with the proposed Sphere of Influence (SOI) Update and Municipal Services Review (MSR) for the City of Pismo Beach ("City"). Together with the other studies prepared for this project, and other environmental documents incorporated by reference, this analysis serves as the environmental review for the proposed project. A Sphere of Influence is a plan for a probable, physical boundary and service areas of a local agency or jurisdiction. As such, it does not give property inside the Sphere boundary any more development rights than what already exist. The Sphere of Influence Boundary is a long-range planning tool that assists LAFCO in making decisions about a jurisdiction's future boundary. The Sphere indicates areas that might be served by the City. Several mitigation measures are proposed regarding agricultural resources, open space resources, and water supply.

Memorandum of Agreement (Appendix B). The process of updating the Sphere of Influence and Municipal Service Review also involved a series of meetings to revise the City-County Memorandum of Agreement (MOA). The MOA was approved by the City on March 1, 2011 and by the County on April 5, 2011. In the MOA, the City and County agreed to maintain the existing SOI and add the 250-acre Godfrey property. The provisions address phasing, water supply, and the guiding principles that the City and County agree to in developing the SOI. Each of the principles is followed with a description to clarify the intent and goals of implementing the principal. Also in the MOA is a section that provides guidance with regard to certain areas of the SOI including Price Canyon, a Special Referral Area, and the Preserve property.