




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: JANUARY 20, 2011
**SUBJECT: 2010 ANNUAL REPORT AND WORK ACTIVITIES
2011 UPCOMING PROPOSALS AND ACTIVITIES**

RECOMMENDATION. It is respectfully recommended that the Commission receive and file.

DISCUSSION. This report is to update the Commission with regard to the proposals and work completed in 2010 by LAFCO and what's on the horizon in the coming year. The following activities and programs have been accomplished:

ANNEXATIONS

Gap/Madonna. In January 2010, LAFCO conditionally approved Annexation No. 74 to the City of San Luis Obispo. The project approval required that one acre of prime agriculture land be permanently preserved for each acre of prime agricultural land being converted. Approximately 19 acres of prime agricultural land was preserved.

Pearwood. In April 2010, the Commission conditionally approved Annexation No. 30 to the City of Arroyo Grande. The City approved a four-lot subdivision on half the site, with the other half (3.6 acres) remaining in Public Facilities zoning to be used as a drainage basin for the area with an open space easement placed on the deed.

Los Ranchos. In July 2010, the Commission approved Sphere of Influence Amendment and Annexation No. 10 to County Service Area No. 18. This allowed two residential parcels to receive wastewater service once these are developed.

SPHERE OF INFLUENCE UPDATES/MSRs

Nipomo Community Services District. The Commission adopted the SOI/MSR in July 2010. The Sphere was reduced by 1000 acres in two areas; one at the northern end that is under Williamson Act contract, and a second at the southern end that is being used to grow strawberries. The NCSD, County, and San Luis Obispo LAFCO

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received the Government Leadership Award from CALAFCO for their work on the MOA.

The **City of Pismo Beach** Sphere of Influence Update and Municipal Service Review is underway. The MSR is nearing completion and discussions regarding the City-County Memorandum of Agreement are underway. More information is provided in the Status Report included on today's agenda.

Cemetery Districts. The Commission adopted the SOI/MSR in November 2010. The Spheres for all eleven Public Cemetery Districts were unchanged. The MSR has been updated and evaluates the delivery services for each district.

OTHER ACTIVITIES 2010

- Advertised, interviewed and selected new LAFCO Analyst
- Prepared and submitted comments regarding the Price Canyon Specific Plan EIR-Coordinated with the Public, City and other agencies
- Worked with City of Pismo Beach and Los Robles Del Mar representatives regarding future consideration of this annexation
- Completed the process of selecting the LAFCO Commission Special District Member and Alternate Special District Member
- Participated in the CALAFCO Staff Workshop, April 2010 - presenting a session with SLOCOG staff regarding the SB 375
- Participated in the CALAFCO Annual Conference in October 2010, EO presented the LAFCO 101 session
- Mapping/GIS – Updated all maps using the latest GIS data, updated maps and information for the BAS Census Survey, coordinated with SLO/CALPOLY regarding a history of SLO Annexations
- Executive Officer participated in orientation for the Grand Jury, made presentations at the Agriculture Liaison Committee and other groups
- Took action supporting CALAFCOs proposal to regionalize the organization
- Prepared and adopted Budget for Fiscal Year 2010/11 which included a 15% decrease from the previous year
- Prepared LAFCO Quarterly and Year-end Budget Reports-prepared and paid bills including payroll on a regular basis

- Updated LAFCO Directory Maps and collected District and City water and sewer rates
- Regularly updated the website with information

UPCOMING 2011

In the upcoming year San Luis Obispo LAFCO will evaluate proposals and projects, prepare Staff Reports and comments, complete Sphere of Influence Updates and Municipal Service Reviews, participate in CALAFCO program activities and work on a number of other issues. These include:

ANNEXATIONS

Orcutt Specific Plan – City of San Luis Obispo. The City Council has submitted a Resolution of Application to LAFCO for annexation. The Specific Plan was approved by the City on March 2, 2010. The proposed annexation is approximately 231 acres and is identified as an expansion area for the City in both the City and County General Plans. More detailed information is provided in the Status Update report on this agenda.

Broad Street – City of San Luis Obispo. A minor annexation to adjust a lot line so an entire parcel can be annexed into the City of San Luis Obispo. The area is to be annexed is less than one acre and is within the City's Sphere of Influence in the area located across from the airport on Broad Street. It is zoned commercial.

Los Robles Del Mar/Coastal Christian Annexation – City of Pismo Beach. An application for this may be submitted when the City and proponent work out the water service question. Discussions between LAFCO staff, the City and proponent have been conducted and it has been made clear that the water issue needs to be plainly addressed. Also the City is reviewing the CEQA documentation to ensure that it is still adequate for the project.

SOI UPDATES/MSRs

CITIES. The 2010 work plan was approved by the Commission in September 2010 and focuses on those Cities which have passed, or are approaching the five-year requirement for update. Staff is working on updating the MSRs for Pismo Beach, Atascadero, Paso Robles, Arroyo Grande, and Grover Beach at this time.

The **City of Pismo Beach** is working on preparing the Price Canyon Specific Plan which includes the existing SOI and additional parcels in the area. The City is working to finalize the EIR for the area and this effort could result in an SOI update

and an annexation proposal. Updating the Municipal Service Review provides LAFCO with the information needed to make a decision regarding the SOI.

The **City of Atascadero** is working on the Eagle Ranch Specific Plan which should be complete in about two years. The information in the MSR has been updated and is ready for Administrative review. The current sphere boundary is not expected to change and staff intends to move forward with the Update in the next few months.

The **City of Paso Robles** Sphere Update is scheduled to begin in 2011. Staff is discussing the timing of the Sphere and possible study areas.

Below are the Cities and the five year update schedule.

Jurisdiction	Completion Date	5-Year Date	Status/Action
CITIES			
Pismo Beach	April 2002	April 2007	SOI/MSR Update is underway; delayed by release of the Price Cyn SP EIR
Atascadero	September 2003	September 2008	MSR information is being updated. Start update in 2011.
Arroyo Grande	February 2003	February 2008	MSR information is being updated. Start update in 2011.
Grover Beach	February 2003	February 2008	MSR information is being updated. Start update in 2011.
Paso Robles	September 2004	September 2009	MSR information is being updated. Start update in 2011.
San Luis Obispo	January 2006	January 2011	Process proposals
Morro Bay	October 2007	October 2012	Process proposals

It is also recommended that the Memorandum of Agreements between the Cities and County be reviewed and amended to reflect any changes to the Sphere of Influence or the terms of the agreement.

DISTRICTS. Oceano CSD's five-year SOI update was due in 2008. Staff is in the process of updating the MSR information. No change in the SOI is anticipated for the Oceano CSD. The North County CSDs are scheduled to start the update process in 2011.

Jurisdiction	Completion Date	Update Due	Status/Action
COMMUNITY SERVICES DISTRICT			
Oceano	February 2003	Feb 2008	MSR is being updated
Nipomo	July 2010	May 2015	Completed in 2010
Templeton	April 2006	April 2011	Start update in 2011
San Miguel	April 2006	April 2011	Start update in 2011
Heritage Ranch	April 2006	April 2011	Start update in 2011
Avila Beach	Dec 2007	Jan 2013	Start update in 2013
Cambria	July 2008	July 2013	Start update in 2013
Los Osos	Dec 2007	Dec 2012	Start update in 2012
San Simeon	Dec 2007	Dec 2012	Start update in 2012
Cal Valley	Dec 2007	Dec 2012	Start update in 2012
Independence Ranch	Dec 2007	Dec 2012	Start update in 2012
Linne	Dec 2007	Dec 2012	Start update in 2012
Creston Hills Ranch	Dec 2007	Dec 2012	Start update in 2012
Squire Cyn	Dec 2007	Dec 2012	Start update in 2012
Ground Squirrel Hollow	Dec 2007	Dec 2012	Start update in 2012

Other Activities 2011

- Participating on the CALAFCO Staff Workshop Program Committee and coordinating sessions on Public Records and Ethics
- Executive Officer will be presenting SLO LAFCO's Memorandum of Agreement process at CALAFCO University "LAFCOs as a Catalyst" course in Sacramento
- Continue to facilitate discussions regarding the Memorandums of Agreement between Cities and County
- Respond to information requests regarding a variety of issues: forming a Fire Protection District, merging Districts, election of LAFCO representatives, annexation process, outside user agreements, complaints about jurisdictional services and other questions about government