

Study Session
City of Pismo Beach
Price Canyon Specific Plan
Draft EIR

SAN LUIS OBISPO LAFCO

October 21, 2010





Study Session

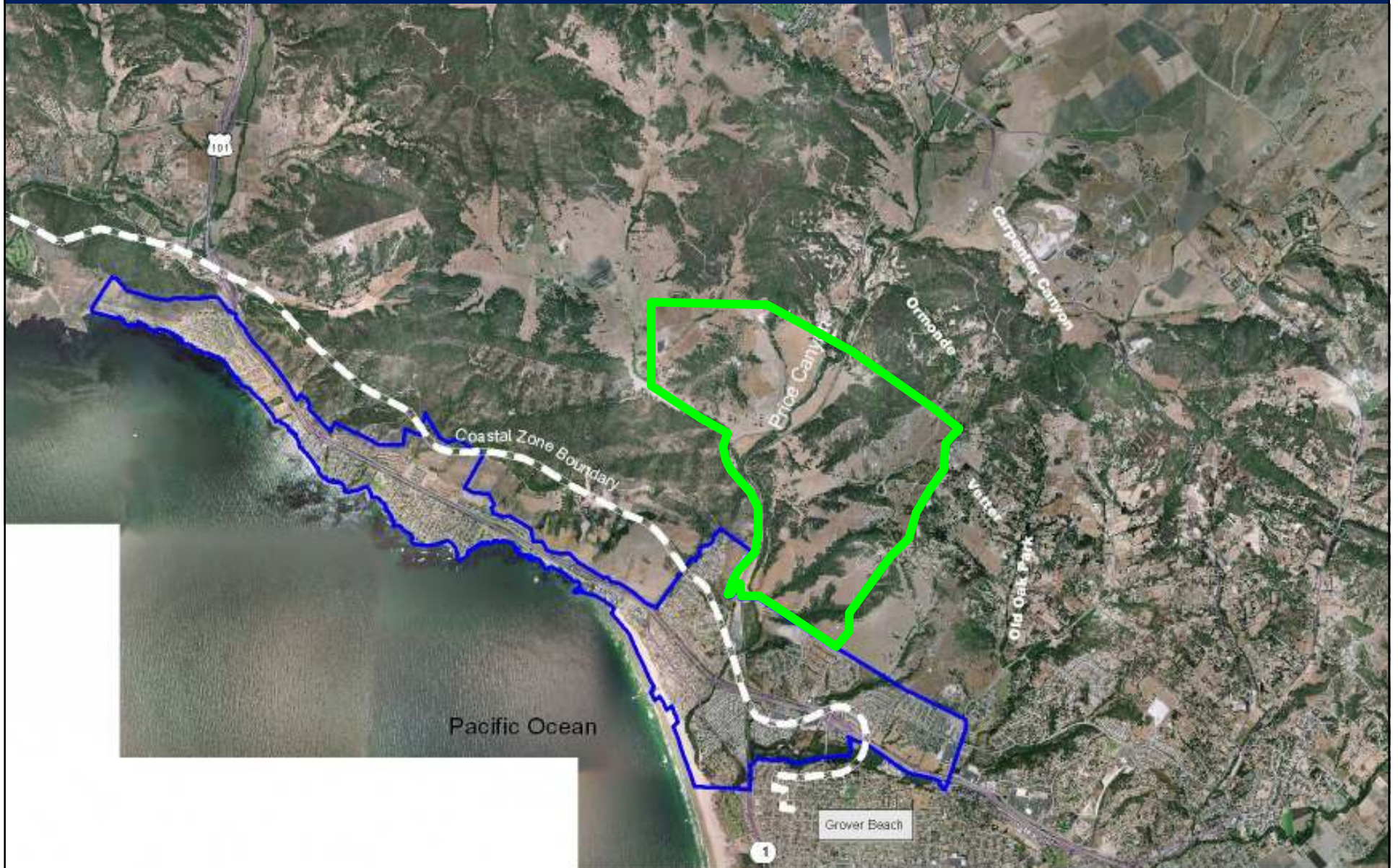
- At 10:21 - Duck Cover and Grab! Great CA Shakeout
- Please note pages B-1-31 through 33 should be Exhibit C and that page B-1-35 is part of Exhibit B



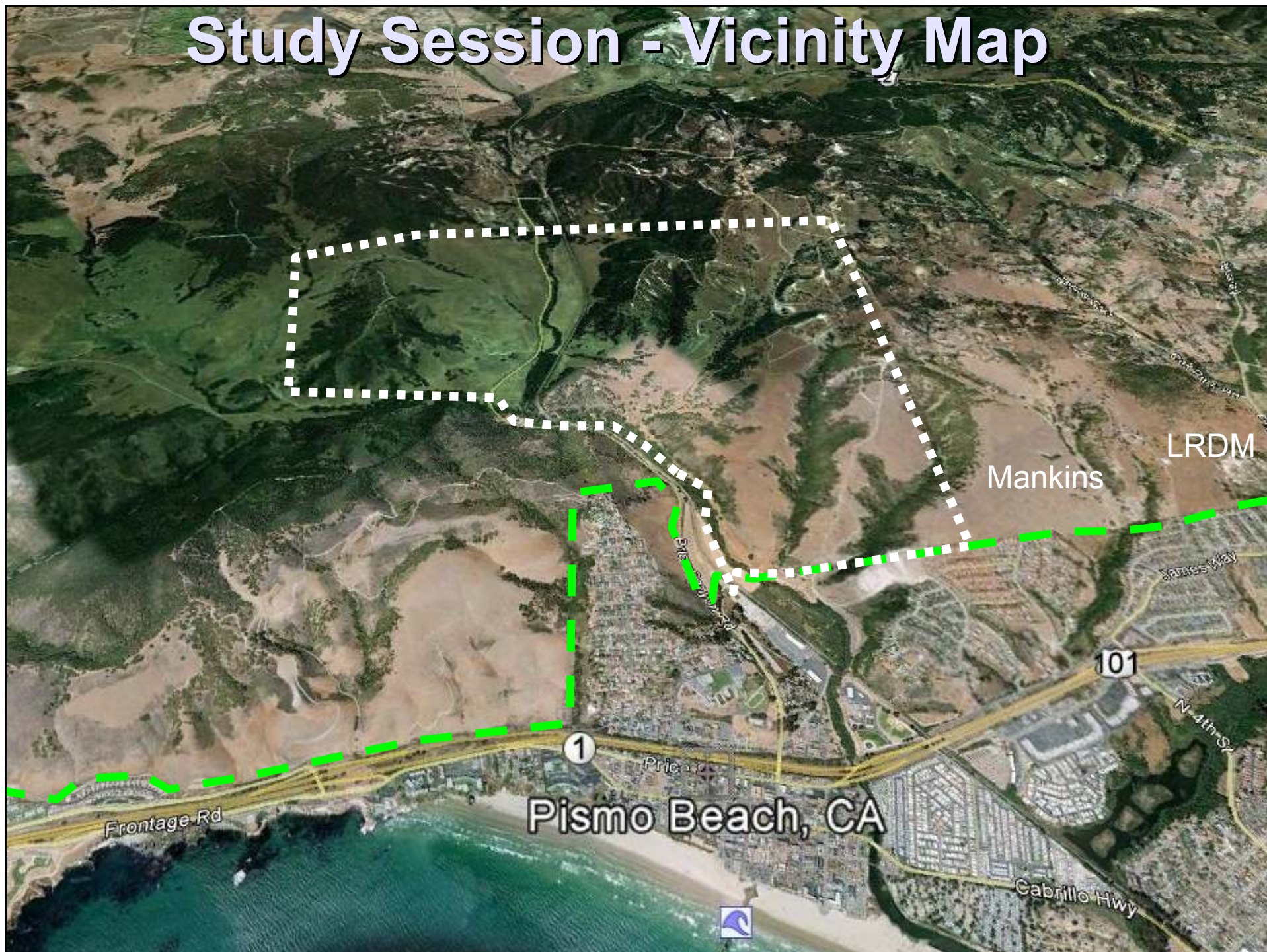
Study Session

- City Released Draft EIR for the Price Cyn Specific Plan in early September
- Specific Plan will be prepared based on this EIR
- Commission requested Study Session at its September meeting
- Comments were due on October 27, 2010 extended to November 10th

Study Session - Vicinity Map



Study Session - Vicinity Map





Study Session

Summary of PCSP-Draft EIR

- 1,700 acre area
- 697 Residential dwelling units (500 SF/197 MF)
- 280 acres of vineyards (NR)
- 10% Affordable Housing
- Winery, Tasting, Retail, Deli (NR)
- 40 workforce housing units
- Equestrian facilities (NR)
- 200 hotel units (NR/SR)
- 9-hole golf course
- 20,000 square feet conference area (SR)
- 5,000 square foot wine center (SR)
- 10,000 sq. ft. wellness center
- 10.4 miles of trails
- 28 acres of parks-public and private
- 466 acres of open space
- 448 acres AG zoned land



Study Session

Previous Comments

- October 9, 2009 letter from LAFCO regarding the Notice of Preparation
- June 18, 2009 Status Report regarding the Master Plan at LAFCO meeting
- May 13, 2009 letter from LAFCO regarding the Constraints Analysis
- January 27, 2009 Letter regarding use of groundwater from Chairman David Brooks



Study Session

LAFCO Process

- Draft EIR proposes SOI and Annexation be considered concurrently by LAFCO
- LAFCO advice has been consistent: SOI decision first then consider annexation
- SOI decision guides orderly annexations
 - Helps achieves the goal of orderly, logical development
- Large, complex annex. should have more of the details worked out prior to annexation



Study Session

Water Supply

■ Indian Knob	40-50 afy	- Current Use 75 afy
■ Pismo Creek	70 afy	- Wet season-reclaimed
■ State Water	500 afy	- Early in process
■ Reclaimed	<u>192 afy</u>	- Early in process
Total	812 afy	

Water Demand

■ Domestic	339 afy	State Water
■ Agriculture	140 afy	Reclaimed/Ground
■ Golf	113 afy	Reclaimed
■ LRDM	<u>151 afy</u>	State Water
Total	743 afy	



Study Session

- Water Supply Assessment (SB 610) stand alone document prepared by water purveyor
 - 20-year projection of water demands & supply
 - Water Purveyor has secured water rights
 - Source/status of capital funding for infrastructure
 - Secured the required regulatory approvals
- Parts of WSA in Draft EIR – but not a stand alone document
- WSA clearly documents water supply-demand: Supply has yet to be documented



Study Session

County State Water Steps

- Countywide Master Water Plan Update
- System-wide Capacity Study – In process
- Board of Supervisors adopt policies to guide decisions
- Negotiations with Central Coast Water Authority and Dept. of Water Resources
- Contract Negotiations with jurisdiction
- Carp. Valley Water District Negotiations



LAFCO Water Policy

“adequate, sustainable, reliable” prior to annexation

SLO, Airport Area, 2008

City Supply	7,720 AF
City Demand	6,488 AF
Balance	1,232 AF
Project Demand	411 AF

OCSD, Halcyon, 2009

District Supply	1,728 AF
District Demand	992 AF
Balance	736 AF
Project Demand	9 AF

AG, Pearwood, 2010

City Supply	3,796 AF
City Demand	3,256 AF
Balance	540 AF
Project Demand	2-3 AF

SLO, Madonna Gap, 2010

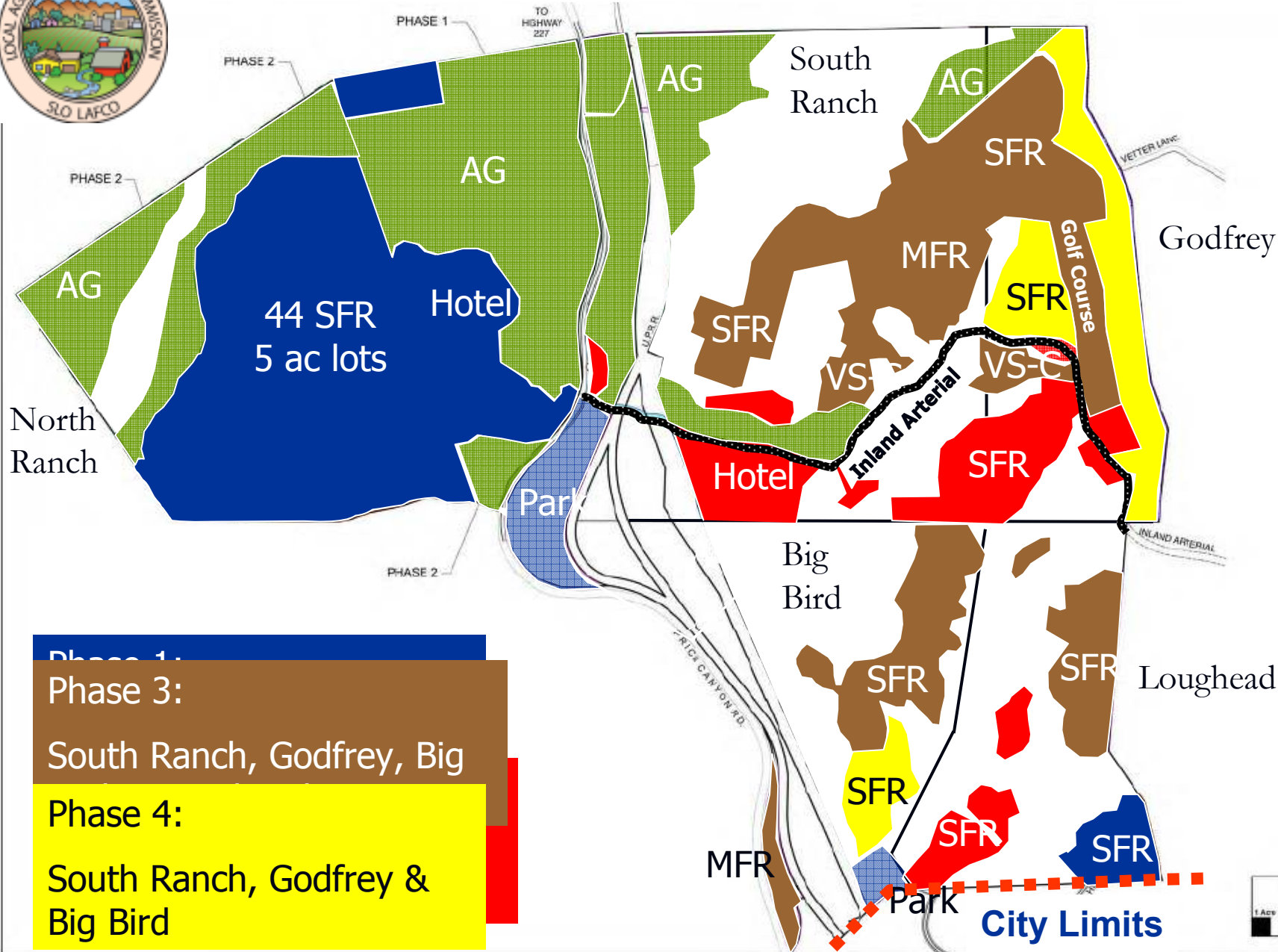
City Supply	7,720 AF
City Demand	6,375 AF
Balance	1,355 AF
Project Demand	32 AF



Study Session

Land Use Pattern-Phasing

- Remains largely unchanged from previous documents-constraints study
 - 500 single family + 197 Multi-Family
 - Lay-out is large lot hillside development
 - 950 acres of potential open space/AG lands
- Phasing is shown on the next map
 - Has not changed or been modified



Phase 1: [Blue box]

Phase 3: [Brown box]

South Ranch, Godfrey, Big Bird

Phase 4: [Yellow box]

South Ranch, Godfrey & Big Bird



Study Session

Conclusions

- Draft EIR may be adequate for use as CEQA document for determining Sphere of Influence
 - Depends on how LAFCO comments are addressed
 - Less detailed information needed for SOI
 - MSR will also be used to determine SOI
 - SOI boundary is at LAFCO's discretion
- Draft EIR is not adequate for annexation
 - LAFCO's comments as a responsible agency have not been adequately addressed so far
 - Water supply is not adequate, reliable, sustainable at this point