

Memorandum of Agreement and Conditioning a SOI

A New Future?
A helpful tool?
Waste of time?

Speakers:

David Church, AICP, Executive Officer, SLO LAFCo
Chuck Stevenson, Supervising Planner, SLO County; and
Jon Biggs, City of Pismo Beach, Community Development
Director

Case Study City of Pismo Beach Sphere of Influence Update Municipal Service Review



City of Pismo Beach - County Of SLO
San Luis Obispo LAFCO



Conditioning SOI

Background

- 56425(b) Lays out Agreement Process
- SLO LAFCO adopted a Local Policy that makes for a more practical application
- SLO LAFCO facilitates the MOA process to identify issues, agree on the SOI, find solutions
- Conditions on SOI flow from the MOA work



Conditioning SOI

Road Map for the Session

- Background
- Memorandum of Agreement Process
- Issues and Points of View
- Outcome-Conditions
- Future Challenges
- Questions and Answers



Vicinity Map



Conditioning SOI

Background

- Regular SOI Update underway 2010
- Price Cyn is an area the City is planning on for future growth and needs SOI expanded
- City releases the Price Canyon EIR
- LAFCO puts SOI Update on hold
- MOA process used get SOI Update back on track
 - Board and Council Approved MOA
- Conditions help SOI get approved-City agreed

Conditioning SOI

MOA Process

- County/City Meetings
- Agreed Upon Provisions
 - SOI Boundary
 - Addressed Phasing;
 - Agricultural/Open Space
 - Water; and
 - Guiding Principals development
- SOI Update/MSR/MOA = SOI Conditions



Conditioning SOI

Background

- Plans/MOA lead to key issues
 - ID and agree SOI Boundary
 - Future Development of the Area
 - Water Supply: Recycled Water/SWP
 - Phasing of Development
 - Preservation of AG & OS
 - Use of Oak Park Groundwater basin
- MOA process helps address these and helps form conditions of approval

Conditioning SOI – The New Future??

■ MOA Guiding Principles:

- a. Direct development toward existing incorporated areas and unincorporated urban areas with logical infrastructure connections
- b. Create walkable and transit-friendly neighborhoods that have logical connections to other parts of the City
- c. Provide for a variety of transportation choices that are feasible and financially viable
- d. Create a range of housing opportunities and choices
- e. Take advantage of compact building design
- f. Improve the regional or sub-regional jobs/housing balance

Conditioning SOI

Issues and View Points

- Natural City-County Tension
- Building Trust-Breaking Barriers
- Bringing together General Plans
- The Process of building an MOA
- Guiding Principles of Development
- Conditions on SOI
- Challenges Remain

Conditioning SOI

Conditions

■ PHASING AND BUILD-OUT

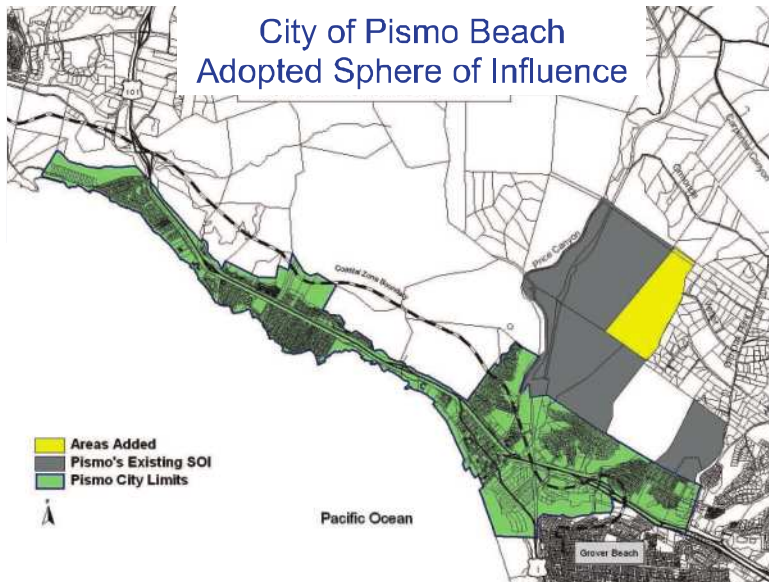
- a. In order to avoid a "leap-frog" development pattern... phased such that **properties adjacent to the existing City Limits are developed** as part of the first phase of development.
- b. The City shall provide LAFCO with a build-out estimate or inventory and document how it was prepared.

Conditioning SOI

Conditions

■ WATER

- a. a water supply that is an adequate, reliable, and sustainable water supply **is available and deliverable** to serve...
- b. Future development shall be **prohibited from utilizing groundwater from the Oak Park Aquifer...**
- c. Other groundwater basins in the area proposed for use shall document the safe yield of the basin and the future reliability of the aquifer.



Conditioning SOI

Conditions

■ AGRICULTURE & OPEN SPACE

- The City shall identify all agricultural and open space lands to be protected in the SOI areas
- Prior to LAFCO filing the certificate of completion (if an annexation is approved), conservation easement(s) shall be recorded on the deed(s)...

Conditioning SOI

Outcomes/Results

- SOI was agreed to by City and County
- Guiding Principles were agreed to
- Implementation has challenges
- LRDM – Annexation (denied-litigated)
- SSSP – Split into Two Plans
 - Spanish Springs & Big Bird
 - SS was modified and EIR Released
 - BB looks more promising

Conditioning SOI – The New Future???

Questions and Answers

Oak Park Aquifer Map

