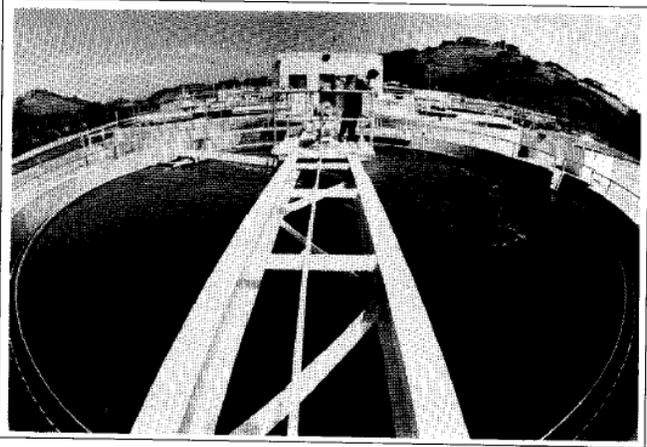


Facilities and Services Element



33

Facilities and Services Element



Introduction

The manner in which public facilities and services are provided in California jurisdictions, as well as the manner in which these are funded, has changed considerably in the past few years. Both population growth and technological changes have required a more regional approach to the planning and provision of some facilities and services that were once the exclusive concern of municipalities. At the same time, fiscal constraints and legislative actions have shifted funding methods from a reliance on the general obligations of taxpayers to greater emphasis on individual development to "pay its own way." The Facilities and Services Element is a guideline to indicate future needs as the city continues to develop; funding to meet these needs will come from a variety of sources that must be considered in the capital improvement planning process and the annual budget process. The Element is linked to the Growth Management Element, which correlates facility and service needs with projected population and visitor growth and the annexation of areas in the sphere of influence.

The need for public facilities and services of the dry are greatly affected by the intermittent presence of a transient population. The city's Vertex Cost Allocation Study estimates an average daily tourist population in the city at 3,265 (2 persons per hotel unit, 56% occupancy rate). However, this is only an average. The occupancy rate can be as high as 90% during summer months. Day visitors can bring total population in the city to 20,000 - 30,000 people during summer weekends and special events. Given the highly fluctuating nature of the visitor population, both the design of facilities as well as the level of staffing must be flexible in order to respond to the variations in demand.

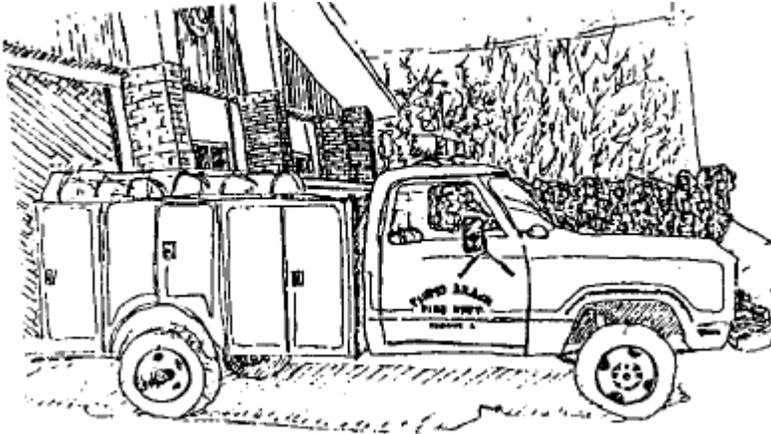
During the summer of 1988, the City of Pismo Beach established a strategic planning process to identify issues resulting from growth of both the resident population and the tourist industry. This strategic planning process entails an ongoing review of departmental needs and achievements, and a goal-setting process for each of the various city services. Strategic planning workshops provide a forum for discussion with the City Council and the public in which staffing and capital facility requirements can be evaluated in terms of available and proposed funding sources. The strategic planning process has become the context for setting the five-year Capital Improvement Program and the annual budget expenditures. The Facilities and Services Element of the General Plan provides a long-term policy framework within which incremental facility, equipment, staffing and service needs can be structured.

Along with the initiation of the strategic planning process, the city also completed studies of the direct and indirect service costs of the various city departments. As a result, certain city departments have revised, and in some cases initiated, user fees for more efficient cost recovery for services. A study of impact fees to meet the service needs created by new development is to be completed in 1992. The impact study will bring the city into conformance with recent state legislation (AB 1600), which requires the city to demonstrate the connection between an impact fee and the cost of facilities that will serve new development.

In the following discussion, not all services and facilities are under the direct control of the municipal government; however, the policy commitments of the city greatly affect the ability of other

agencies to provide appropriate levels of service to Pismo Beach residents and visitors. Circulation and recreational facilities are not included in this element since they are discussed in the Circulation Element and the Parks, Recreation and Coastal Access Element. Topics are arranged alphabetically and each section contains background and policies. Topics are:

- | | |
|---|----------------------------|
| City Administrative Services - City Hall | Schools |
| Fire Services | Solid Waste |
| Library Services | Wastewater Services |
| Police Services | Water Services |



Principles

P-8 Facilities Concurrent With Need

The City shall ensure that public facilities are available to adequately serve all new and existing development concurrently with new construction. For existing facilities requiring upgrading and/or replacement, the City shall plan for adequate funding of these improvements to preclude interruptions or deterioration of service that may imperil the health and welfare of the residents and visitors to Pismo Beach.

General Policies

F-1 Equity of User Fee Structures

The City shall emphasize a balance of revenues to costs for user fee programs that fund the maintenance of facilities and the provision of services, while considering the equity between ability to pay in relation to benefits received.

F-2 Impact Fees Required

The City shall establish impact fee programs to the extent that a nexus can be demonstrated between the cost of providing a facility or service and the needs created by new development.

F-3 Cost Recovery

The City shall review annual updates of the Vertex cost recovery studies to determine appropriate user fee levels for city facilities and services, including pro-ration of city-wide overhead costs where feasible. Overhead pro-rations, including those for special assessment districts, will be used to reimburse General Fund expenditures.

F-4 Capital Improvement Planning

In order to effectively plan and budget for needed facilities and the upgrade of service deficiencies, the City shall update the five-year Capital Improvement Plan annually.

F-5 Public Facility Locations

Public utilities and public works facilities, which are not dependent on the ocean, shall be located away from the oceanfront. These facilities should be screened from public view and shall be designed in a manner that is compatible with the surrounding landforms.

City Administrative Services--City Hall

Background

Perhaps the most "visible" public facility in Pismo Beach is the city hall--the focus of contact between the residents of the city and the local government.

The city hall was built as a school in the 1920's and was purchased from the school district for use by the city when the building was condemned for use as a school after the November, 1952 earthquake. The building houses the city administrative offices, council chambers, the Finance, City Clerk, Community Development (including Planning, Building, Recreation and Redevelopment), Public Works, Fire and Police Departments. The main fire station is on adjoining property.

The building is constructed of un-reinforced masonry and is potentially hazardous in the event of another earthquake. In addition to the danger to people in and around the building from structural failure, of particular concern is the potential disruption of the city's emergency communication system, housed in the police dispatch center, and the telemetry connections, which operate the water and sewer systems.

State law (SB 547) requires that by 1993 the city hall should both be strengthened and brought up to code, or it should be demolished.

In addition to the safety problems of city hall, the building is too small to adequately accommodate the existing and anticipated space needs of the various departments. At the present time several alternatives for building safety and expanding space needs are being considered:

- Renovation of the existing structure to bring it up to code.
- Renovation of all or a portion of the structure and the addition of new office space.
- Demolition of the structure and construction of a new city hall either on the same site or elsewhere in the city.

A citizen's review committee has analyzed these alternatives and evaluated future space needs and building costs. The committee's recommendation is to build an entirely new city hall on the present site; the existing fire station would remain. The proposed structure would contain about 28,500 square feet.

In conformance with the notice issued under the Pismo Beach Municipal Code, final decision on retrofitting or new construction of the city hall must be made by 1992. A variety of financing alternatives are possible such as: a possible state grant of up to \$750,000 from Prop. 122 funds, which have been appropriated for retrofitting public buildings or new construction if retrofitting is not feasible; the sale of certificates of participation; and impact fees.

Policies

F-6 State Funding

The City shall make application to the state for grant funds set aside through Proposition 122 for retrofitting, or if appropriate, new construction of the city hall.

F-7 Impact Fees

The City shall consider the establishment of an impact fee to reimburse the city for the benefit of city hall to new development.

Fire Services

Background

The Pismo Beach Fire Department is a combination full-time and paid call (volunteer) system. The authorized staffing of 37 includes 7 full time and 30 part time positions. The part time positions are limited to less than 1000 hours per year.

The department provides a wide range of programs, which include fire suppression, emergency medical services, training disaster preparedness, fire prevention, weed abatement, cliff and ocean rescue, and hazardous materials response. In addition, the fire department runs a seasonal lifeguard program from May through September.

All fire department personnel have been trained as emergency medical technicians. In addition, the department operates a semi-automatic defibrillation program, which requires specialized training. About two thirds of the emergency requests the department receives annually are for emergency medical services.

As of 1992 department personnel are not authorized to transport victims. This service is provided by Five Cities Ambulance, which transports patients to either Arroyo Grande Community Hospital or hospitals in San Luis Obispo depending on the nature of the injury or illness. In 1992 the City was considering a paramedic program, which would include transport of victims.

The department maintains two fire stations: station one is located next to city hall and station two is located on Shell Beach Road next to Seacliff Drive. A third site has been identified to service the continuing development in the Oak Park area. This site is located at the junction of Ventana Drive and James Way. Station construction is programmed in the Capital Improvement Plan for 1993-94. However, the site will be reevaluated prior to construction to insure long-term use.

The existing personnel are adequate to service the existing city areas at the current service level. However, funding mechanisms will need to be established in annexation areas to provide funding for the personnel and equipment to maintain the new and existing fire stations that will service these areas.

Policies

F-8 Fire Prevention

To prevent loss of life and property damage, the City will maintain fire prevention inspections and public education programs.

F-9 Water for Fire Suppression and Emergency Reserve

The City will require all new development to provide water for fire protection by gravity flow with sufficient storage to meet I.S.O. requirements. The City will maintain a minimum two-day water supply in the city reservoir system for fire suppression and other emergency needs.

F-10 Response Time

The City should maintain personnel, equipment and facilities to achieve a minimum four-minute response time 95 percent of the time on medical emergencies. The City should also maintain same for a minimum acceptable response time of five minutes 95 percent of the time for all other emergency service calls to all areas of the city.

F-11 Paramedic Program

In order to meet the anticipated increase in demand for emergency medical services, the City shall consider the development of a paramedic program.

F-12 New Developments/Impact Fees

The City shall require all new development proposed in the city and annexing properties to pay fees for additional equipment and fixed facilities as needed to service the new development. In annexation areas the city will consider the need for additional fire stations, equipment and manpower. The City may also require the formation of fire protection districts to fund fire suppression and emergency medical services. Water facilities for fire suppression shall be in and serviceable prior to flammable construction.

F-13 Employee Housing/Housing Subsidy

In order to insure adequate paid-call personnel, the City will consider providing employee housing or a subsidy to those interested in service to the fire department. (See Housing Element Policy H-8, Equity Sharing.)

F-14 Fuel Clearance

All structures shall have fuel cleared for a minimum of 30 feet in moderate to high hazard areas as may be specified by the Fire Department. Additional setbacks from property lines may be required in relation to severity of wild-land fire hazards.

Library Services

Background

The City of Pismo Beach does not provide library services to city residents. This service is provided by the San Luis Obispo City-County Library system, which presently maintains a small neighborhood library (700 sq. ft., 4500 volumes) in the Shell Beach area. More extensive services are provided Pismo Beach residents at the South County Regional Library, located in Arroyo Grande, approximately five miles from Pismo Beach. The main library of the system is in the City of San Luis Obispo, and provides a bookmobile and other out- reach services as well as a larger collection and more extensive reference resources than are available at the South County branch.

The San Luis Obispo City-County Library has completed a study of long-range facility needs. Among the recommended actions regarding the most efficient provision of services to the county as a whole are certain recommendations that would affect the residents of Pismo Beach. The study proposes an enlargement of the South County Regional Library from its present size of 12,000 sq. ft. to 20,000 sq. ft. by 1994. Concomitant with this proposal for expansion of the regional facility is a recommendation to close the Shell Beach neighborhood library. However, no actual decision on this closure has been made. Pismo Beach residents would be served only by the expanded South County facility, the bookmobile service, and the main library in the City of San Luis Obispo.

Since the provision of library services is not a function of the government of Pismo Beach, derisions regarding the growth of the system are not issues to be covered directly in the city's General Plan. However, the funding of the proposed system expansion may affect development within the city as well as on properties being considered for annexation. Of the many forms of funding the improvements (state bond monies, federal grants, a local capital improvement bond issue, a special sales tax levy) development impact fees are one form under consideration.

Policies

F-15 Shell Beach Library

The City shall encourage the San Luis Obispo City-County Library to continue operation of the Shell Beach neighborhood library.

F-16 Library Impact Fees

The City shall assist the Library in the development of an impact fee program as the Library determines necessary to help meet the service needs arising from new development.

Police Services

Background

The demand for police services in Pismo Beach is determined not only by the needs of the resident population, but by the exceptional circumstances created by the presence of a large fluctuating transient population. This transient population consists of both overnight visitors residing in the hotels, motels and recreational facilities within the city limits and adjacent city and county areas, and day visitors attending special events and the city's beaches and other recreational areas. Visitors staying the night in Pismo Beach can increase the resident population by some 7000 people. Special events, which occur on more than 30 weekends during the year, contribute additional day visitors to the city's service population. Several of the largest events, which occur during the summer-swell the total city service population to 20,000-30,000 people. Given the high demand for police services created by this large population, police staffing needs in Pismo Beach exceed the levels expected for a less tourist-oriented community with an equivalent resident population.

Historically, the flexibility of response needed to meet the demands of a fluctuating tourist population has been achieved in three ways: full utilization of paid reserves, overtime for full-time employees, and prioritizing the urgency of conflicting demands for assistance. The department has a three level service spectrum: Level I services are emergencies as well as current investigative cases; Level II services are the general maintenance of order; Level III services are community based educational programs or responses to non-threatening situations such as parking violations, residential lock-outs, etc. The department must meet increased demands for service during heavy visitor periods by reducing the services provided in Levels II and III of the service spectrum. This manner of meeting intermittent increased demand for service decreases the level of service available to full-time residents for non-emergency needs.

The importance of maintaining an adequate level of police service, as with all municipal services, must be considered as new development and population growth occurs. However, requirements for additional personnel and equipment are rightfully the functions of the capital improvement planning programs and the annual city operating budget rather than the general planning process. Nevertheless, the provision of a new police facility capable of providing adequate space and fixed equipment to meet increased service demand over the long range is indeed an important aspect of the General Plan.

The ability of the department to effectively meet service demands is becoming increasingly difficult given the inadequacy of the existing police facility. The potential for communication shut down could occur in the event of earthquake or other disaster. As noted under the City Hall section of this Element, the City Council must determine in 1992, the manner in which the space needs of the police department will be met.

Policies

F-17 Staffing Requirements

The City shall maintain a level of police staffing that will permit the department to give adequate attention to calls for service, to patrol and prevention, and to administrative requirements. New patrol units may need to be established in future annexation areas.

F-18 Emergency Response

The City shall attempt to maintain a police response time to emergency situations (Level I), of no more than (5) minutes.

F-19 Capital Improvement Planning

The City shall include necessary depreciation and replacement of all police vehicles and equipment in the capital improvement planning process.

F-20 Public Information

The City shall maintain public information and school educational programs in crime prevention and drug education, and shall assist residents and businesses in developing neighborhood and commercial protection programs.

F-21 New Developments/Impact Fees

The City shall require all new development proposed in the city and annexing properties to pay fees for additional equipment and fixed facilities as needed to service the new development. This may include the purchase and installation of radio repeater systems.

F-22 New Facility

The City shall replace the existing, inadequate police facility with a new central facility that will provide protection for the department's emergency operations, as well as adequate space to meet anticipated staff needs over the life of the General Plan.

Schools

Background

Pismo Beach school students in grades K-12 are served by two school districts: San Luis Obispo Coastal Unified School District and Lucia Mar Unified School District.

San Luis Obispo Coastal Unified School District

Pismo Beach students living north of Spyglass Drive attend Bellview Santa Fe Elementary School, located on San Luis Bay Drive. This is a small rural school with a current enrollment of 66. The school site can be expanded as needed with portable classrooms, and the district does not anticipate the need for a new school. Junior high school students attend Laguna Junior High in the City of San Luis Obispo, and the San Luis Obispo High School serves high school students from this area. Currently the district does not foresee the need for a new junior high or high school.

Lucia Mar Unified School District

Most of the Pismo Beach K-12 students are served by the Lucia Mar School District, which includes the surrounding communities of Nipomo, Oceano, Grover City, Arroyo Grande as well as Pismo Beach. District enrollment is expected to almost double in the next ten years, and over half of the enrollment growth is projected to occur in the Nipomo area.

At present, the district maintains two schools in Pismo Beach: Shell Beach Elementary and Francis Judkins Junior High. With the completion of Mesa Elementary in September 1990, the enrollment of Shell Beach Elementary was reduced from 650 students to 300. The new elementary is located on Halcyon Road, adjacent to Arroyo Grande, and will draw students from the southern section of Pismo Beach. The district projects a need for a new elementary school to be built in the Nipomo area in approximately five years; another elementary school will be needed in the Oak Park area, either in the city of Pismo Beach or adjacent¹

Francis Judkins Junior High School is projected to be at capacity in the next three years. A new middle school is planned for the Nipomo area to be built during 1993-94. A bond issue to fund construction of the middle school will appear on the ballot. This new school in Nipomo will free up capacity in the Francis Judkins School by drawing away students from other communities who presently attend school in Pismo Beach.

High school students who reside in Pismo Beach within the Lucia Mar District attend Arroyo Grande High School. The district does not anticipate constructing a high school in Pismo Beach in the foreseeable future. Arroyo Grande High School is expected to reach capacity in 1997, and a new high school will be needed in the Nipomo area by 2005. The new high school will reduce enrollment at Arroyo

¹ School capacity is a somewhat flexible concept. State standards consider amount of playground area; Lucia Mar standards are 30 students per classroom. School capacities can be extended through the use of portable classrooms as well as class scheduling. Decisions regarding the need for new schools are based on long-range enrollment trends rather than immediate capacities.

Grande High School; Pismo Beach students will continue to attend Arroyo Grande after the new school is built.

The district has completed a study of projected enrollment through the year 2000. Rather than use a standardized projection of students per dwelling unit by size of unit, the district was divided into zones with student yield projected by unit type for each zone. This method allows the district to more accurately assess the student yield and anticipate construction and site needs in the review of environmental impact reports.

Policies

F-23 School Capacities

The City shall assist the SLO Coastal Unified and the Lucia Mar Unified School Districts in determining the development impact on school capacities prior to development approval.

F-24 Site Identification

The City shall assist the school districts in identifying school sites as necessary in the preparation of environmental impact reports and in consideration of areas proposed for annexation into the city. See:

Parks and Recreation
Land Use Element

PR-8
LU-G-6

Joint School/Park Site
School Landscape and Fences

F-25 School Impact Fees

The city shall work with school districts to require appropriate school impact fees.

Solid Waste

Background

The City of Pismo Beach contracts with the South County Sanitary Services for weekly waste pickup from residences and businesses. Waste is transported to the Cold Canyon landfill on State Route 227. The closest state-licensed toxic waste disposal site is in Casmalia, near Lompoc in Santa Barbara County. The 1986 San Luis Obispo County Solid Waste Management Plan indicates that the Cold Canyon site will reach capacity by 1995. Thereafter, either the existing site will be expanded, or a new site must be developed.

The recent passage of AB 939 mandates that waste produced in California jurisdictions be reduced by 50%. The City has negotiated with a private recycling contractor to provide curbside pick-up of recyclables-glass, aluminum, newspaper-to meet the requirements of AB 939.

Planning for the disposal of solid waste is a function of the County and Area Coordinating Council in conjunction with the Solid Waste Management Advisory Committee. The current (1986) management plan is already outdated; the closure of one landfill site earlier than anticipated by the plan has impacted other county sites. The County is selecting a consultant to prepare a new plan; final recommendations are expected in 1993.

Policies

F-26 Solid Waste Planning

The City shall assist the County of San Luis Obispo in developing a long-range solid waste disposal plan.

F-27 Siting of Landfills and Transfer Stations

In order to preserve lands in the City's "sphere of influence" and "area of interest" for future urban development and open space, the City shall request that landfill and transfer sites not be located within these land areas. Landfills and transfer sites should be located more distant from urban expansion, as appropriate.

F-28 Recycling

The City shall maintain a curbside recycle program to minimize impacts on regional solid waste disposal sites.

Wastewater Services

Background

The wastewater disposal system in Pismo Beach is composed of the collection system, the treatment plant, located adjacent to Pismo Creek, and the ocean outfall, operated jointly with the San Luis Obispo County Sanitation District and located near Oceano. Certain deficiencies exist in the collection system; however, these are continuously being corrected as old sewer lines are replaced and lift equipment upgraded. Planning for the improvement of the collection system is ongoing in the city's Capital Improvement Plan. The 1991 capacity of the treatment plant is 1.3 mgd. The 16" force main carrying treated effluent from the treatment plant to the ocean outfall in Oceano has a capacity of 3.5 mgd; the outfall itself has a capacity of 8.5 mgd.

Average daily flow has remained fairly constant with the 1991 average flow at 1.05 mgd. However, the demand for wastewater treatment and its volume of flow is variable in the course of the day, with instantaneous peaks at certain hours. Additionally, depending on wet weather conditions and/or high visitor demand, flows can range from .8 mgd to a high in excess of 2.00 mgd. Plant operations are sufficiently flexible to accommodate occasional high demand.

The treatment plant operates under a joint State of California/National Environmental Protection Agency order that stipulates standards for the quality of the effluent. These standards are currently being met. The plant has been operated since 1976 by a private company contracting with the city; however, in 1990, the City Council determined to return the operation to the control of the city staff.

The treatment plant has an expansion capacity of 1.4 mgd with modification to the aerated grit removal tank and aeration tanks. There is sufficient space at the existing plant site to accommodate expansion to 2.0 mgd. For a build-out of the 1991 city limits, a flow of 1.4 mgd is projected. At a three percent growth rate, 1991 plant capacity of 1.3 mgd would be reached in 1998. The Sphere of Influence area would add an additional .29 mgd of equivalent dwelling units. These figures are based on the yield of single-family dwellings. Yield from other uses cannot be determined until specific plans are prepared. Impacts from commercial development should be monitored. However, with a site expansion capacity to 2 mgd, the existing plant site should be adequate through the life of the plan.

User fees fund general maintenance and the correction of deficiencies in the existing system; system expansion to accommodate growth is funded by impact fees on new development. State law (AB 1600) states that impact fees cannot be used for operations and maintenance, and further requires that the city demonstrate clear connection between impact fees and the cost of the needed expansion.

Policies

F-29 Treatment Plant Expansion

The City shall plan for treatment plant expansion when average daily flow reaches 75% of current capacity; expansion shall be completed before the plant reaches 90% of current capacity. When 90% capacity is reached, approval of developments requiring additional waste-water treatment capacity shall be limited to essential public services, public recreation, commercial recreation, and visitor-serving land uses. No development shall be approved which would individually or cumulatively exceed the capacity of the wastewater treatment system.

F-30 Recycled Wastewater

The City shall develop a process for the use of tertiary treated effluent from the treatment plant as irrigation for landscaping, recreational facilities, and aquifer recharge.

F-31 Treatment Plant Screening

The City shall plant a screen of tall trees to screen the treatment plant from the view of the U.S. 101 corridor.

F-32 Master Plan Update

The City shall update the 1982 PRC Toups water/sewer master plan within the next two years; thereafter a new or updated master plan shall be prepared every ten years.

F-33 Emergency Generators

The City shall install emergency generators at all lift stations to protect the public health in the event of system failure.

F-34 Long Term Sludge Disposal

The City shall coordinate with the Central Coast Regional Water Quality Control Board and local jurisdictions to develop a long-term sludge disposal plan.

F-35 Annexations

The City shall evaluate the cost effectiveness of extending connections to the existing treatment plant to serve properties considered for annexation. In some cases, annexing properties may be most effectively served by independent tertiary treatment plants that will allow reclamation for landscaping and recharge use.

Water Services

Refer to Principle P-5

Background

One of the long-term and primary constraints for Pismo Beach is the availability and quality of water. The city depends on 3 sources for potable water as shown in Table F-1.

Water Source	1989	1990	1991	Entitlement/Basin Capacity
Lake Lopez (reservoir)	1673	919	900	886+ annual surplus
Arroyo Grande Water Basin	433	582	608	700
Meadow Creek Water Basin (wells 9 & 10)	412	494	305	undetermined as of 1992
TOTAL	2058	1995	1813	

Pismo Beach is allowed to extract 700 ac. ft./yr, of water from the Arroyo Grande water basin by gentlemen's agreement between the various agencies.

The city is entitled to 886 acre-feet of water per year (ac.ft./yr.) from Lake Lopez. In the past, the city has purchased surplus water from the reservoir and should continue to do so since it is the least

expensive water source. However, since there is no assurance that the surplus water from Lake Lopez will be available in drought conditions or continue to be available to meet the city's demand for water, Lopez surplus water should not be relied on for growth.

Pismo Beach has recently drilled two new wells in the Meadow Creek water basin. The long-term yield and reliability of these wells is undetermined at this time. In 1989 these wells yielded 412 ac.ft, and maximum production at current water levels would be 620 ac.ft, per year. The long-term yield from these wells may be much lower based on a substantial lowering of the water table in the summer of 1989. A conservative scenario estimates the yield at 300 ac.ft./yr.

In 1989, the demand for water in the city was 2058 acre-feet. The city's legal entitlement from Lake Lopez (without surplus water) and the available water from the existing well fields are inadequate, if the city is to reserve 5% of the available water for emergency uses.

In November 1989, the Public Works Director concluded that the city had over-committed the firm available water supplies of the city. This situation had come about through underestimates of water usage for certain commercial developments; underestimates of the amount of irrigation water used by residential developments on large lots; reliance on an expected yield of 700 acre feet per year from the Meadow Creek wells that is unproven; and lack of a peaking source to meet summer demand. This over-commitment precipitated an interim urgency ordinance by the City Council requiring stringent conservation measures. In effect, the ordinance restricts the issuance of building permits only to those applicants who can demonstrate that their projects will decrease current demand on the existing water supply at a ratio of 1.5:1. This is accomplished through retrofitting of existing development with water conserving fixtures. Exceptions are permitted only to projects supported by proven and assignable water from sources other than those of the city.

User fees fund the operations and maintenance of the water system. Expansion of the water system to service new growth is funded by connection and development fees.

Clearly, to service proposed development that has already received water commitments, as well as future growth, the city must both find additional water supplies and continue to impose strict conservation requirements. A new peaking well was completed in the Arroyo Grande basin in 1991. In 1991-92, funding is proposed for the development of a new water source to service the continuing Oak Park development.

Future water sources are a matter of the cost per acre-foot to the city, the quality of water produced, and the reliability of deliveries. At the present time, the most cost-effective and proven quality of water is from the State Water Project. The City has requested an annual allocation of 2000 acre-feet per year from this proposed source. However, assuming distribution into San Luis Obispo County is approved, it will take several years to bring the water on line. Other local sources are proposed for consideration, although the yield and quality of these are not yet established: sustained pumping of the Meadow Creek wells #9 and #10 to determine long term yield; runoff from Pismo Creek; and wastewater reclamation for irrigation purposes. Desalinization, while technically feasible, is so expensive (up to ten times the cost of the proposed state water) that it does not at present appear a reasonable option for the city. However, the City should monitor future cost effective advances in desalinization technology to evaluate alternative development costs, as additional water sources may be needed. Annexations of areas in the sphere of influence shall require a proven source of water before development can be approved. This will require two to three years of sustained pumping and quality analysis to verify the yield.

Policies

F-36 Water Management Program

The City shall prepare and annually review a comprehensive water management program that shall include, but not be limited to:

1. **Groundwater Depletion Analysis** - Since the city relies on groundwater for a significant portion of its potable water, the depletion of the groundwater basin by over-drafting the supply shall be avoided at all times.
2. **Additional Water Sources**--The City should pursue a variety of alternative additional water sources that will be sufficient to support the General Plan. New development should be

allowed only as additional long-term proven water sources become available.

When total annual water use reaches 90% of projected available supplies (based on known safe yield levels determined by the Groundwater Depletion Analysis, plus available entitlements from Lake Lopez and the State Water Project), approval of developments requiring increasing water supplies shall be limited to essential public services, public recreation, commercial recreation, and visitor-serving land uses. No development shall have building permits issued which would individually or cumulatively exceed the capacity of the City's water supply systems. Projects that are dependent on the availability of water supplies from the State Water Project shall be paced in accordance with the projected connection schedule, and shall not be approved until a firm delivery date has been established and construction on the delivery line(s) commenced. Interim individual water wells will not be permitted where depletion of the City's existing groundwater resources could result.

3. **State Water Project**-The City reaffirms its interest in participating in the State Water Project. Participation in the project shall be evaluated against costs of alternative sources such as surface water from Pismo Creek, additional groundwater sources, water reclamation and desalination.
4. **Water Conservation Program**-The consumption of water should be minimized by the adoption of a water conservation ordinance that will set mandatory standards to reduce the consumption of potable water as well as include incentives for water conservation such as a tiered water rate program.

F-37 Water Reserves

The City shall maintain water reserves at 5% over average daily demand at all times and maintain a summer peaking supply of 130% over average weekly demand.

F-38 Storage Capacity

The City shall require a minimum storage capacity in conformance with San Luis Obispo County standards for fire and other emergency needs prior to approval of development projects.

F-39 Water Conservation--New Development

The City shall require water-conserving features in all new development (i.e. low-flow fixtures, drought-tolerant landscaping, automatic timing for irrigation, etc.).

F-40 Annexation Areas

The City shall require all areas considered for annexation to demonstrate sustained long term water sources prior to approval of annexations.

F-41 Alternate Water Sources

The City shall investigate alternative water sources, including desalinization, to increase existing supply, and shall continue to support the expansion of the State Water Project into San Luis Obispo County.

F-42 Residential Water Rates (Tiered Water Rates)

The City shall develop water rates based on a reasonable standard of usage per household. In order to achieve equity in rates and water conservation, the city shall utilize a tiered water rate system, wherein higher use tiers will be priced on a higher per unit basis.

F-43 Mandatory Water Conservation

Although additional water sources may ultimately become available as well as alleviation of the present drought conditions, the City shall continue to impose the mandatory Water Conservation Ordinance at a minimum under "Normal Water Supply Conditions" as defined in Chapter 13.06 of the Municipal Code. See Land Use Policy LU-M-7, City Water Treatment Plant.

