



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, DC**

**DATE: JANUARY 21, 2016**

**SUBJECT: FEE WAIVER REQUEST - PISMO PRESERVE SPHERE OF INFLUENCE AMENDMENT AND OUTSIDE USER AGREEMENT**

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**RECOMMENDATION.** It is respectfully recommended that the Commission consider this fee waiver request and provide direction to Staff. The Commission may waive the fees entirely or partially based on the information in this Staff Report and presented at the hearing.

**DISCUSSION.** The Land Conservancy of San Luis Obispo is responsible for managing the Pismo Preserve, an 880 acre open space area in the unincorporated area that is adjacent to the City of Pismo Beach. The Preserve property was purchased in 2014 with the purpose of developing a public trails system to provide access to an area with beautiful vistas and habitat. Many agencies contributed to the purchase of the property, including the San Luis Obispo County, the cities of Pismo Beach, Arroyo Grande, Grover Beach and San Luis Obispo. State agencies also provided funding including the State Coastal Conservancy, the Wildlife Conservation Board and the Regional Water Quality Control Board.

In order to provide access to the area with services to the public, the Land Conservancy has received approval from the County to develop a parking lot, restroom, picnic and staging areas at the trailhead. The restroom facilities require water and sewer service. The City of Pismo Beach would provide those services if an outside user agreement is approved by LAFCO. The fee waiver request is for the LAFCO fees normally charged for processing such an application. In this case a 7.68 acre Sphere of Influence amendment (\$2,500), CEQA (\$1,000), and Outside User Agreement (\$2,500) would be processed with total fees of \$6,000.

In this fiscal year LAFCO has received a total of 94% of its total anticipated revenues to date. Of the revenues anticipated from fees LAFCO has received \$7,500 of a budgeted \$14,500; 52% of the budgeted amount. If the fee waiver is granted it would impact the revenues used by LAFCO to offset costs to funding agencies. The impact can be absorbed by LAFCO through the use of reserves, careful management of expenditures, and/or fees from other applications that might be submitted by year end. Current reserves and fund balance are \$159,732.

# *The Land Conservancy* OF SAN LUIS OBISPO COUNTY

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VISIT US ONLINE AT: [WWW.LCSLO.ORG](http://WWW.LCSLO.ORG)

November 13, 2015

San Luis Obispo Local Agency Formation Commission  
1042 Pacific Street, Suite A  
San Luis Obispo, CA 93401

Re: Fee Waiver Request

LAFCO Commissioners,

The Land Conservancy of San Luis Obispo County (LCSLO) respectfully requests a fee waiver for amending the City of Pismo Beach Sphere of Influence to include the public parking areas of the Pismo Preserve project; encompassing approximately 7.8 acres of land on the edge of the City. The Land Conservancy is a nonprofit organization that works cooperatively with both landowners and government agencies to find positive, mutually beneficial solutions. The Conservancy's goal is to facilitate and increase open space and public access opportunities, protect drinking water sources, restore wildlife habitat, and promote family farmlands and ranches.

In 2014, the Pismo Preserve was purchased through phenomenal public support to protect the property. It is a once in a lifetime opportunity to provide an outstanding public trail system to connect residents and visitors to our local lands.

The overall property is approximately 880 acres and protects the scenic views along highway 101, preserves important wildlife habitat and corridors, and permanently retires development, thereby safeguarding local water resources. The proposed trail system is inclusive of multiple user groups, and the property was acquired with support from hikers, runners, equestrians, mountain bikers, and business owners, including over 1,400 donations from individuals and local organizations. The State Coastal Conservancy, the Wildlife Conservation Board, the County of San Luis Obispo, the Regional water Quality Control Board, and the Cities of Pismo Beach, San Luis Obispo, Arroyo Grande, and Grover Beach all contributed significant public funds to purchase the property.

The Land Conservancy is working diligently to provide safe and pleasant amenities to support public access to the Preserve, and is doing this with limited financial resources. The project will directly benefit our local residents and our entire regional community by increasing tourism, improving public health, and protecting critical natural resources.

**Local People. Local Land.**

Unlike other most other projects requiring a sphere of influence amendment, the Pismo Preserve project has no way of recovering the fees and costs associated with its development. As a non-profit land trust we work tirelessly to ensure that donor dollars are spent on implementation of projects. By approving this fee waiver request, you will help extend the distance of our limited financial resources.

Thank-you in advance for considering our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Kaila Dettman", with a long horizontal flourish extending to the right.

Kaila Dettman  
Executive Director  
Land Conservancy  
1137 Pacific Street, Suite A  
San Luis Obispo, CA 93401