

From: Mike Prater [<mailto:mprater@slolafco.com>]
Sent: Friday, October 07, 2016 9:27 AM
To: Scot Graham <sgraham@morrobayca.gov>
Cc: David Church <dchurch@slolafco.com>
Subject: Plan Morro Bay comments

Scot,

Here are some comments for your [Revised Draft CBA with edit track changes shown, September 2016](#). Under Local Area Formation Commission (LAFCO) Municipal Services Review section Chapter 7-54 an outdated reference to the legislative factors that LAFCO must consider are given. No longer the nine factors listed are required.

The Municipal Service Review factors that need to be addressed include:

1. Growth and Population projections for the affected area
2. Location and characteristics of any disadvantaged unincorporated communities
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies
4. Financial ability of agencies to provide services
5. Status of, and opportunity for, shared facilities
6. Accountability for community service needs including governmental structure and operational efficiencies
7. Any other matter related to effective or efficient service delivery, as required by commission policy

The above-listed factors require written determinations as called for in the CKH Act. In addition, written determinations must also address these areas per the CKH Act:

- Present and planned land uses in the area, including agriculture, and open space lands;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and
- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.
- The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Plan Morro Bay should state LAFCO is working with the City on an update to their SOI/MSR.

Additional edits:

Chapter 6-4 Service Area and Service Provision

The city's water service area is bounded by the City of Morro Bay's ~~sphere of influence (SOI), which includes the City limits and a small area north of the city, west of State Route 1~~ (See Figure 1.3 for reference).

Morro Bay's does not have the authority to provide water to the SOI without an OUA or Annexation approval.

Chapter 13-9 & 10 Vehicle Miles Traveled

Labeling the Table and VMT within City SOI may be misleading, since the SOI is a small 100 ac of area in sandy beach and water near marina. Actual vehicle mile cannot reach these areas.

Other References to the City of Morro Bay SOI when referring to the City services should be changed to City Limits.

(i.e. Chapter 6-6 Projected Demand) In 2010, there were 5,384 active water accounts in the Morro Bay ~~SOI~~ city limits.

(Chapter 6-9 WASTEWATER FACILITIES) The City of Morro Bay Public Services Works Department provides wastewater collection services within the ~~SOI~~ city limits.

Thanks for your consideration.

Mike Prater
Sr. Analyst, SLOLAFCO
1042 Pacific St Ste A
San Luis Obispo, Ca 93401