

Facilities

Introduction and Purpose

The Facilities Element establishes the City's long-term goals and policies for producing, managing, and maintaining its infrastructure systems and public utilities. The City of Pismo Beach has demonstrated a history of high-quality public services and utilities. Maintaining appropriate levels of public services and utilities is critical as Pismo Beach continues to serve as a great place to live, visit and work. City facilities and public services sustain and support the long-term health and well-being of the community and they require regular maintenance and expansion to meet the on-going demands and environmental challenges. The Facilities Element provides background research, goals, and policies to guide the provision of public utilities and services to support existing and new development in Pismo Beach.

Background

Infrastructure and utility decisions have widespread impact on housing, development patterns, and quality of life. As the Pismo Beach building stock continues to age and recycle, so does the need for improved and appropriate City personnel and infrastructure to provide capacity for everything from emergency services to wastewater management. It is imperative to coordinate the timing of new development with infrastructure and public utility capacity, so demands are adequately met. Additionally, providing reliable revenue sources to support the costly maintenance and replacement required for aging infrastructure is of high importance.

Services and opportunities should be available and accessible to everyone in the community. At the same time, employment and economic benefits associated with building and maintaining infrastructure should be shared. The means for collecting revenues to fund infrastructure improvements should be determined and applied in ways that are fair and do not disproportionately burden those with lower incomes. New development should not have a negative impact on existing residents and should contribute to City resources so the current level of services can be maintained.

Policies supporting well-maintained infrastructure, utilities, and sufficient police and fire services are essential for achieving broader development objectives and for supporting the future envisioned by the residents of Pismo Beach. The Facilities Element addresses

the changing public service and infrastructure needs and provides for their logical and timely expansion to keep pace with growth and redevelopment.

Emergency Response

Fire protection, emergency medical services, and natural disaster preparedness services in Pismo Beach are provided by Cal Fire and operated as the Pismo Beach Fire Department. Coordination between the City and Cal Fire provides services aimed at reducing the risk of fire and public injury.

The department provides a wide range of programs, which include fire suppression, emergency medical services, disaster preparedness training, 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.

The department maintains two fire stations: station one is located on Bello Street near Wadsworth Avenue and station two is located on Shell Beach Road next to Seaclyff Drive.

Police Protection

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 visitor 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. Special events, that 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 30,000-40,000 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.

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.

Schools

Public education services and facilities are provided to Pismo Beach by the Lucia Mar Unified School District (LMUSD) and the San Luis Obispo Unified School District (SLOUSD). The LMUSD operates two schools in Pismo Beach, which include Shell Beach Elementary and Francis Judkins Junior High School.

High school students who reside in Pismo Beach within the LMUSD attend Arroyo Grande High School. The district does not anticipate constructing a high school in Pismo Beach in the foreseeable future.

Libraries

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 in the Shell Beach area. More extensive services are provided to 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 outreach services as well as a larger collection and more extensive reference resources than are available at the South County branch.

Since the provision of library services is not a function of the government of Pismo Beach, decisions regarding the growth of the system are not issues to be covered directly in the City's General Plan.

Water Services

One of the long-term and primary constraints for the future development and redevelopment of Pismo Beach is the availability and quality of water. The City depends

on three sources of potable water including State of California water, the Santa Maria Ground Water Basin, and Lake Lopez.

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

In addition to existing supplies, at the time of the writing of this Element, the City of Pismo Beach is working jointly with Arroyo Grande, Grover Beach and Oceano to develop Central Coast Blue.

Central Coast Blue is a local recycled water sustainability project that will create a new, high quality, and reliable water supply for the Five Cities communities. Agencies representing the Five Cities communities are designing and building a new recycled water facility to create a high-quality water source to supplement local supplies. This project will allow sufficient supplies even in times of water shortage or drought.

Central Coast Blue will include upgrades to the existing wastewater treatment plant processes. These upgrades include Microfiltration/Ultrafiltration, Reverse Osmosis, and Ultraviolet disinfection with Advanced Oxidation. These process upgrades are referred to as Advanced Treatment and they are in use throughout the United States and the rest of the world.

In addition to the process upgrades, the Central Coast Blue facility will also require injection wells located outside the City to recharge the groundwater basin with purified

water and a piping network to carry the purified water from the advanced treatment process to the injection wells.

Central Coast Blue proposes the following facilities to bring purified recycled water to the Five Cities communities.

- – Microfiltration/Ultrafiltration
- – Reverse Osmosis
- – Ultraviolet disinfection with Advanced Oxidation
- – Injection wells
- – Purified water pipelines

Wastewater Services

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 treatment plant operates under a joint State of California/National Environmental Protection Agency order that stipulates standards for the quality of the effluent.

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 shall not 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.

Solid Waste

The City of Pismo Beach contracts with the South County Sanitary Services for weekly waste pickup from residences and businesses. Overall, planning for the disposal of solid

waste is a function of the Integrated Waste Management Authority. The San Luis Obispo County Integrated Waste Management Authority (IWMA) is a government entity formed through a Joint Powers Authority governed by a 13-person Board of countywide elected officials from San Luis Obispo County and the Cities of Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, San Luis Obispo and the Community Service Districts.

These jurisdictions formed the IWMA in 1994 to plan and implement regional solid waste and hazardous waste programs. The IWMA Board oversees the IWMA office and its mission to manage hazardous waste, universal waste, solid waste, green/food waste, and recycling for San Luis Obispo County.

Goals and Policies

Goal 1 – Emergency Services: Continue to provide excellent emergency services to the community.

Policies

- 1.1 Quality of service.** Provide courteous, responsive, and efficient police and fire services.
- 1.2 Water pressure.** Ensure that sufficient water service and pressure is available throughout the City for use in firefighting.
- 1.3 Increasing fire hazards.** Encourage Cal Fire and the surrounding communities to continue to work together on a regional effort to explore and combat the trends of increasing fire hazards associated with drought and increasing temperatures and continue to develop new fire hazard mitigation strategies.
- 1.4 Emergency Preparedness.** Work with Cal Fire, the Pismo Beach Police Department, residents, business owners, and property owners to ensure that

sufficient emergency plans and resources are established and known by all stakeholders.

1.5 Fire and emergency services. Continue to work with Cal Fire to ensure continued excellent fire and emergency services.

1.6 Police services. Work with all available resources to ensure continued excellent and cost-effective police services in Pismo Beach.

Goal 2 – Near zero waste. A highly efficient community that produces very little solid waste.

Policies

2.1 Provide waste and recycling services. In collaboration with the City’s partners, provide solid waste, recycling, and green waste services to the community at a commensurate service rate.

2.2 Zero waste government operations. Strive for zero waste government operations, modeling best practices in solid waste management and recycling for the rest of the community.

2.3 Waste reduction. Seek to continually reduce Pismo Beach’s rate of waste disposal per capita, and to increase the diversion rate of recycling and green waste.

2.4 Recycled building material. Encourage the use of recycled building and infrastructure materials in new public and private development.

2.5 Paper waste reduction. Reduce paper waste and encourage the use of recycled paper in City operations.

2.6 Community coordination. Work with the Chamber of Commerce and other groups to encourage recycling by visitors as well as solid waste best practices to minimize trash entering the ocean and other sensitive ecological areas.

Goal 3 – Sewer. Sewer management and facility operations that allow for adequate disposal within the community.

Policies

3.1 Sewer system maintenance. Ensure all sewers are operational and in good working order.

3.2 Sewer infrastructure for new development. Require development projects to pay for their fair share of new sewer infrastructure or improvements necessitated by that development.

Goal 4 – Water supply. Ensure a sustainable, clean, long-term water supply.

Policies

4.1 Agency coordination. Coordinate water supply on an on-going basis with the various County, State, and other responsible agencies responsible for providing water to the region.

4.2 Water supply. Provide a clean, reliable Citywide water supply sufficient to serve existing and planned development.

4.3 Water infrastructure. Maintain existing water infrastructure to protect the supply, quality, and delivery of potable water.

4.4 Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements necessitated by that project.

4.5 Citywide water conservation and efficiency. Encourage and promote community water conservation and efficiency efforts.

4.6 Priority infrastructure improvements. Prioritize water infrastructure improvements in areas with failing, insufficient, or end of useful life infrastructure.

4.7 Identify alternate water sources and resupply opportunities. Continue to pursue Central Coast Blue to help ensure a stable source of potable water for the City.

