

Attachment B

LAFCO Proposal Review of Factors - Government Code 56668

LAFCO File No. 1-E-23 | Oceano Community Services District Divestiture of Fire Protection Service

Factor (a)

Population and population density; land area and **land use**; per capita **assessed valuation**; **topography, natural boundaries**, and **drainage basins**; **proximity to other populated areas**; the **likelihood of significant growth in the area**, and in adjacent incorporated and unincorporated areas, during the next 10 years.

Response.

Population and Population density:

According to the 2020 US Census, the estimated population within the Oceano Census Designated Place was 7,183¹. Total housing units was estimated at 3,177 units². Total acreage of the District is 1,163 therefore population density is estimated at 6 individuals per acre.

Land Area and Land Use:

Land Use within the District is subject to the Oceano Community Plan, adopted in February 2014 by the San Luis Obispo County Board of Supervisors. No changes to land use or zoning changes are associated with the proposal.

Per Capita Assessed Valuation:

The total assessed value of the parcels as determined by the County Assessor is \$932,724,459.

Topography, Natural Boundaries, Drainage Basins and Proximity to Other Populated Areas:

OCSD occupies the lands directly south of the City of Grover Beach and the City of Arroyo Grande. The District extends east to Halcyon Road and is bordered on the south by Arroyo Grande Creek and on the west by the Coastal Zone, which is generally west of Highway 1.

Likelihood of Significant Growth in the Area, and in Adjacent Incorporated and Unincorporated Areas, During the Next 10 Years:

The table below shows 2020 populations and medium scenario projected populations for OCSD, the City of Arroyo Grande, and the City of Grover Beach based on data from the San Luis Obispo

¹ Oceano CDP, 2020 Decennial Census Data

² Oceano CDP, 2020 Decennial Census Data

Council of Governments³. Regionally, population, housing units, households, and employment are projected to experience a modest growth rate of about 0.5 percent per year.

	OCSD	Arroyo Grande	Grover Beach
2020	7,496	18,288	13,751
2030	8,265	19,505	14,536
2040	8,636	20,158	14,934
2050	8,778	20,499	15,091

Factor (b)

1) The **need for organized community services**; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

2) "Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes

Response.

Since 2008, the OCSD, in cooperation with the Five Cities Fire Authority (FCFA), provided full fire response services out of the OCSD owned fire station located in the community of Oceano. However, as the cost of providing fire service has dramatically grown and the property taxes for fire service has flattened, the OCSD has been unable to fund fire service at the prior levels of service. After two tax measures intended to raise additional revenue failed, the OCSD is pursuing divestiture of fire protection services.

Before July 1, 2023, when the OCSD was a member of the FCFA JPA, Oceano had a partially staffed station with its own engine. As of July 1, 2023, the OCSD exited the JPA and separately contracted with the FCFA for services, and response to Oceano is provided out of the Arroyo Grande and Grover Beach stations. Under the July 1, 2023, contract the FCFA staffs three engines. Two engines at Arroyo Grande and one from Grover Beach. There is no engine stationed in Oceano. The FCFA staffs two engines with three personnel and one engine with two personnel. No particular FCFA engine is dedicated to Oceano response. Response is based on what is available.

The County has entered into a contract with FCFA to provide fire service to the community of Oceano. The contract will become effective upon LAFCO approval of the OCSD's divestiture and terminate on June 30, 2027, with two one year options to extend. The contract cost is \$1,706,000 each year with annual CIP increases. The contract will provide for delivery of

³ San Luis Obispo Council of Governments, 2050 Growth Forecast

the public facilities necessary to provide those services.

all fire protection and emergency services in Oceano out of Grover Beach and Arroyo Grande Fire Stations, at a minimum of two personnel per engine. This contract maintains the level of service currently provided to the community of Oceano.

Factor (c)

The **effect of the proposed action** and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

Response.

On September 12, 2023 the County Board of Supervisors (BOS) received a report on the County’s options to assume fire responsibility and the level of fire service the County, as the successor agency, would provide to OCSO if responsibility was directed to be assumed. County staff presented the BOS with five level of service options for consideration. These options included serving OCSO through the County Fire Department’s contract with CAL FIRE at various service levels, or through a contract with FCFA. The BOS directed staff to pursue a responsive plan for services to provide fire protection to Oceano utilizing a contract model with FCFA. A summary of options list shown in the table below and further detailed in Attachment D.

	Responding Station	Increased Resources to Responding Station	Estimated One Time Cost	Estimated Ongoing Annual Cost	Response Time	Service Level Impact to Oceano and Surrounding Area Compared to Current Service Level
1	Nipomo 22	None	\$0	\$0*	11-12 mins as available	Significant Decrease
2	Nipomo 22	Increase from 2-0 to 3-0 staffing	\$360,000	\$1.4 M*	11-12 mins as available	Significant Decrease
3	Nipomo 22	Add 2-0 engine company	\$1.9 M	\$2.1M*	11-12 mins (dedicated engine)	Slight Decrease
4	Oceano	Add 2-0 engine company	\$3.5 M min	\$2.1 M	3-7 mins	Significant Increase
5	FCFA AG/GB	Contract for 2-0 staffing	\$0	\$1.8 M	AG 7-11 mins GB 7-9 mins	Equivalent

<p>Factor (d)</p> <p>The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.</p>	<p>Response.</p> <p>No new development or growth is associated with the proposal, therefore, no conversion of existing open-space lands will occur as part of the proposal.</p>
<p>Factor (e)</p> <p>The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.</p>	<p>Response.</p> <p>No new development or growth is associated with the proposal, therefore, the proposal is not expected to affect the physical and economic integrity of agricultural lands.</p>
<p>Factor (f)</p> <p>The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>Response.</p> <p>No changes to OCSD’s service area or SOI are proposed. A boundary map of OCSD’s current service area and SOI are included as Exhibit B of Attachment A</p>

<p>Factor (g)</p> <p>A regional transportation plan adopted pursuant to Section 65080.</p>	<p>Response.</p> <p>The 2023 SLOCOG Regional Transportation Plan (RTP) was adopted pursuant to requirements of Californian Government Code section 65080. The closest highway to OCSD is U.S. Highway 1 which is included in the RTP as a priority area. No significant transportation-related impacts are expected to occur as a result of this project.</p>
<p>Factor (h)</p> <p>The proposal's consistency with city or county general and specific plans.</p>	<p>Response.</p> <p>The affected territory is entirely unincorporated and subject to the land use designations of the County of San Luis Obispo General Plan. No new development, growth, or changes to existing land use or zoning designations are associated with the proposal.</p>
<p>Factor (i)</p> <p>The Sphere of Influence of any local agency that may be applicable to the proposal being reviewed.</p>	<p>Response.</p> <p>A Sphere of Influence (SOI) means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission. OCSD's SOI is coterminous to the District's service area boundary. The proposal does not affect the SOI for the OCSD.</p>
<p>Factor (j)</p> <p>The comments of any affected local agency or other public agency.</p>	<p>Response.</p> <p>None.</p>
<p>Factor (k)</p> <p>The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area,</p>	<p>Response.</p> <p>The County has entered into a contract with FCFA to provide fire service to OCSD. The contract will become effective upon LAFCO approval of the divestiture. The contract cost is \$1,706,000 each year with annual CIP increases. The contract will provide for delivery of all fire protection and emergency services in Oceano out of Grover Beach and Arroyo Grande Fire Station, at a</p>

<p>including the sufficiency of revenues for those services following the proposed boundary change.</p>	<p>minimum of two personnel per engine. This contract maintains the level of service currently provided to the Community of Oceano.</p> <p>Upon LAFCO approval, the County will assume fire responsibility for the community of Oceano as part of the unincorporated area of the County, target commencement date of January 1, 2025, with conditions related to OCSD revenue, assets, liabilities and space lease agreements.</p> <p>Services will be financed in part by property tax revenue transferred from the OCSD to the County. OCSD shall retain 3.85% of current base property tax revenue, and any future property tax increment associated with that percentage after transfer to the Educational Revenue Augmentation Fund (ERAF) and the remaining 96.15% base property tax revenue, and any future property tax increment associated with that percentage, shall be transferred to the County (Attachment I). Services will also be financed by impact fees, rent revenue, and additional County General Fund as outlined in the Plan for Services (Attachment F).</p>
<p>Factor (l)</p> <p>Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.</p>	<p>Response.</p> <p>The proposed divestiture does not involve new development or growth that would require adequate water supplies. The proposal will not have an effect on the timely availability of water supplies.</p>
<p>Factor (m)</p> <p>The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the</p>	<p>Response.</p> <p>No new development or growth is associated with this proposal.</p>

appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

Factor (n)

Any information or **comments from** the landowner or **landowners, voters, or residents** of the affected territory.

Response.

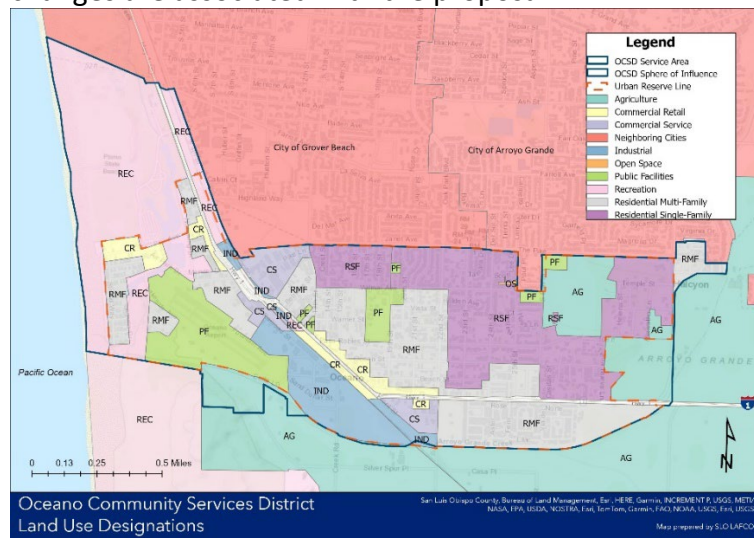
TBD.

Factor (o)

Any information relating to **existing land use designations.**

Response.

Location and distribution of the District’s land use categories is shown in the figure below. No changes to land use or zoning changes are associated with the proposal.



Factor (p)

The extent to which the proposal will promote **environmental justice**. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.

Response.

This proposal makes no representation on exclusion of any race, culture, income and/or national origins. With regard to the location of public facilities and the provision of public services, this project does not affect the fair treatment of people of all races, cultures and incomes. The current level of service provided to the community of Oceano by FCFA will remain the same at no additional cost to residents.

Factor (q)

Information contained in a **local hazard mitigation plan**, information contained in a safety element of a general plan, and any maps that identify land as a **very high fire hazard zone** pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is

Response.

The San Luis Obispo County's Multi-Jurisdictional Hazard Mitigation Plan was adopted October 2019 and establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of San Luis Obispo (approved December 1999) addresses a wide range of natural and human caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation.

The affected territory is not currently within a State Responsibility Area and therefore OCSD's fire hazard severity has not been identified pursuant to Section 51178. Should the proposal for

determined that such information is relevant to the area that is the subject of the proposal. (Amended by Stats. 2019, Ch. 360)

divestiture be approved, the Community of Oceano would continue to be served by FCFA through a contract with the County through June 30, 2027 with two one-year options to extend, and would still be considered a Local Responsibility Area.