

CHAPTER 5. NIPOMO

This chapter provides a facilities inventory of the Nipomo urban area, the area within its Urban Reserve Line (URL). This inventory covers utility infrastructure, transportation, and public facilities. Zoning balance discussions for each community are included in Chapter 6 of this report.

Nipomo is a small community of 15,267 residents within the URL, surrounded by rural and agricultural lands. As shown in Table 5-1, this community's population is expected to increase by 31 percent in the next 25 years.

TABLE 5-1 NIPOMO POPULATION PROJECTIONS

	Existing	2020	2035
Population	15,267	16,752	19,926
Housing Units	5,038	5,529*	6,576*
% Increase from 2010		10%	31%

* 2020 and 2035 housing units are calculated based on population projections, assuming 3.03 persons per dwelling unit, which was derived from 2010 Census and 2010 CalFire Address Points Survey of Dwelling Units.

Source: Planning and Building Department, County of San Luis Obispo, 2011.

A. Utility Infrastructure

This section contains a facilities inventory of utility infrastructure in Nipomo, which consists of water supply, water distribution, wastewater, stormwater drainage, and solid waste.

1. Water Supply

The Nipomo Community Services District (NCSD) and the Golden State Water Company (GSWC) provide water supply services in Nipomo, as shown in Figure 5-1. The NCSD and GSWC use groundwater pumped from the Nipomo Mesa Hydrologic Sub-Basin, which is part of the Santa Maria Groundwater Basin. One standby well, the Church well, is located in the Nipomo Valley, east of Highway 101. The eight active wells have the capacity to pump 5,000 acre-feet per year (AFY).¹ Figure 5-1 shows the location of the CSD wells and existing systems. The current NCSD water supply meets all federal and State drinking water standards. The existing facilities, water supply, and future water demand in Nipomo are listed in Table 5-2.

Studies have found that overdraft in the Nipomo Mesa Sub-Basin either existed or was imminent as of 2004. In 2007, the County Board of Supervisors certified the Severity Level II² for water resources in the Nipomo Mesa Area and established three management areas and a management entity for each area to monitor groundwater conditions and prepare plans for water shortages. The Nipomo Mesa Management Area (NMMA) proposed the purchase of 2,500 AFY of supplemental water by the NCSD from the City of Santa Maria. In 2007, the County Board of Supervisors certified the Severity Level III³ for water resources underlying the Nipomo Mesa Water Conservation Area and directed additional water conservation ordinances, which will require low-flow fixtures and standards for drought-tolerant landscaping and possibly supplemental water. According to the 2011 San Luis Obispo County Draft

¹ http://www.slolafco.com/SOI_Updates/Z_NCSD_SOI-MSR_JULY-2010.pdf.

² According to the County's Resource Management System, Level II indicates that there is a seven-year lead time to develop supplementary water for delivery to users.

³ According to the County's Resource Management System, Level III indicates that the resource is being used at or beyond its estimated dependable supply or will deplete dependable supply before new supplies can be developed.

Master Water Plan, the future water supply will not meet demand in 2030 without the supplemental water.

TABLE 5-2 EXISTING AND FUTURE WATER SUPPLY AND DEMAND

		Existing		2030	
	Existing Facilities	Existing Demand (AFY)	Existing Supply (AFY)	Future Demand* (AFY)	Future Supply
Nipomo CSD	Eight active wells and one standby well	2,698	2,698	2,984	Less than Demand
GSWC	Five active wells	1,290	1,290	1,750-1,944	Less than Demand

* The future demand is projected based on the NCSD and GSWC's population projection, which covers a larger area than the Nipomo URL. The NCSD estimates an increase in population of 15,662 at buildout (2030) within the existing CSD boundary.

Source: San Luis Obispo County Draft Master Water Plan, 2011.

2. Water Distribution

The NCSD and the GSWC provide water distribution services in Nipomo. Currently the NCSD's water storage capacity is 4.0 million gallons, which is stored within four tanks and one stand-pipe. The main distribution pipelines are 8-inch, 10-inch, 12-inch, and 16-inch diameter pipelines that extend east from the freeway along Tefft Street, Juniper Street, and Division Street.⁴

Table 5-3 describes existing infrastructure and future improvements for 2020 and 2035, according to the 2007 Water and Sewer Master Plan Update of the NCSD.⁵ Figures 5-1 illustrates the existing water distribution system and Figure 5-2 illustrates the recommended improvements.

⁴ Sphere of Influence Updates Municipal Service Reviews,
http://www.slolafco.com/SOI_Updates/Z_NCSD_SOI-MSR_JULY-2010.pdf.

⁵ The 2007 Water and Sewer Master Plan Update estimates an increase in population of up to 21,190 at buildout (2030) within the CSD boundaries. This is approximately 5,500 more residents than the County's projection for the Nipomo URL, which is 15,662 residents (2035). The 2007 Water and Sewer Master Plan Update recommends a list of Capital Improvement Projects (CIPs) to serve the increasing demand. Since the 2007 Water and Sewer Master Plan Update does not include specific timeframes for CIP implementation, this report assumes that Near-Term and Interim-Term CIPs, which the Master Plan states are required to meet existing demand/deficiencies, will adequately serve the estimated 2020 population and that Long-Term CIPs, which the Master Plan states are required to meet future demand/deficiencies, will adequately serve the estimated 2035 population.

TABLE 5-3 WATER DISTRIBUTION

Existing	2020	2035
<ul style="list-style-type: none"> ◆ Two storage facilities ◆ 7 active wells that range in depth from 240 to 730 feet. ◆ Distribution system of 6-, 8-, 10-, 12-, and 16-inch pipes totaling 78 miles of pipe 	51 CIPs include : <ul style="list-style-type: none"> ◆ Eliminating existing bottleneck ◆ Relocating water mains ◆ Upgrading wells ◆ Backbone improvements for future water supply ◆ Operational improvements ◆ Looping dead-end mains ◆ Annual pipe replacements 	19 CIPs
Cost Estimates	\$14,95 Million	\$5,97 Million

Source: Nipomo Community Services District, Water and Sewer Master Plan Update, 2007.

3. Wastewater

The NCS D is responsible for collecting, transporting and treating wastewater in Nipomo. The majority of the gravity collection system was installed between 1971 and 1985 and consists of 6-inch to 12-inch pipelines totaling 28 miles and force mains ranging from 4-inch to 8-inch totaling 1.6 miles. Currently the capacity of the Southland Wastewater Treatment Plant (WWTP) is 900,000 gallons per day (GPD), and it has plans to expand to 1.8 millions of gallons per day (MGPD). The County of San Luis Obispo provides wastewater services in the Galaxy Mobile home park, within the GSWC service area.

Table 5-4 describes existing infrastructure and future improvements for 2020 and 2035 based on the Nipomo CSD's population projection.⁶ Figures 5-3 and 5-4 illustrate the existing and future wastewater collection system, respectively.

⁶ The 2007 Water and Sewer Master Plan Update estimates an increase in population of up to 21,190 at buildout (2030) within the CSD boundaries. This is approximately 5,500 more residents than the County's projection for the Nipomo URL, which is 15,662 residents (2035). The 2007 Water and Sewer Master Plan Update recommends a list of Capital Improvement Projects (CIPs) to serve the increasing demand. Since the 2007 Water and Sewer Master Plan Update does not include specific timeframes for CIP implementation, this report recommends Near-Term and Interim-Term CIPs, which the Master Plan states are required to meet existing demand/deficiencies, will adequately serve the estimated 2020 population and that Long-Term CIPs, which the Master Plan states are required to meet future demand/deficiencies, will adequately serve the estimated 2035 population.

TABLE 5-4 EXISTING AND FUTURE WASTEWATER SYSTEM

Agencies	Existing	2020		2035	
		Improve.	Cost (Million)	Improve.	Cost (Million)
Nipomo CSD	◆ 28 miles of 6" to 12" pipelines	6 expansion CIPs for the Southland WWTP	\$10,96	15 expansion CIPs for the collection system	\$6,10
	◆ 1.6 miles of force mains ranging from 4" to 8"	7 replacement CIPs for the collection system	\$2,04		
	◆ 11 lift stations				
County of San Luis Obispo	Galaxy Mobile Home Park:				
	◆ 3.1 miles of sewer pipe	Not Identified		Not Identified	
	◆ one lift station				

Source: Nipomo Community Services District, Water and Sewer Master Plan Update & Water and Sewer Replacement Study, 2007; County of San Luis Obispo staff, 2012.

4. Stormwater Drainage

The NCSD provides limited drainage services. Detention and retention basins are usually provided on a project-by-project basis with new development. In general, Nipomo lacks a formal drainage system and the existing infrastructure is under maintained. In Nipomo Mesa, there is standing water along county roadways from the undulating terrain of the Mesa, and development grading blocks previously existing runoff flow paths. In Olde Towne, flood flows break out of one of the five creeks flowing through the urban areas of Olde Towne. The culverts within Olde Towne are generally not sufficient to pass the 10-year flow rate without surcharge. The culverts and crossings along Haystack Creek are generally insufficient to carry the 10-year flow. As such, immediate improvements are needed as described in Table 5-5. Figures 5-5 and 5-6 illustrate the existing and future stormwater drainage system. However, further long-term improvements have not yet been identified.

The County’s Stormwater Management Program and Conservation and Open Space Element require Low Impact Development (LID) measures for future development. The cost estimates shown in Table 5-5 are based on traditional techniques and thus does not take into account costs for LID drainage infrastructure.

TABLE 5-5 STORMWATER DRAINAGE SYSTEM

Existing	2020 & 2035
Current Improvements Needed	Improvements
◆ Construction of detention/infiltration facilities	
◆ Construction of culverts and/or underground storm drain facilities	Not identified.
◆ Raising local roads	
Estimated Costs	
\$8,000,000 (existing funding: \$1,800,000)	

Source: Guide to Implementing Flood Control Projects, State of California Department Of Water Resources Grant Agreement No. 4600004505, 2009.

5. Solid Waste

The NCSO has an Agreement with South County Sanitary Service to collect garbage, green waste/yard trimmings, and recyclables from the residences and businesses in the District. The Agreement is for 15 years and expires on August 31, 2023. Currently, South County Sanitary Service serves 24,451 residential customers by 18 trucks and 2,142 commercial customers by 6 trucks.⁷ Based on the current service pattern,⁸ South County Sanitary Service would need two additional trucks⁹ to serve the increasing residential customers in Nipomo by 2035. South County Sanitary Service indicated that the existing fleet of 30 trucks would be adequate to serve the growth and that the growth would be handled by assigning additional days per week depending on how quickly the growth was allowed in the area.¹⁰

The collected solid waste is taken to the Cold Canyon Landfill, which belongs to Waste Connections, Inc., the parent company of South County Sanitary Service. South County Sanitary Service reported that annually approximately 16,000 tons of solid waste comes from Nipomo.

The existing permitted capacity of the Cold Canyon Landfill will be reached in approximately 7 years. An environmental impact report (EIR) is underway for the Cold Canyon Landfill to obtain a Conditional Use Permit (CUP) for a landfill lateral expansion that would provide approximately 40 years of additional capacity. The Cold Canyon Landfill reported that the forecasted growth of Nipomo and

⁷ Tom Martin, South County Sanitary Service. Personal communication with The Planning Center | DC&E, May 23, 2012.

⁸ Approximately 271 residential customers per truck per 10-hour day (this includes the rural routes with a lot of windshield time).

⁹ $1,538$ ($6,576$ residential units in 2035 minus $5,038$ residential units in 2010) divided by 271 (residential customers / truck / day) = 5.7 days (or 57 hours). Assuming that a truck driver works 40 hours per week, 57 hours would be equivalent of 2 trucks per week.

¹⁰ Tom Martin, South County Sanitary Service. Personal communication with The Planning Center | DC&E, May 23, 2012.

Oceano would not necessitate any additional improvements to its facility beyond what is already proposed in its pending expansion.¹¹

TABLE 5-6 LANDFILL CAPACITY AND CLOSURE DATE

Landfill	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)	Maximum Permitted Throughput (Tons/Day)	Closure Date
Cold Canyon	10,900,000	1,830,000	1,200	2019 (will be extended to 2059 if a CUP is obtained)

Source: CalRecycle website, 2012; correspondence with the Cold Canyon Landfill, 2012.

¹¹ Lacy Ballard, Site Manager Cold Canyon Landfill, Personal Communication with The Planning Center | DC&E, March 7, 2012.

COUNTY OF SAN LUIS OBISPO
FACILITIES INVENTORY
NIPOMO

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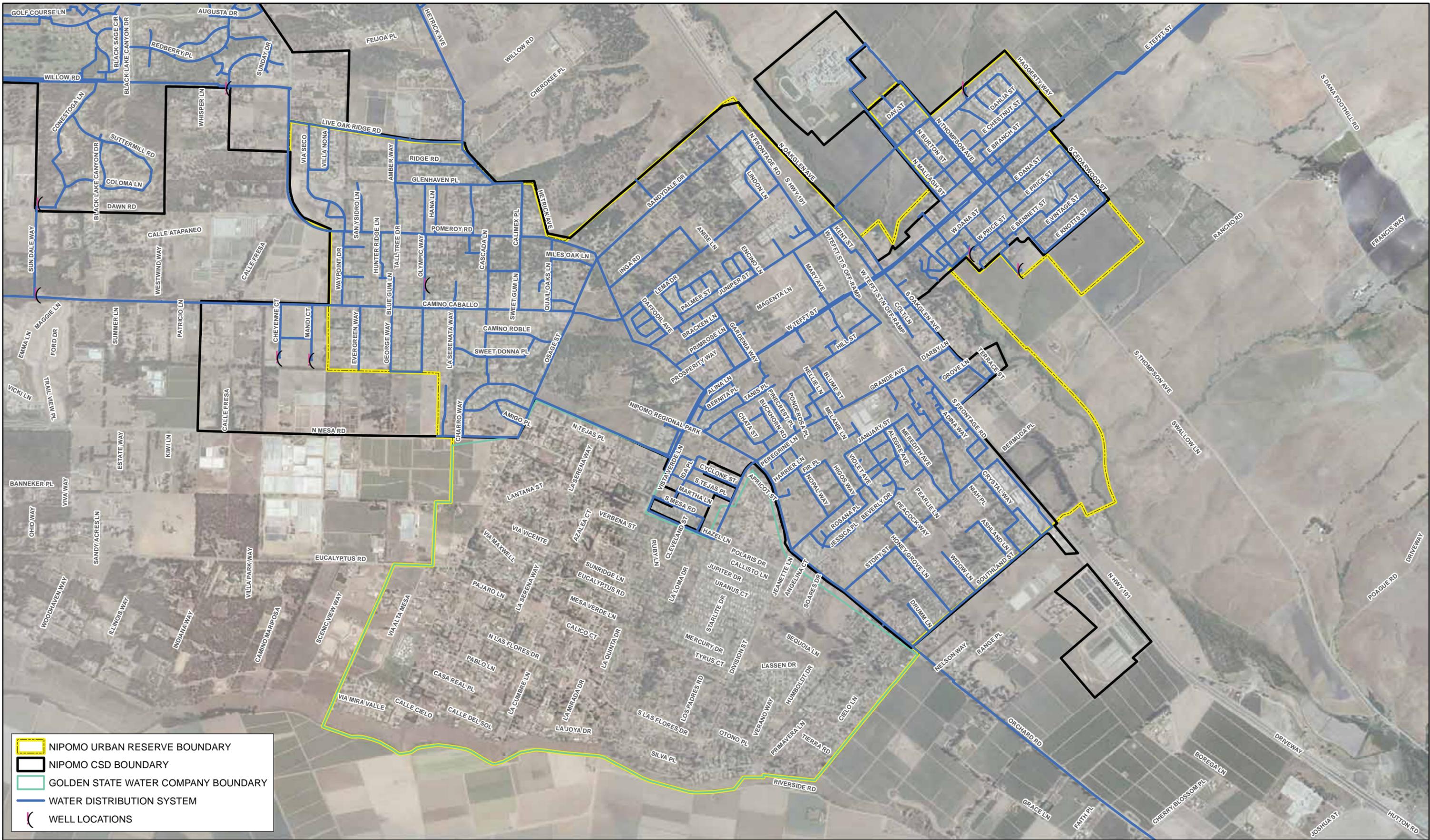


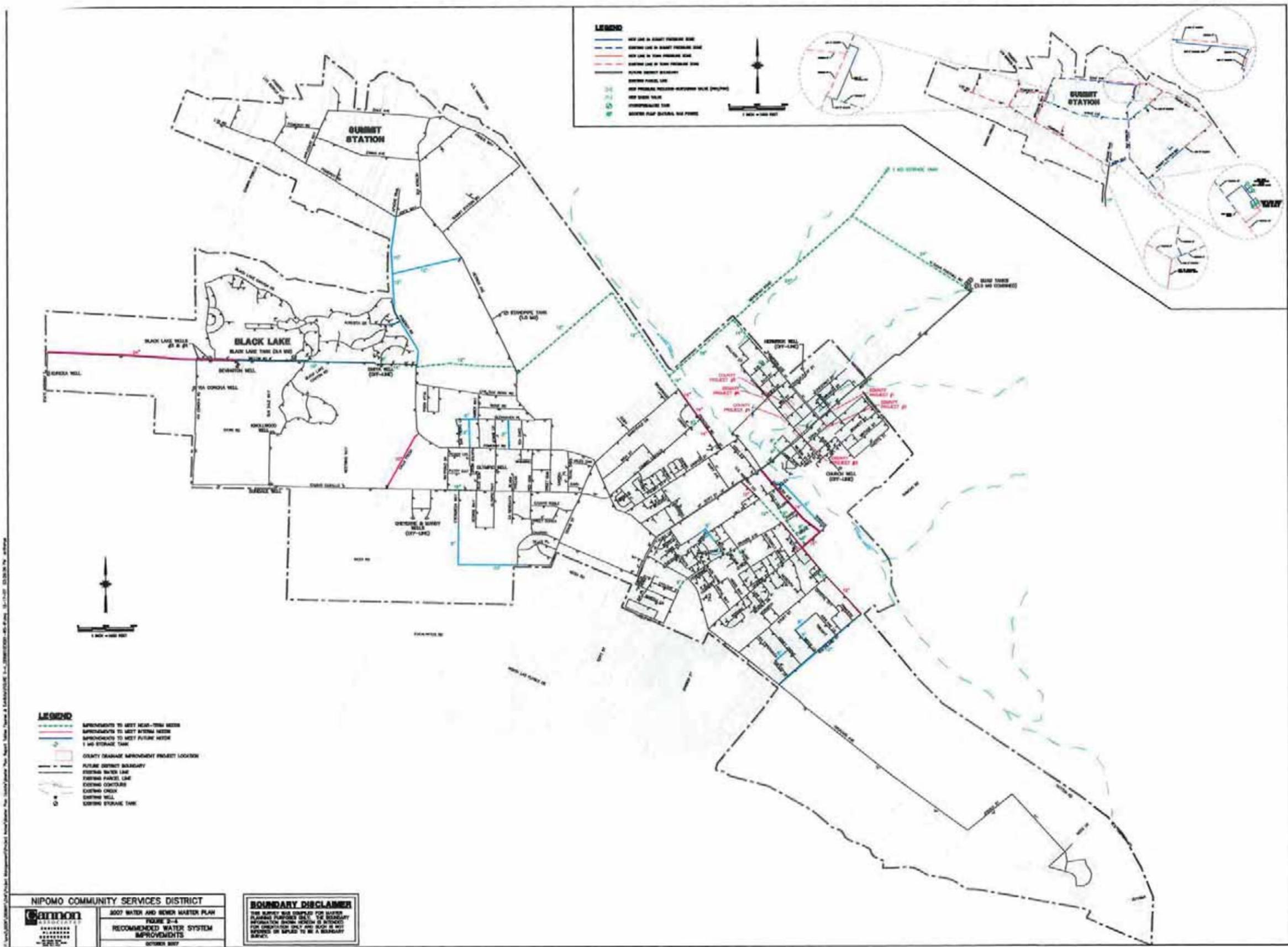
FIGURE 5-1

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (EXISTING) - INFRASTRUCTURE
 WATER DISTRIBUTION**

COMMUNITY OF NIPOMO



1 inch=1,800 feet



<p>GIFFORD ASSOCIATES PLANNING ENGINEERING ARCHITECTURE —SPE—</p>	<p>NIPOMO COMMUNITY SERVICES DISTRICT 2007 WATER AND SEWER MASTER PLAN FIGURE 2-4 RECOMMENDED WATER SYSTEM IMPROVEMENTS OCTOBER 2007</p>	<p>BOUNDARY DISCLAIMER THIS SURVEY WAS CONDUCTED FOR LIMITED PURPOSES ONLY. THE BOUNDARY INFORMATION SHOWN HEREON IS INTENDED FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON OR USED AS A BOUNDARY SURVEY.</p>
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FIGURE 5-2

**COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY (FUTURE) - INFRASTRUCTURE
WATER DISTRIBUTION**

COMMUNITY OF NIPOMO

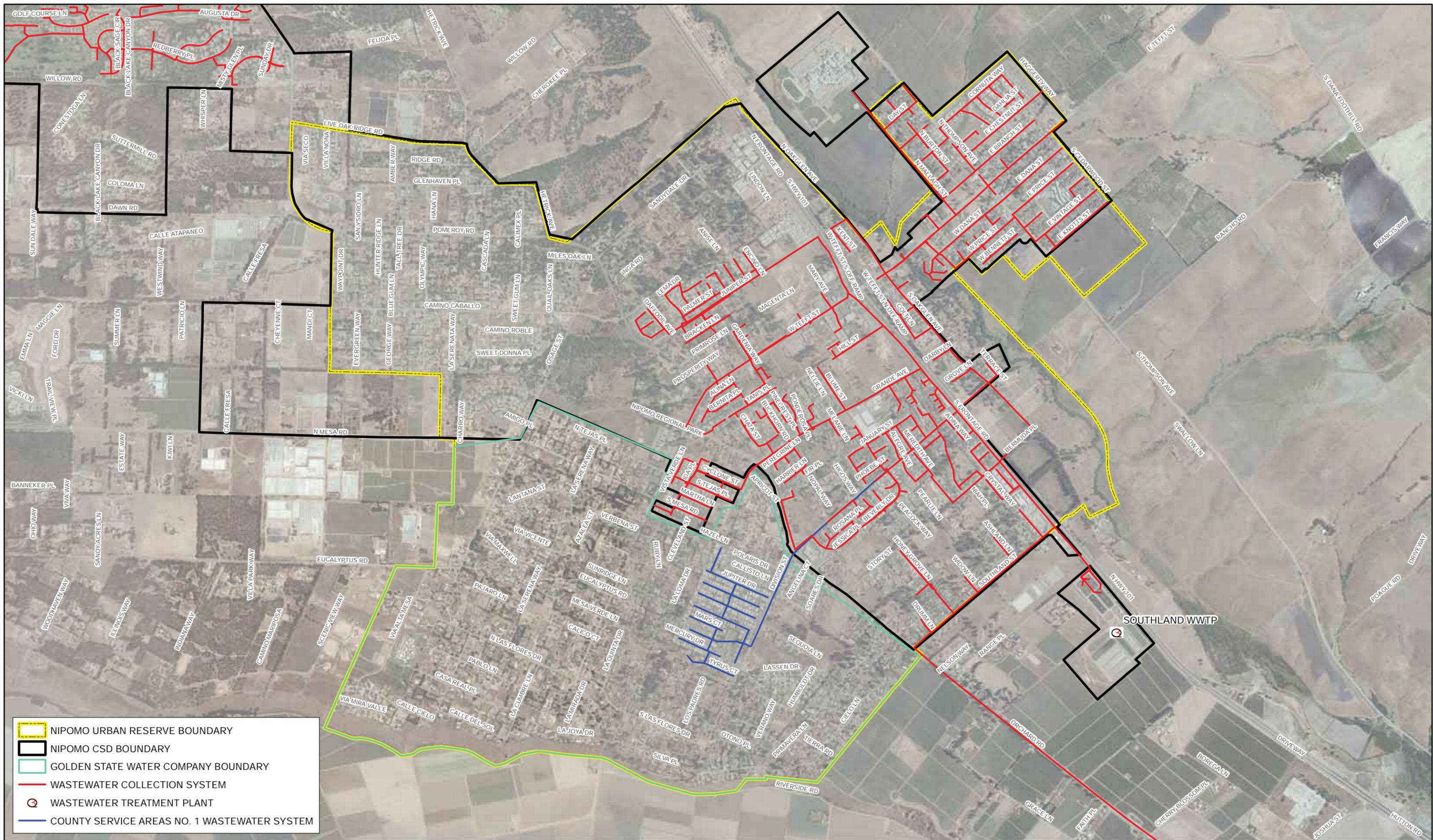


FIGURE 5-3

COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (EXISTING) - INFRASTRUCTURE
 WASTEWATER COLLECTION

COMMUNITY OF NIPOMO



1 inch=1,800 feet

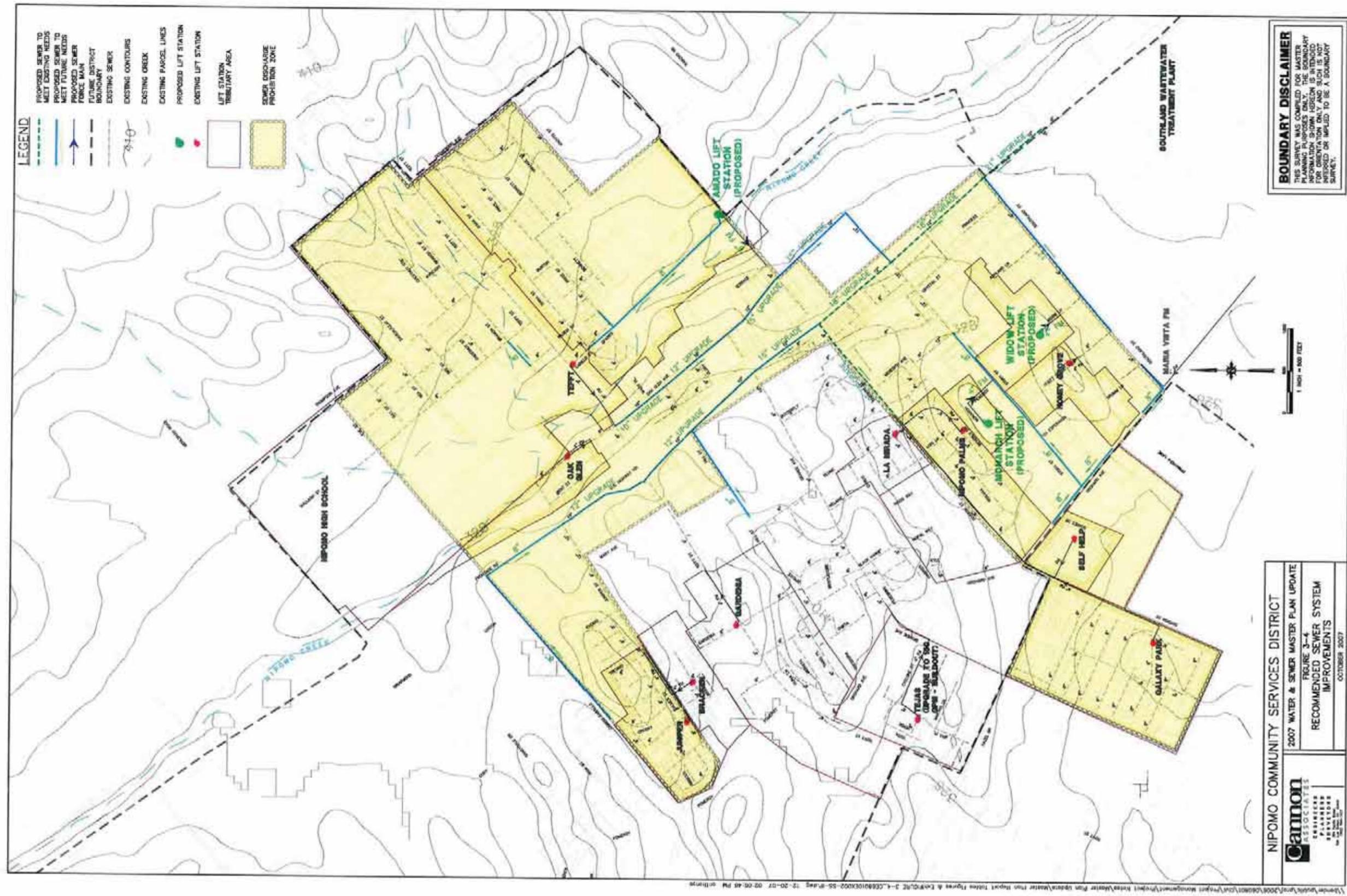


FIGURE 5-4

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITES SURVEY (FUTURE) - INFRASTRUCTURE
WASTEWATER COLLECTION

COMMUNITY OF NIPOMO

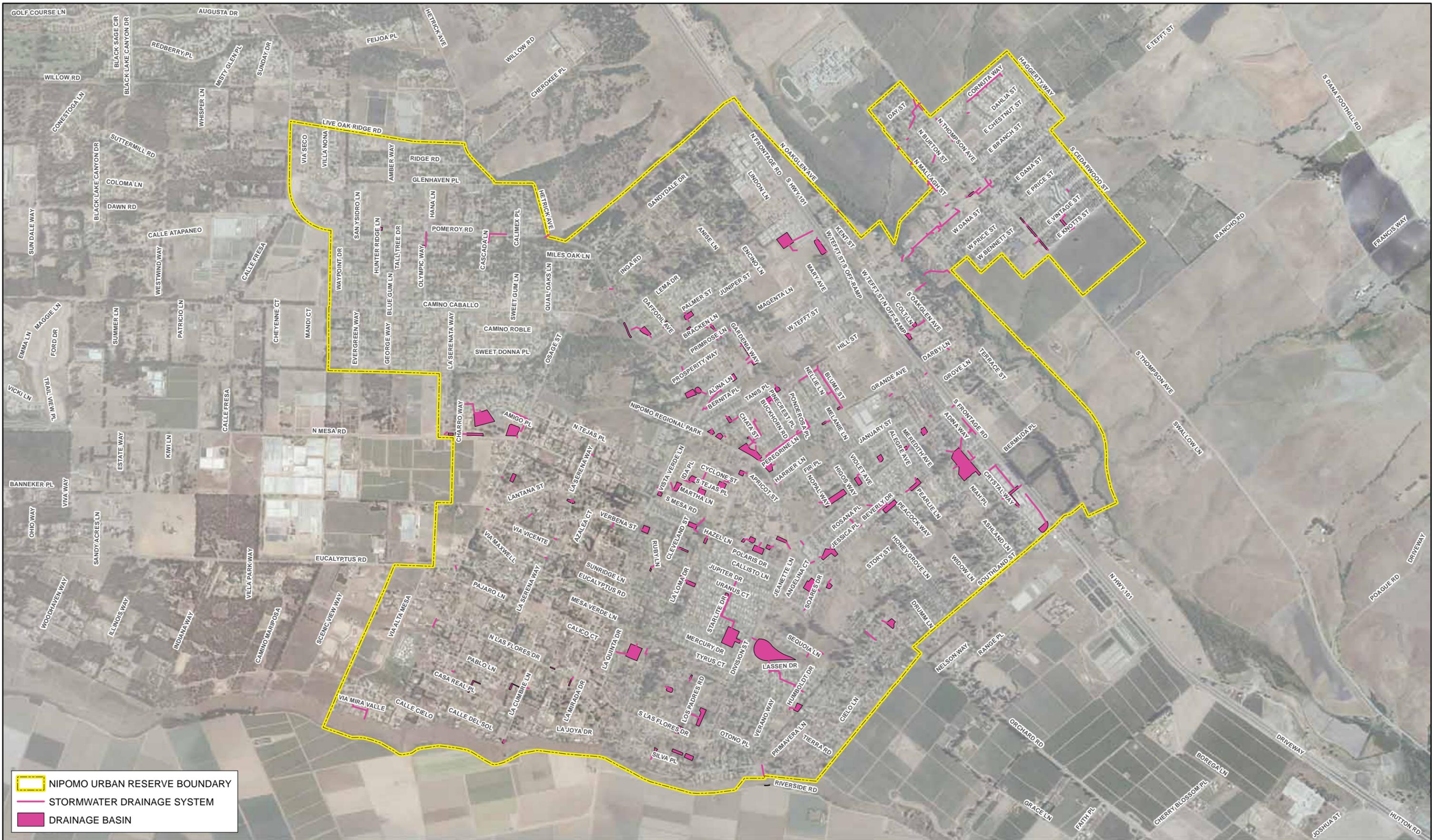


FIGURE 5-5

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (EXISTING) - INFRASTRUCTURE
 STORMWATER DRAINAGE**

COMMUNITY OF NIPOMO



1 inch=1,800 feet

B. Transportation

This section includes an inventory of street maintenance, highway and road systems, bike lanes and paths, transit systems, park-and-ride lots, sidewalks, and streetscapes in Nipomo.

1. Street Maintenance

The County of San Luis Obispo Public Works Department is responsible for the maintenance of public roads in Nipomo. A total of 63.2 miles of roads connect urban areas in Nipomo. Based on the San Luis Obispo County Pavement Management Plan (2009), pavement condition throughout Nipomo had an average Pavement Condition Index (PCI) of 67 percent, which is within the “good roads” category.¹² The Plan indicates that \$6.75 million per year of funding is required to maintain the county-wide road system at the current level through 2018; and \$8.86 million per year to bring the road system back up to the desired average PCI of 70 by 2018. The estimated cost is only provided at the county-wide level, not at the community level, because funding is shared among the needs of all the unincorporated communities. The existing pavement condition in Nipomo is shown in Table 5-7 and Figure 5-7. Future improvements beyond 2018 have not been identified.

TABLE 5-7 NIPOMO PAVEMENT CONDITION INDEX (PCI)

Existing (Miles)					2018 Improvement	
"Bad" Roads (PCI 0-20)	"Poor" Roads (PCI 21-40)	"Fair" Roads (PCI 41-60)	"Good" Roads (PCI 61-80)	"Best" Roads (PCI 81-100)	Option 1	Option 2
0.9	5.7	12.9	32.1	11.6	At current level (PCI of 67)	Up to desired level (PCI of 70)
Cost Estimates (Countywide per Year)					\$6.75 Million	\$8.86 Million

Source: San Luis Obispo County Pavement Management Plan, 2009.

¹² PCI information was only available for County roads as part of the pavement management program. If road segments are not shown with PCI information, then the roads were not included in the County's pavement management program.

2. Street and Highway Systems

Three highway improvements and 13 road improvements are identified in the 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy and the South County Traffic Model Update, as listed in Table 5-8 and illustrated in Figure 5-9.

TABLE 5-8 HIGHWAY AND STREET IMPROVEMENTS

Complete Year Not Known	2020-2025		Beyond 2035		
Improvements	Cost (Million)	Improvements	Cost (Million)	Improvements	Cost (Million)
South Frontage Road Traffic Signals	\$0.2	South County Route 101 Corridor Study Improvements Phase 1*	\$7.6	South County Route 101 Corridor Study Improvements Phase 2*	\$6.6
Thompson Road Complete Streets	\$1.0	Los Berros Road Traffic Signals	\$0.1	Route 1 turn lanes*	\$3.9
Orchard Avenue Traffic Signals	\$0.1	Thompson Ave Traffic Signals	\$0.1	Juniper Street Traffic Signals	\$0.2
Tefft Street Traffic Signals	\$0.2			Grand Avenue Traffic Signals	\$0.2
Los Berros Road Shoulders	\$2.7			Halcyon Road Climbing Lane	\$16.0
				Division Street Traffic Signals	\$0.2
				El Campo Road Shoulders	\$2.4
				Halcyon Road Widening	\$8.7

* indicates highway improvements.

Source: San Luis Obispo Council of Governments, 2006. *2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, 2010*; County of San Luis Obispo, *South County Traffic Model Update*,

3. Bicycle Lanes and Paths

As shown in Table 5-9, Nipomo has approximately 29 miles of bikeways. The San Luis Obispo County Bikeways Plan 2010 Update suggests seven bikeway improvements to complete the system beyond 2035, with estimated costs per item. Figure 5-8 illustrates the existing bikeways, and Figure 5-9 shows the location of projected bikeways in Nipomo.

TABLE 5-9 EXISTING AND PROPOSED BIKEWAYS

Existing		Beyond 2035	
Type	Miles of Bikeway	Projected Additions	Cost (Million)
Class II	16	Nipomo Creek Linear Path (Formerly Pacific Coast RR Bike/Ped Path)	\$8.2
Class III	12	Hazel Lane Bike Lane	\$0.1
Class I	0.9	Juniper St. Bike Lanes	\$0.3
		Nipomo Regional Park Bike/Ped Path	\$2.2
		Pomeroy Rd. Widening & Bike Lanes	\$0.7
		S. Frontage Rd. Widening & Bike Lanes	\$0.2
		Orchard Ave. Widening and Bike Lanes	\$2.4

Source: San Luis Obispo County Bikeways Plan 2010 Update, 2010.

4. Transit Systems

The San Luis Obispo Regional Transit Authority (RTA) provides transit services in Nipomo. Route 10 connects Nipomo to Pismo Beach, Arroyo Grande (Halcyon Park & Ride), and Santa Maria. Nipomo Dial a Ride Services are available once a day. Transfers to South County Area Transit from Route 10 are available at the Prime Outlets in Pismo Beach. Transfers to additional RTA routes are available at the San Luis Obispo Government Center. Table 5-10 and Figure 5-10 show existing transit services provided in Nipomo.

The 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy does not identify plans for new routes in Nipomo. However, increased population by 2020 and 2035 may warrant more frequent transit operation services, which would result in additional operating costs.

TABLE 5-10 EXISTING TRANSIT SERVICES

Transit Type	Bus Stops	Amenities at Stops	Weekday Headway (Buses/Day)	Weekend Headway (Buses/Day)
Route 10	4	Sign, Route Map, Bench, Trash Can, and Shelter	3	4
Nipomo Dial-a-Ride	NA	NA	1	1

Source: San Luis Obispo Council of Governments, 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, 2010.

5. Park-and-Ride Lots

The San Luis Obispo Council of Governments (SLOCOG) operates and plans park-and-ride lots in Nipomo. Currently, no park and ride lot exists in Nipomo. SLOCOG indicates that by 2020 three lots would be added in the community, but specific locations and costs for most lots are currently unknown, as listed in Table 5-11. However, one new lot is proposed for the corner of Tefft Street and Carillo Street. Improvements beyond 2020 are not yet identified.

TABLE 5-11 EXISTING AND FUTURE PARK AND RIDE LOTS

Existing Lot	2020 Expansion	2020 Cost
No existing lots	Future lot at Tefft and Carillo	Project Scoping in Process
	Los Berros Lot	\$0.6 Million
	Willow Road Lot (Phase 1)	\$0.5 Million

Source: County of San Luis Obispo, 2006. *South County Traffic Model Update*; correspondence with San Luis Obispo Council of Governments staff, 2012.

6. Sidewalks

According to the SLOCOG’s GIS data, the sidewalk system in Nipomo is intermittent. Nipomo has a total of approximately 35.7 miles of sidewalks with approximately 116.1 miles of sidewalk gaps, as shown in Figure 5-11. The estimated cost to fill these gaps is shown in Table 5-12. These cost estimates are based on the desired width of sidewalks adjacent to certain land uses. San Luis Obispo County Code Section 22.54.030 requires curb, gutter, and sidewalk improvements in all new residential subdivisions and for development in the Residential Multi-Family, Commercial, and Office Professional categories. To improve pedestrian connectivity, this report recommends sidewalks also be provided in areas designated Residential Single-Family, Residential Suburban, and Recreation. The projected sidewalks are shown in Figure 5-12.¹³

TABLE 5-12 EXISTING AND PROJECTED SIDEWALKS

Existing Sidewalk Status (Miles)	Assumptions	2020		2035		
		Adjacent Land Use	Width (Feet)	Miles	Cost* (Million)	Miles
Existing 35.7	Commercial Retail	10	2.0	\$1.31	4.4	\$2.81
Gaps 116.1	Commercial Service	6	0.7	\$0.29	1.5	\$0.63
	Office Professional	8	1.1	\$0.57	2.2	\$1.21
	Recreation	6	1.2	0	2.5	0
	Residential Multi-Family	5	1.5	\$0.51	3.2	\$1.09
	Residential Single-Family	5	9.8	\$0.57	21.0	\$1.22
	Residential Suburban	5	20.7	\$3.73	44.4	\$7.98

* Assumes \$10 per square foot of sidewalk and \$22 per linear foot of curb and gutter.

Source: SLOCOG’s GIS data, 2012; Correspondence with San Luis Obispo County staff, 2012.

¹³ The widths of sidewalks are derived from the San Luis Obispo County design guidelines. It is assumed that sidewalk improvements will be undertaken at a rate proportional to projected population growth.

7. Streetscapes

The County of San Luis Obispo coordinates streetscape improvement projects in Nipomo. The West Tefft Corridor Design Plan and Olde Town Nipomo Design and Circulation Plan provide some initial recommendations about potential streetscape improvements in Nipomo. Recently, the County has completed streetscape improvements along West Tefft Street. As shown in Figure 5-13, additional streetscape improvements are recommended for additional segments of West Tefft Street, Thompson Road, and Mary Avenue. The cost figures in Table 5-13 below reflect expenses for materials, installation, and mobilization, as well as soft costs that will be incurred for design, contingency, surveys, project management, and other similar soft costs. Maintenance costs are not included, but will need to be considered by the County during streetscape planning. The improvements below focus on providing new street trees, pedestrian lighting, and new benches. New sidewalks should also be coordinated with these improvements, but these improvements and associated costs are captured in the previous section on Sidewalks.

TABLE 5-13 EXISTING AND PROPOSED STREETSCAPES IMPROVEMENTS

Recommended Improvements Location	Cost Estimates* (Million)	
	2020	2035
West Tefft, Mary Avenue, and Thompson Street	\$1.5	\$3.2

*Note: Does not include cost of new sidewalks, which is included in the sidewalk section of this report. It is assumed that streetscapes improvements will be undertaken at a rate proportional to projected populations growth.