

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 NCSO 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.

COUNTY OF SAN LUIS OBISPO
 FACILITIES INVENTORY
 NIPOMO

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		
	" 1.6 miles of force mains ranging from 4" to 8"	7 replacement CIPs for the collection system	\$2,04	15 expansion CIPs for the collection system	\$6,10
	" 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

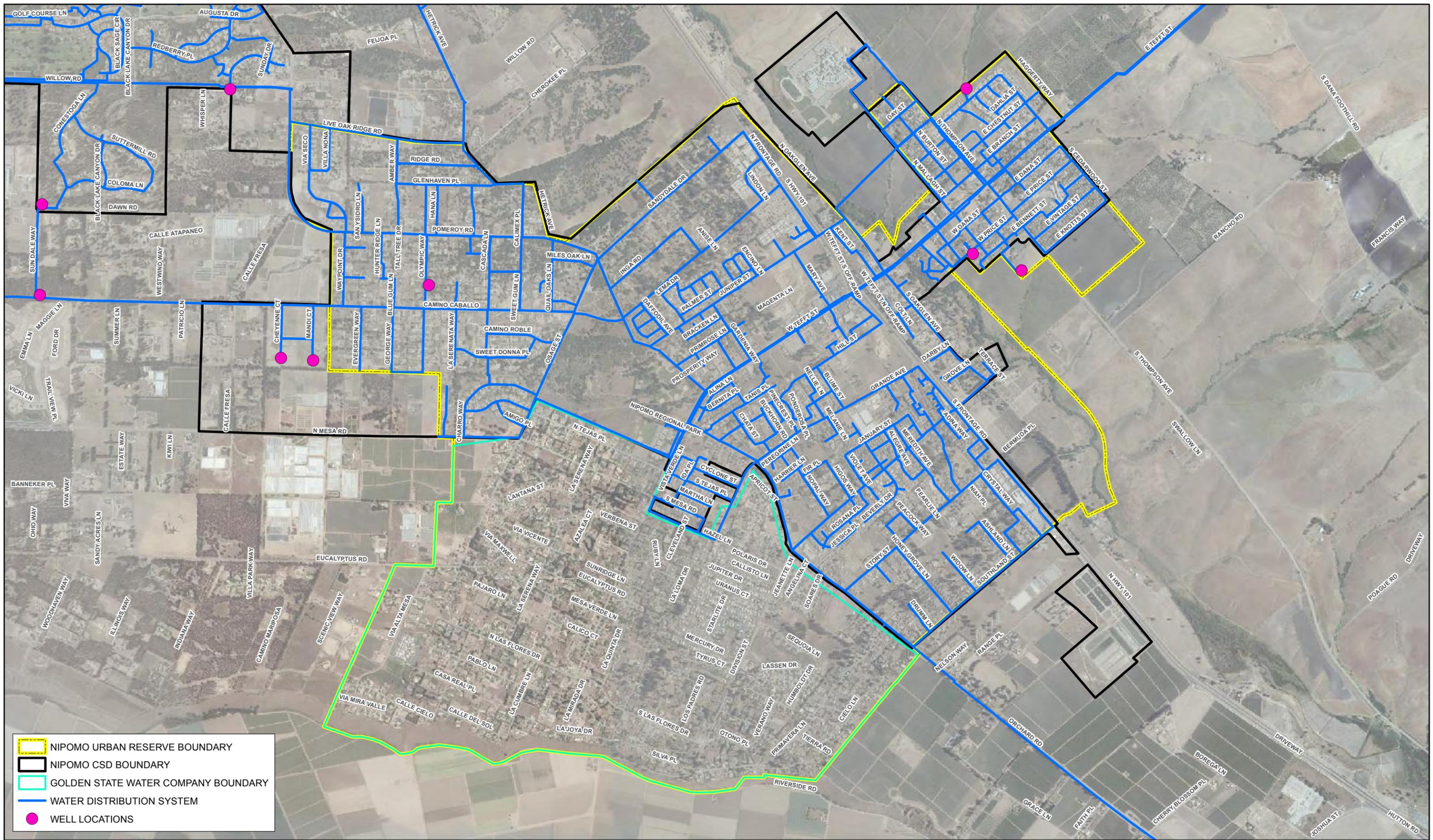
Landfill	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)	Maximum Permitted Throughput (Tons/Day)	Closure Date
Cold Canyon	10,900,000	1,830,000	1,200	2019 (will be extended to 2059 if a CUP is obtained)

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
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- NIPOMO URBAN RESERVE BOUNDARY
- NIPOMO CSD BOUNDARY
- GOLDEN STATE WATER COMPANY BOUNDARY
- WATER DISTRIBUTION SYSTEM
- WELL LOCATIONS

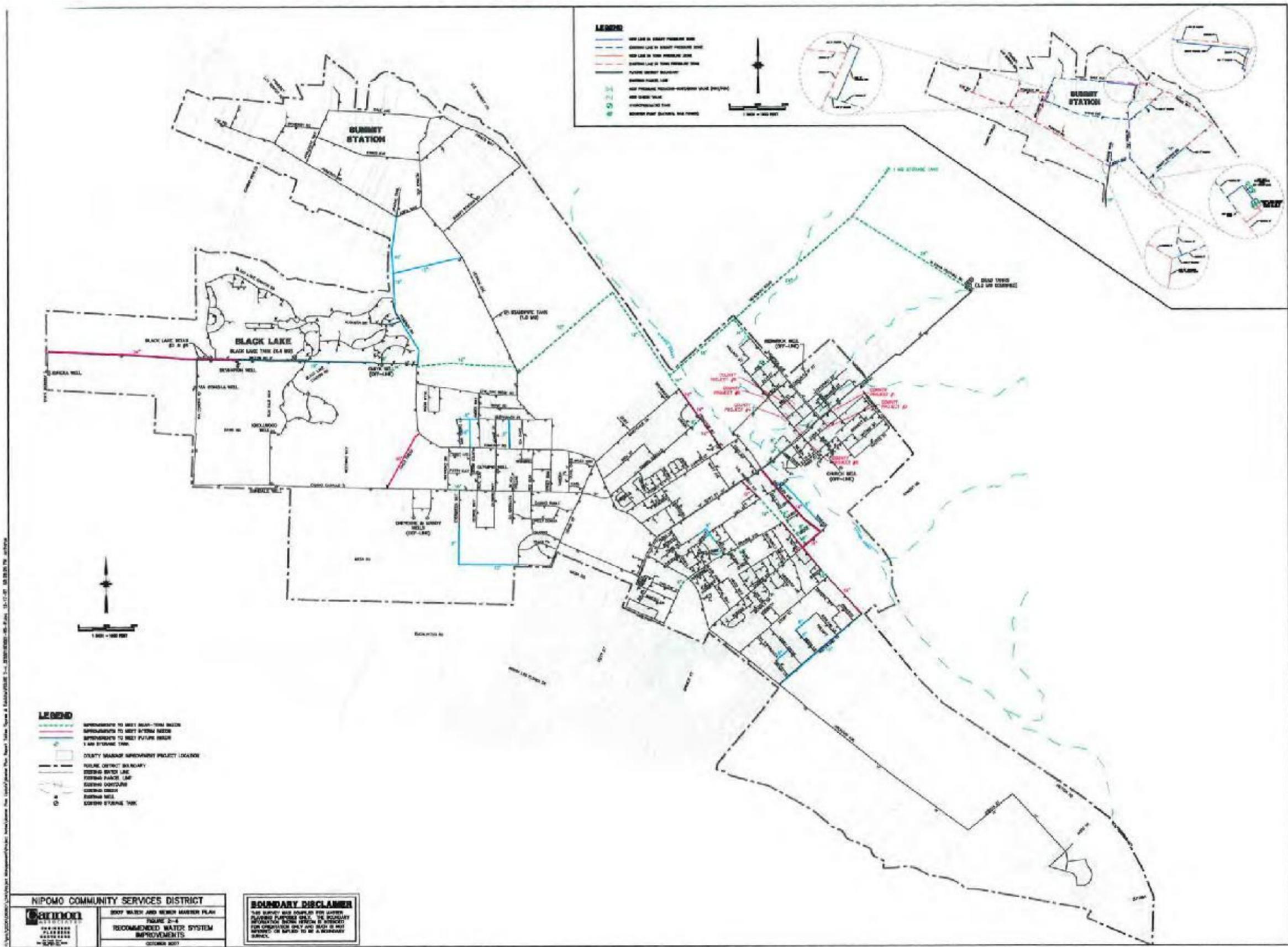
FIGURE 5-1

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

COMMUNITY OF NIPOMO



1 inch:1,800 feet



NIPOMO COMMUNITY SERVICES DISTRICT 		BOUNDARY DISCLAIMER THIS SURVEY WAS CONDUCTED FOR WATER PLANNING PURPOSES ONLY. NO BOUNDARY INFORMATION BEYOND THE REGION IS INTENDED FOR CONSTRUCTION ONLY AND SHALL BE NOT RELIED UPON OR REFERRED TO AS A BOUNDARY SURVEY.
2007 WATER AND SEWER MASTER PLAN FIGURE 2-4 RECOMMENDED WATER SYSTEM IMPROVEMENTS OCTOBER 2007		

FIGURE 5-2

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

COMMUNITY OF NIPOMO

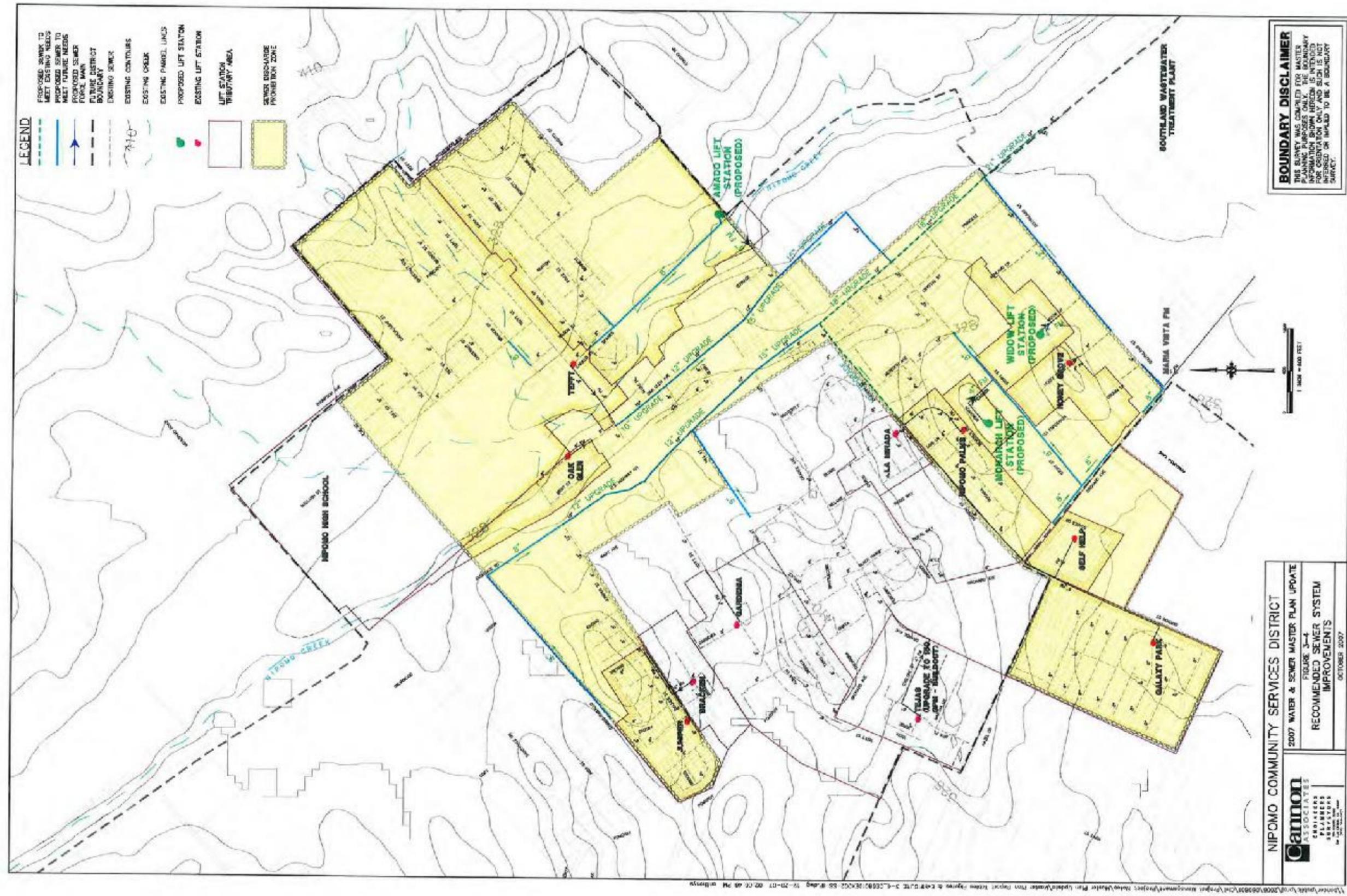


FIGURE 5-4

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

COMMUNITY OF NIPOMO

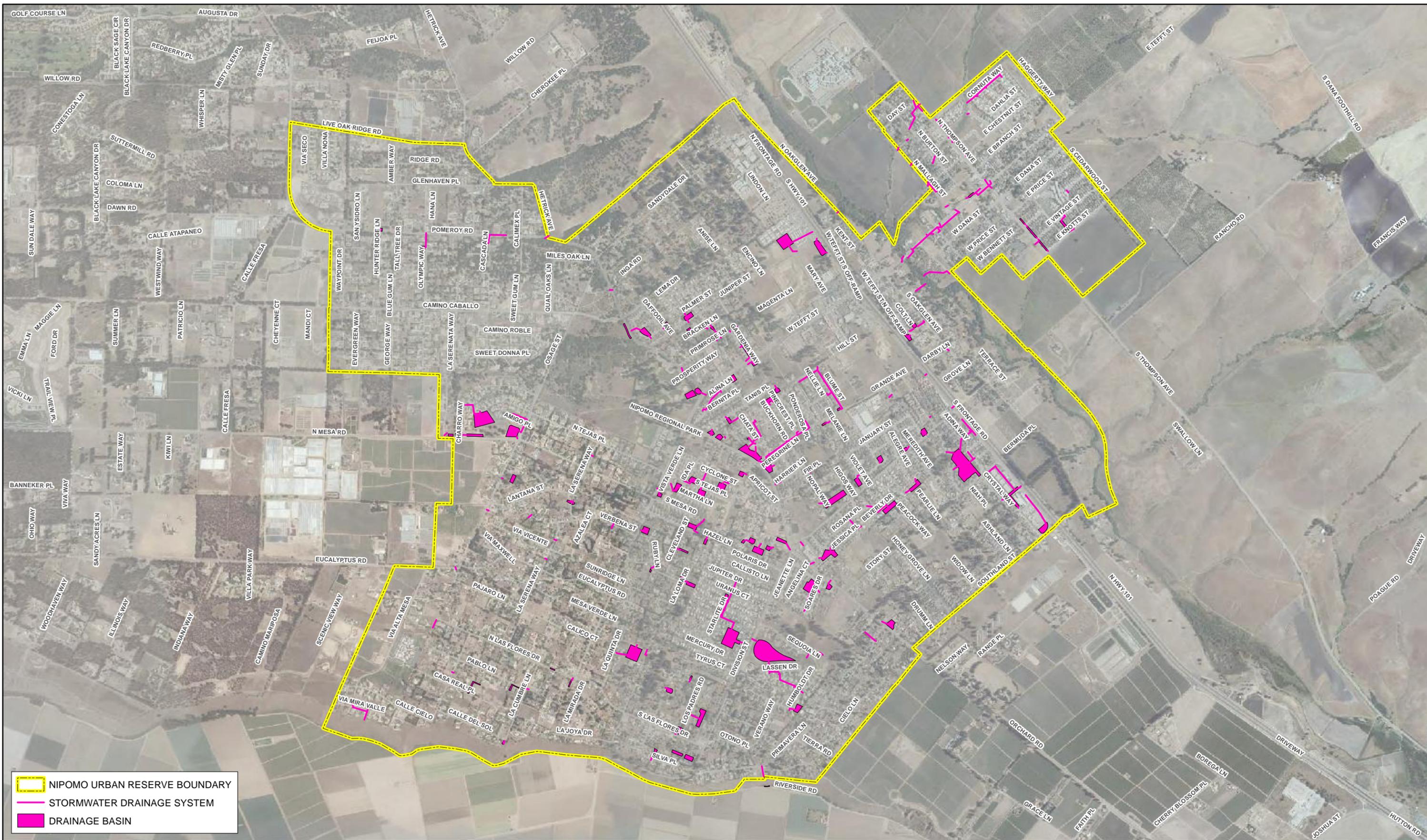


FIGURE 5-5

**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
	Future lot at Tefft and Carillo	Project Scoping in Process
No existing lots	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.

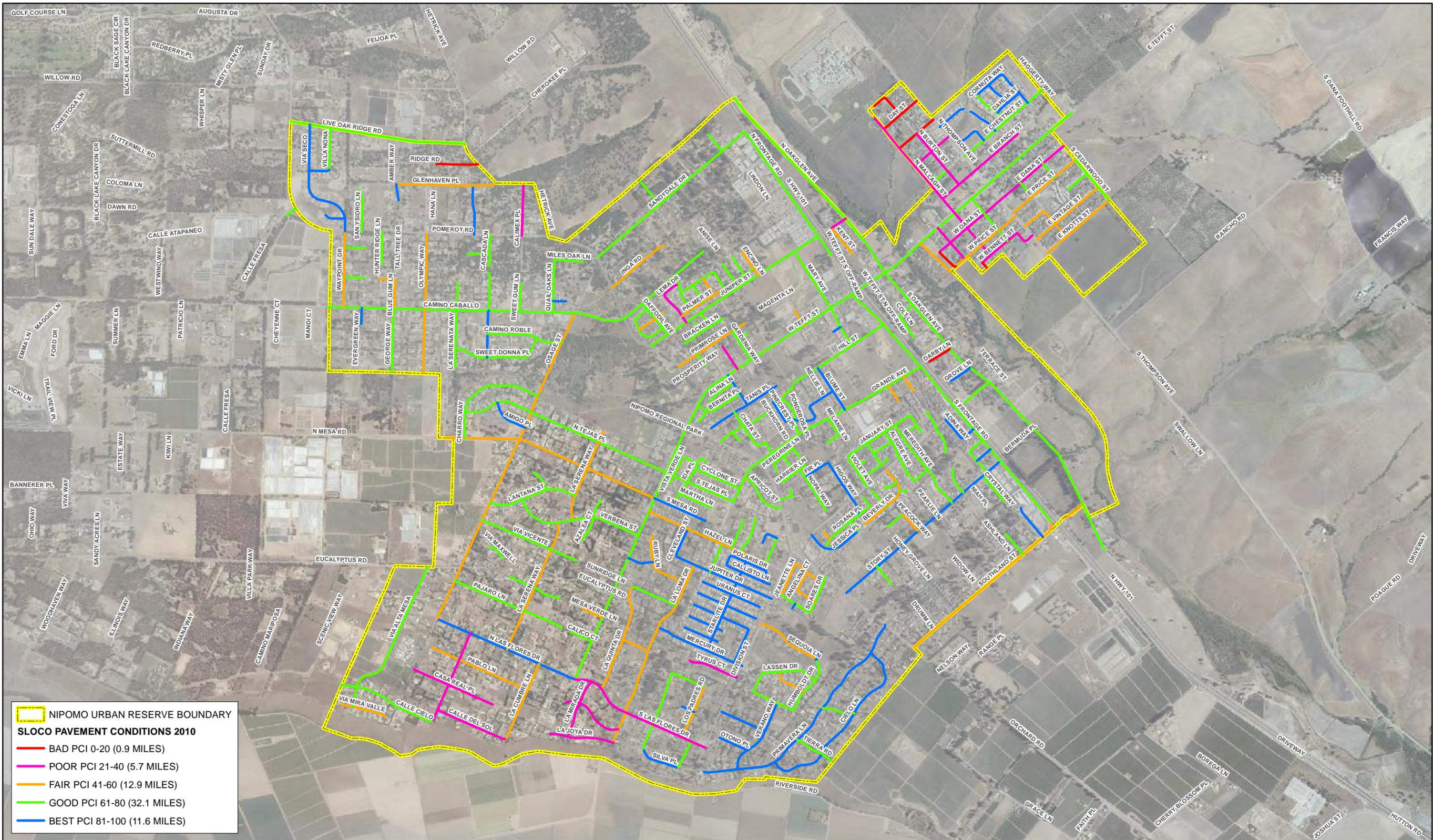


FIGURE 5-7

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (EXISTING) - TRANSPORTATION
 STREET MAINTENANCE**

COMMUNITY OF NIPOMO



1 inch:1,800 feet

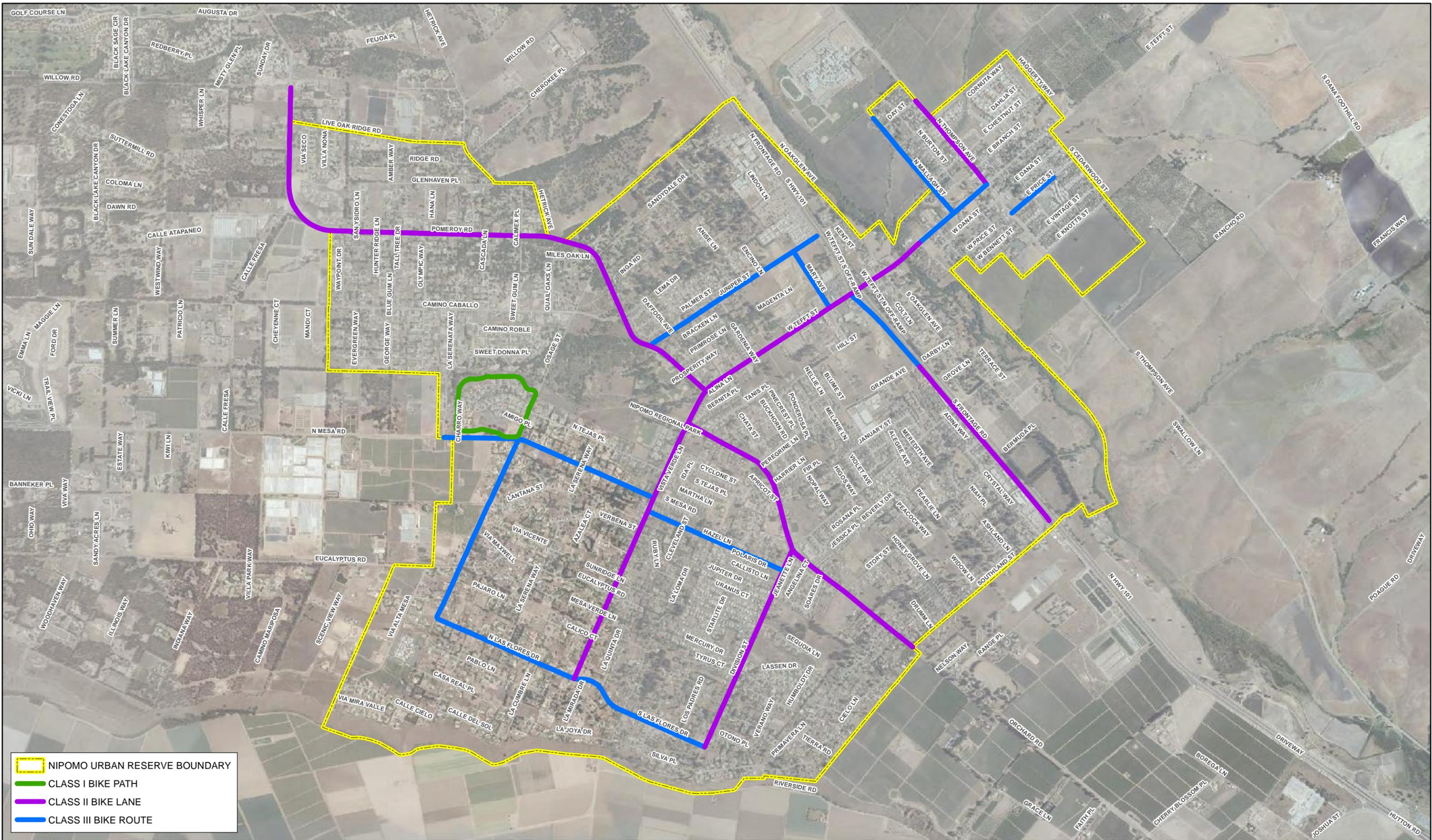


FIGURE 5-8

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (EXISTING) - TRANSPORTATION
 BIKE LANES AND ROUTES**

COMMUNITY OF NIPOMO



1 inch:1,800 feet

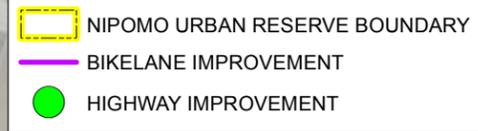
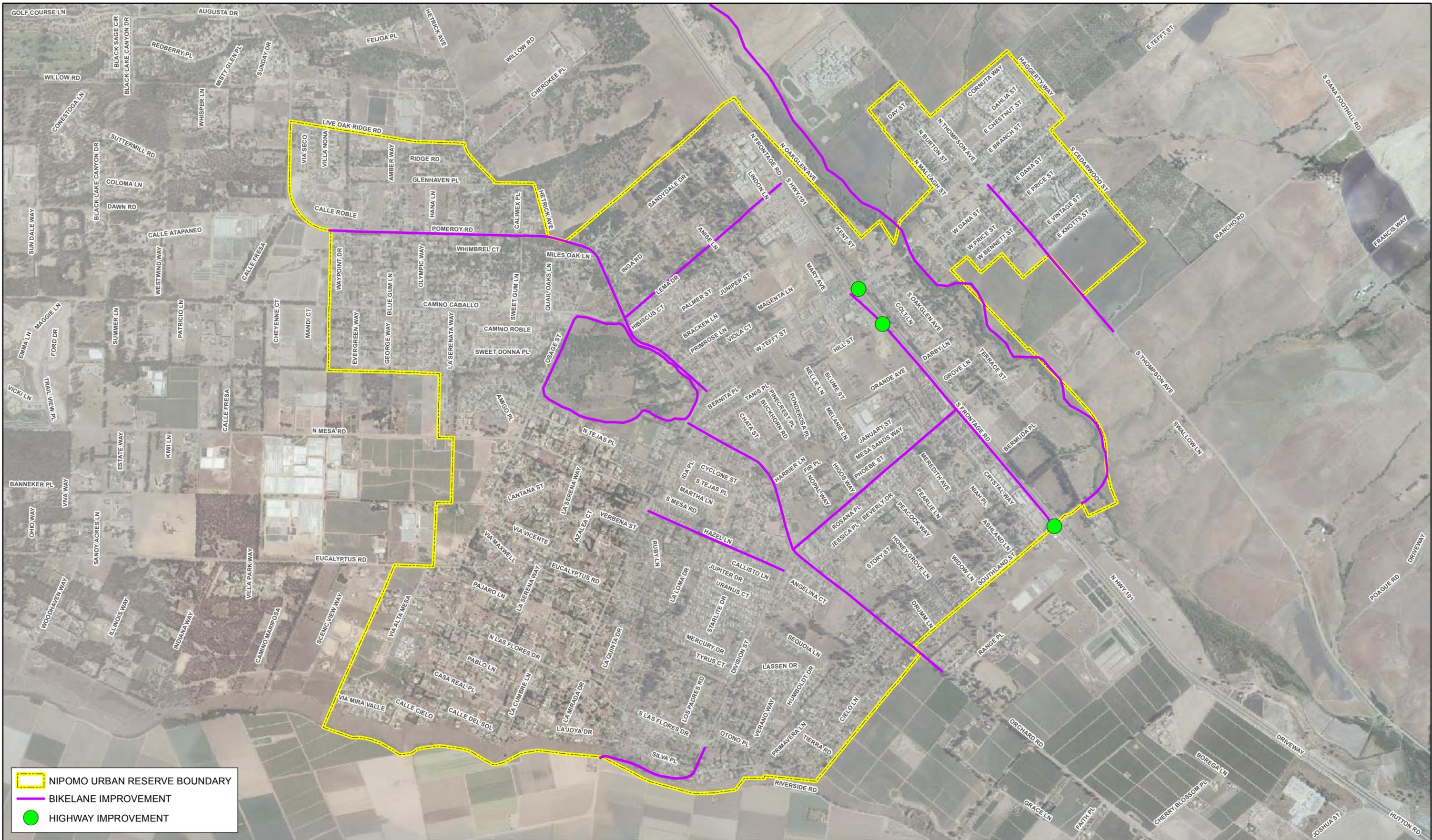


FIGURE 5-9

**COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITES SURVEY (FUTURE) - TRANSPORTATION**

COMMUNITY OF NIPOMO



1 inch:1,800 feet

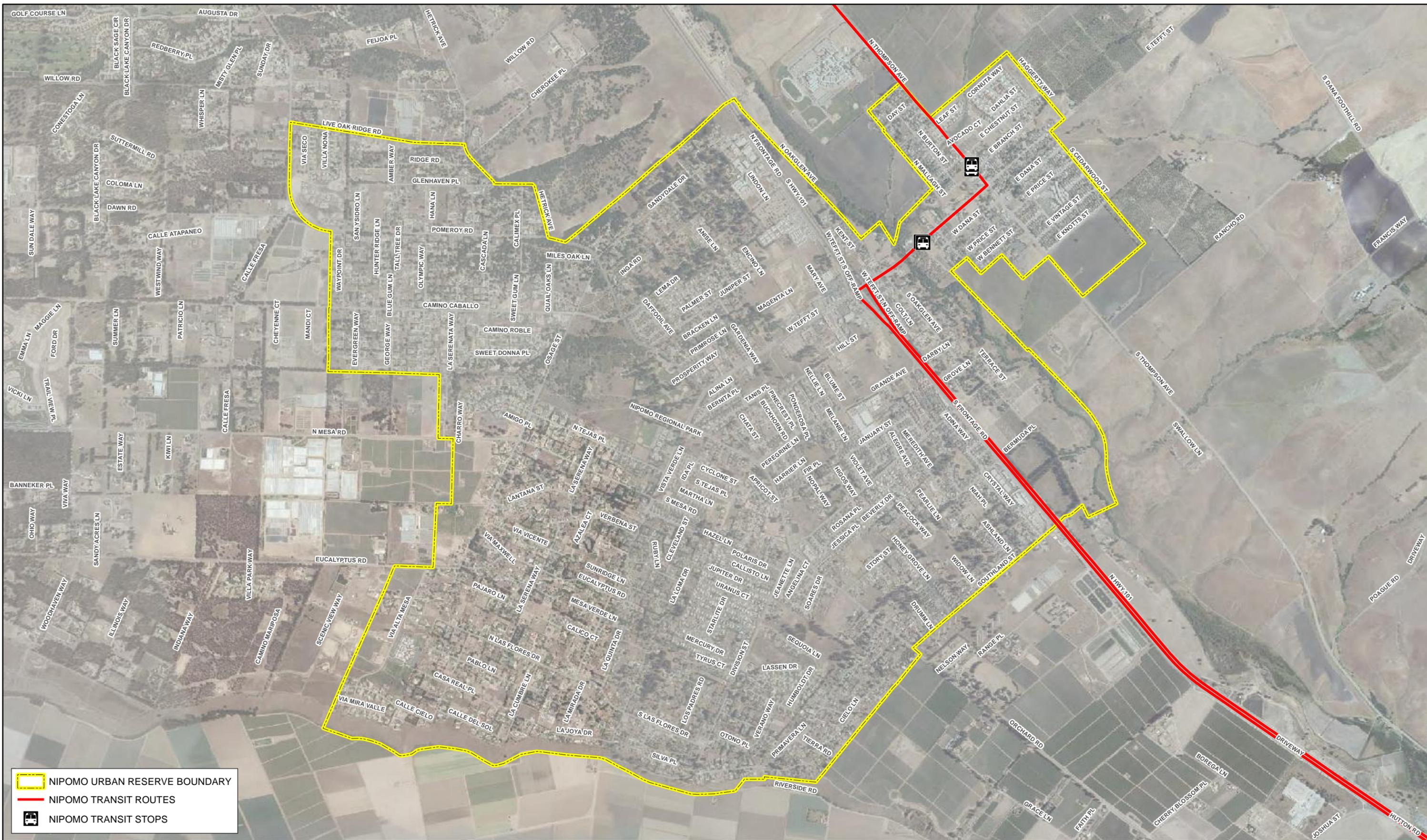


FIGURE 5-10

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (EXISTING) - TRANSPORTATION
 TRANSIT/PARK AND RIDE FACILITIES**

COMMUNITY OF NIPOMO



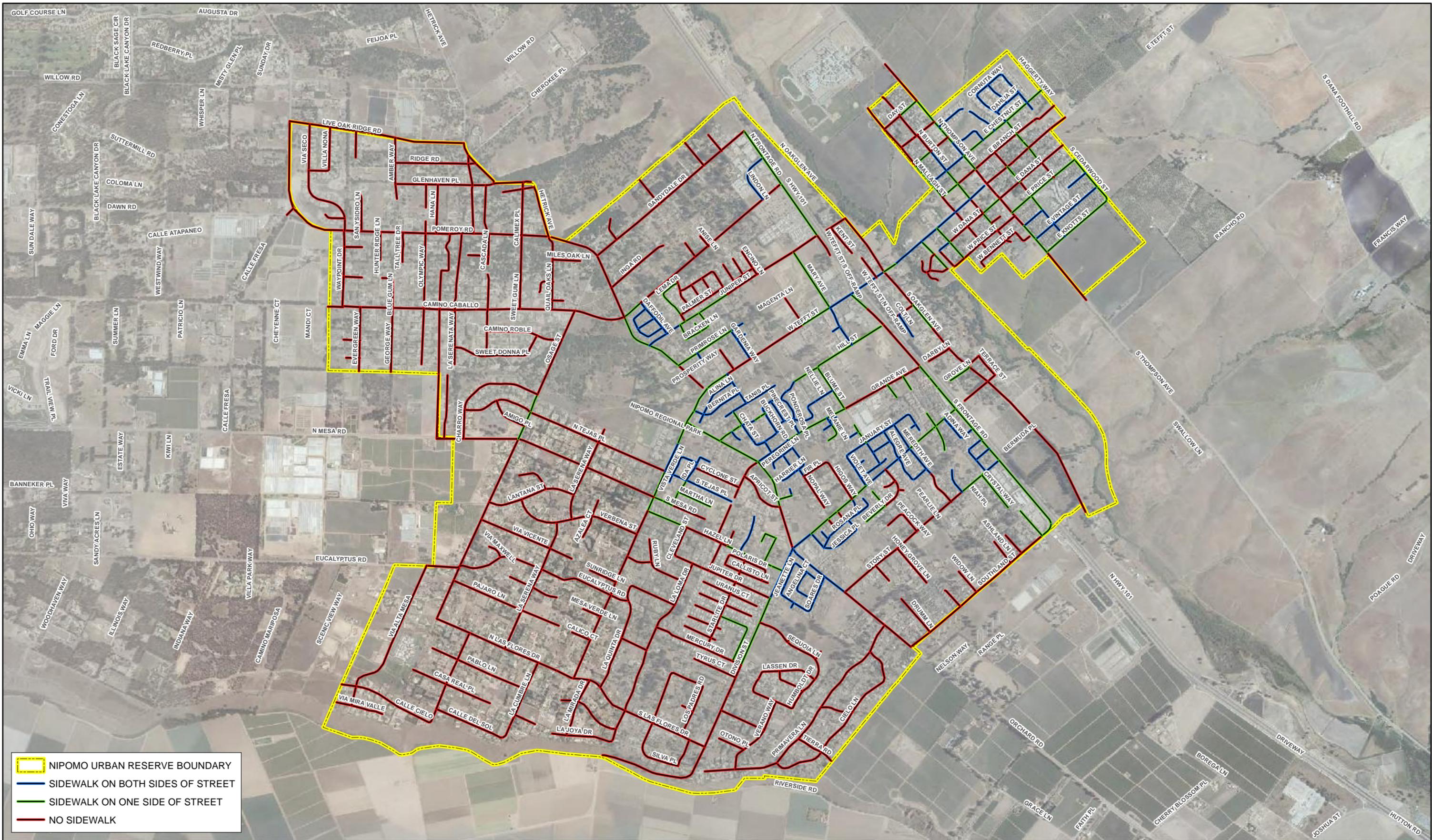


FIGURE 5-11

**COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITES SURVEY (EXISTING) - TRANSPORTATION
SIDEWALKS**

COMMUNITY OF NIPOMO



1 inch:1,800 feet

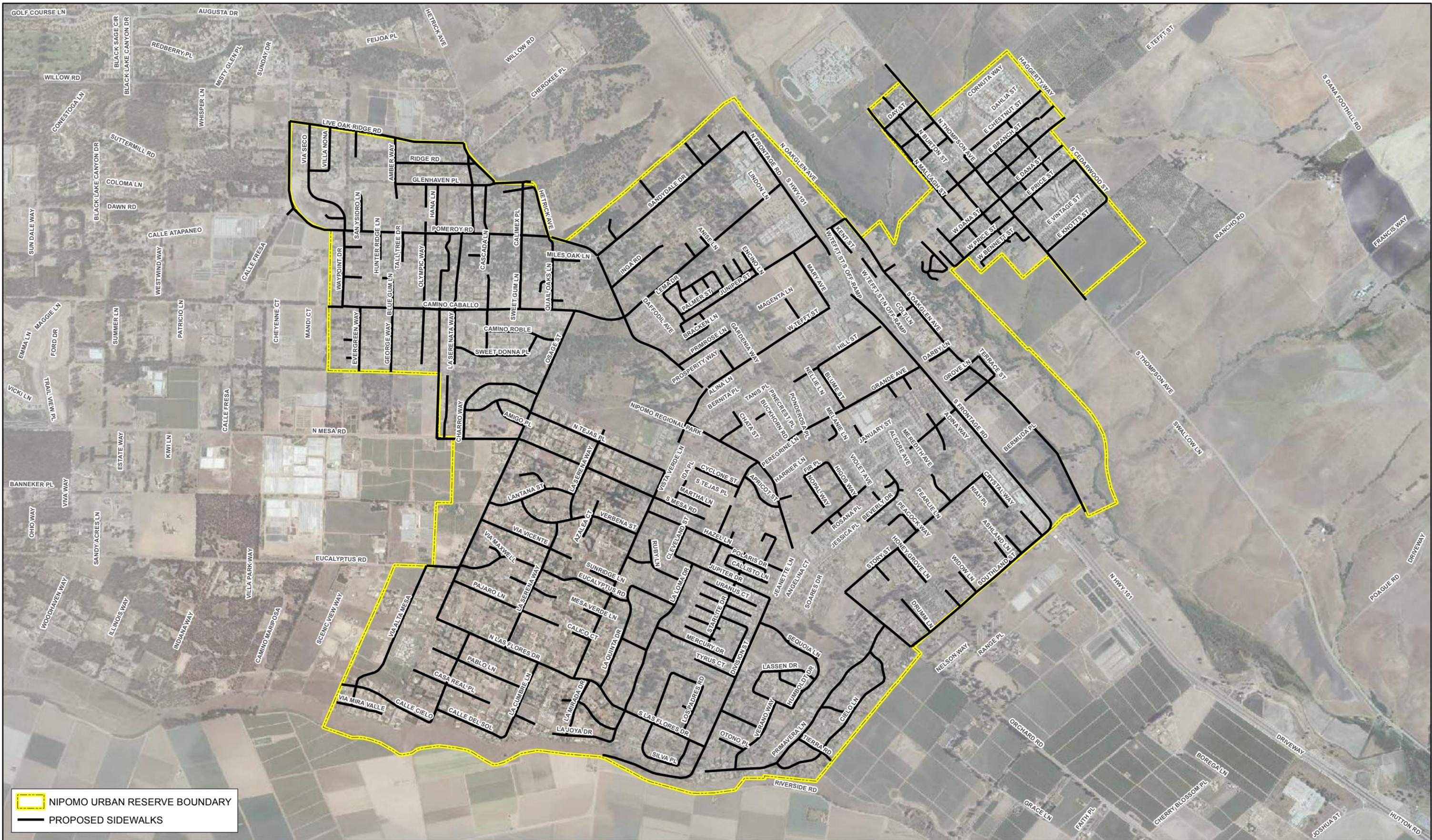


FIGURE 5-12

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITES SURVEY (FUTURE) - TRANSPORTATION
 SIDEWALKS**

COMMUNITY OF NIPOMO



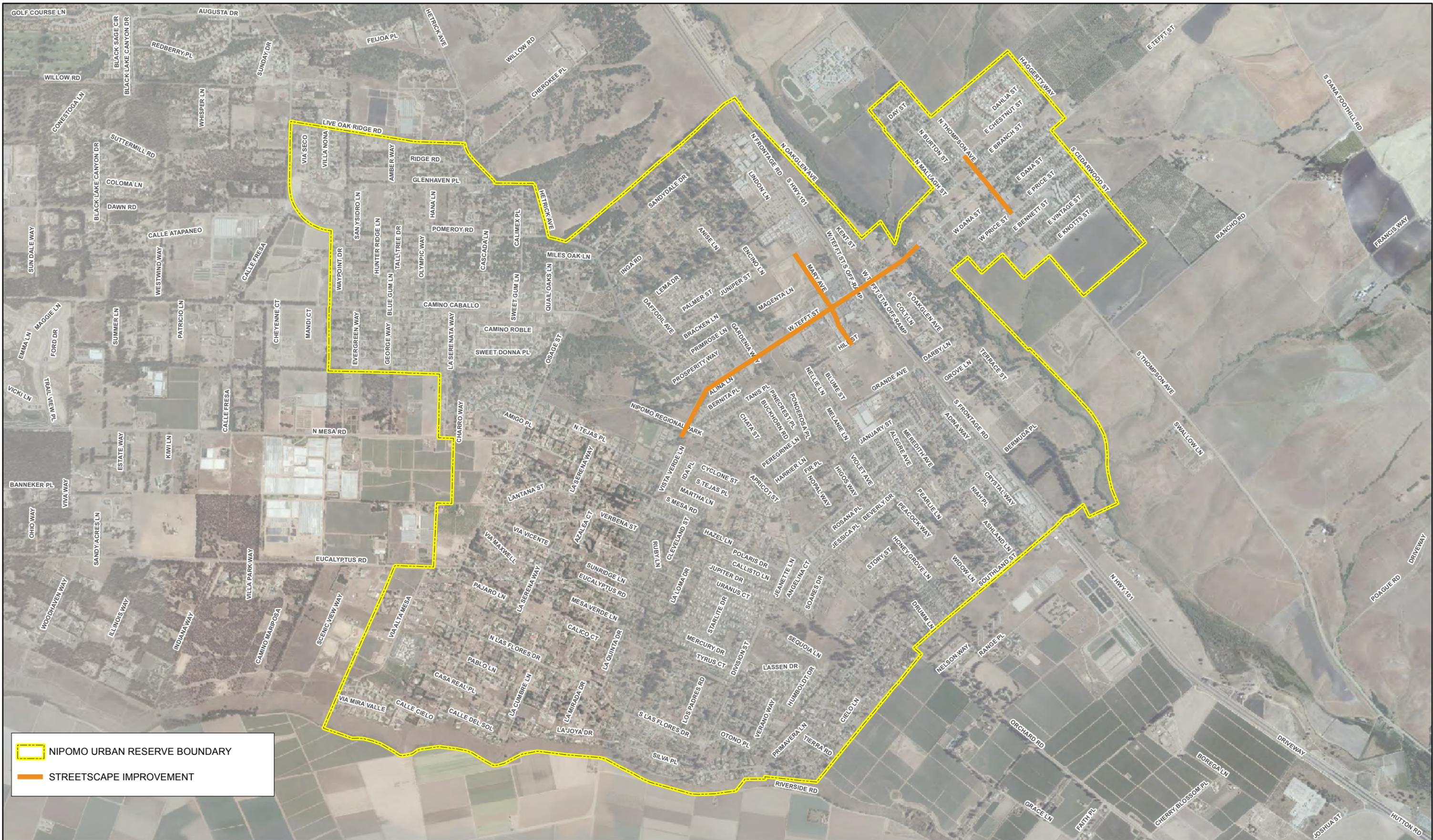


FIGURE 5-13

**COUNTY OF SAN LUIS OBISPO
 COMPLETE COMMUNITIES SURVEY (FUTURE) - TRANSPORTATION
 STREETScape IMPROVEMENTS**

COMMUNITY OF NIPOMO



1 inch:1,800 feet

C. Public Facilities

Public facilities in Nipomo include fire and police buildings, parks and open space, trails, libraries, civic/community facilities, senior and health care facilities, and schools. With the exception of schools, the existing public facilities Nipomo are shown in Figure 5-14. Existing schools are shown in Figure 5-15.

1. Public Safety

a. Fire Protection

The California Department of Forestry and Fire Protection (CalFire) provides fire protection and life safety services in Nipomo. CalFire Station 20, located at 450 Pioneer Avenue, is equipped with a State Type III wildland fire engine, a County Type I fire engine, and Type III rescue. Station 20 covers a large and varied response area, including the Nipomo core village, a large stretch of Highway 101 from the Santa Maria River bridge north to the City of Arroyo Grande, and east through the Highway 166 corridor. Station 20 has renovated recently, but the CalFire is planning on building a new station in the next 10 years.¹⁴ The location and construction costs of the new station are not yet determined.

b. Police Protection

Police protection is provided by the San Luis Obispo County Sheriff's Department through their South County Station at 1681 Front Street in Oceano. Currently 21 deputies are assigned to the South Station. These deputies serve a population of approximately 30,000 people.

Currently the County rents a small apartment, located at 188 West Tefft Street for use as a report center for the deputy assigned to work in Nipomo. Based on population projection, the Sherriff anticipates establishing a permanent Sheriff's Station in Nipomo at some time before 2030.¹⁵ The location and construction costs are not yet identified.

¹⁴ Paul Lee, Battalion Chief, CalFire, Personal Communication with The Planning Center | DC&E, March 22, 2012.

¹⁵ Commander James Taylor, San Luis Obispo County Sheriff, Personal Communication with The Planning Center | DC&E, April 3, 2012.

TABLE 5-14 EXISTING AND FUTURE PUBLIC SAFETY BUILDINGS IN NIPOMO

	Existing	2020	2035
Fire	One 13,000-Square-Foot Station	One new station	Not identified
Police	A small report center	None in Nipomo	One approximately 7,000 Square-Foot station in Nipomo before 2030

Source: Correspondence with the CalFire and the San Luis Obispo County Sheriff, 2012.

2. Community/Neighborhood Parks

There are 23 acres of developed community parkland in Nipomo. For planning purposes, only developed parkland that is maintained by the County is calculated and included in Table 5-15 in this section. As such, parks operated by non-profit or private organizations, including Jack Ready Park and Black Lake Golf Course, and natural open space areas are not considered as developed community parkland.

Assuming a park standard of 3 acres of community/neighborhood parkland per 1,000 persons,¹⁶ Table 5-15 shows required incremental park square footage for the projected population in 2020 and 2035, with the estimated costs of needed parkland.¹⁷ Currently, Nipomo does not provide sufficient parkland for the community, lacking approximately 50 percent of the required parkland. However, according to the San Luis Obispo County Parks Department, an additional 25 acres of parkland is planned to be developed in Nipomo, reducing the deficiency in 2020 down to 2.3 acres.¹⁸ Additionally, the County General Plan calls for providing natural areas and open space to its residents for recreation, conservation, and preservation purposes. Nipomo offers natural open space that can be used as outdoor recreation. Natural open space in Nipomo includes Mesa Meadows Natural Area, Guadalupe-Nipomo Dunes National Wildlife Refuge, and Black Lake Natural Area.

¹⁶ Based on the Parks and Recreation Element of the San Luis Obispo County General Plan, 2006.

¹⁷ The cost estimates do not take into account the costs of improving existing parkland, or to maintain and expand current parks and recreational facilities consistent with the Parks and Recreation Element. The County would need to secure additional funding beyond the costs identified in Table 5-15 for those purposes.

¹⁸ The proposed parks are West Nipomo Park, East Nipomo Park, and Nipomo Creek Linear Park.

TABLE 5-15 EXISTING AND REQUIRED PARK SQUARE FOOTAGE AND COST ESTIMATES

Existing			2020		2035	
Exist. (Acre)	Req. (Acre)	Def. (Acre)	Req. (Acre)	Differential Deficiency from 2010 (Acre) ^a	Req. (Acre)	Differential Deficiency from 2020 (Acre) ^a
23	45.8	22.8	50.3	4.5	59.8	9.5
Cost Estimates* (Million)						
\$10.9			\$2.1		\$4.6	

^a To accommodate population growth since 2010 and 2020.

^b Cost estimates are based on a cost of \$480,000 per acre, as estimated in the County of San Luis Obispo Public Facilities Financing Plan.

Source: Parks and Recreation Element, San Luis Obispo County General Plan, 2006; Correspondence with San Luis Obispo County Parks Department.

3. Trails

As shown in Table 5-16, Nipomo provides four multi-use trails that are designed for equestrians, pedestrians, and cyclists. Five multi-use trail improvements are identified in the Parks and Recreation Element and by the County staff. Since trails are only qualitatively discussed in the County’s General Plan, no costs or timeframe is specified here.

TABLE 5-16 EXISTING AND PROPOSED TRAILS

Existing	Proposed (Complete Year Not Known)
“ Nipomo Community Park Trail	“ Nipomo Community Trail
“ Mesa Meadows Natural Area Trail	“ Juan Bautista de Anza Trail
“ Knollwood Perimeter Trail	“ Santa Maria River Crossing
“ Callender Grove Perimeter Trail	“ Trails in Nipomo Creek Linear Park
	“ Nipomo Bluff Trail

Source: Parks and Recreation Element, San Luis Obispo County General Plan, 2006; Correspondence with San Luis Obispo Parks Department, June 2012.

4. Libraries

The San Luis Obispo County Library provides library services in Nipomo. Nipomo has one 4,415-square-foot library, located at 918 West Tefft Street, which is equipped with computers, books and restrooms. The Nipomo Library's collection size is 28,503 books, with a circulation of 67,498 books per year. The annual operating cost for the year 2010-2011 was a total of \$412,479. The projected operating cost in 2020 is approximately \$969,900.

Assuming 0.68 square feet of library space per capita,¹⁹ Table 5-17 shows required incremental library square footage for the projected population in 2020 and 2035, with the estimated costs of needed space. Currently, the Nipomo Library does not have enough space to serve the community, lacking approximately 60 percent of the required library space. The existing building design footprint shows the option of expansion to the building by removal of one wall and building outward. Costs for an expansion or new construction of a library require a 50-percent match between the community and the County Library per County Board of Supervisors Policy.

¹⁹ Based on information provided by the San Luis Obispo County Library, 2012.

TABLE 5-17 EXISTING AND REQUIRED LIBRARY SPACE AND COST ESTIMATES

Existing		2020			2035	
Exist. (Sq.Ft.)	Req.	Exist. Def.	Req.	Differential Deficiency From 2010	Req.	Differential Deficiency From 2020
4,415	10,382	5,967	11,391	1,010	13,550	2,158
Cost Estimates* (Million)						
<i>Remodel/Expansion</i>						
\$1.4		\$0.2			\$0.5	
<i>New Construction</i>						
\$2.2		\$0.4			\$0.8	

* Cost estimates are based on California State Library's Libris Software. \$241.44 per square foot for expansion and \$373.62 per square foot for new construction were assumed.

Source: Melody Mullis, ASO II, San Luis Obispo County Library, 2012.

5. Community/Civic Facilities

Currently, Nipomo has no community/civic facilities, such as community centers or similar. No long-range plans have been identified.

6. Public Services Facilities

Nipomo contains various public services facilities, including senior citizens centers, a youth center, Community Health Centers (CHC), and the Department of Social Services (DSS) office. The DSS office, located at 681 West Tefft Street, is a County-owned facility, and offers a wide range of social services including cash aid programs, food, and medical assistance. The DSS reported that the County has no long-range plans to expand the existing facilities.²⁰ One of the CHC facilities is located at 150 Tejas Place, providing primary health services to the community, in partnership with the SLO County Public Health Department. Other public service facilities, that are owned or operated by non-profit organizations or private companies, are not discussed in this report.

TABLE 5-18 EXISTING PUBLIC SERVICES FACILITIES

Name	Type	Square Footage
Seniors Citizen Club	Social Service	5,000
DSS South Office	Social Service	8,924
Senior Citizens Center	Social Service	5,000
Healthy Start- S.A.F.E. Nipomo Family Resource Center	Social Service	Not known
Community Health Center (CHC)	Clinic	Not known
GC Youth Center	Social Service	9,000
Lifebound Leadership- CAPSLO	Social Service	2,900

Source: Rick Engineering, 2012; Correspondence with the SLO Department of Social Services, 2012.

²⁰ Debbie Aiello, County of San Luis Obispo, Department of Social Services, March 16, 2012.

7. Schools

The Lucia Mar Unified School District (LMUSD) provides school services to K through 12th grade students in Nipomo. The LMUSD has eleven elementary schools, three middle schools, two comprehensive high schools, one continuation high school, and one adult education program. Four schools are located in Nipomo as shown in Table 5-19. Private schools are not included in this discussion.

TABLE 5-19 LMUSD FACILITIES AND ENROLLMENTS IN NIPOMO

School	Existing		2020 Projected Enroll. ^b	2035 Projected Enroll. ^b
	Size (SF)	Existing Enroll.		
Nipomo High	489,000	1,148	1,263	1,504
Mesa Middle (Out of Nipomo URL) ^a	Not known	541	595	709
Lange Elementary	123,000	584	642	765
Dana Elementary	114,000	603	663	790
Nipomo Elementary	100,000	467	514	612
LMUSD Total		10,561	11,617	13,835

^a Mesa Middle School is included in the table because it is the only middle school close to Nipomo.

^b The 2020 and 2035 enrollments are projected based on the population growth rate in Nipomo.

Source: California Department of Education at <http://dq.cde.ca.gov/dataquest>, 2012.

COUNTY OF SAN LUIS OBISPO
FACILITIES INVENTORY
NIPOMO

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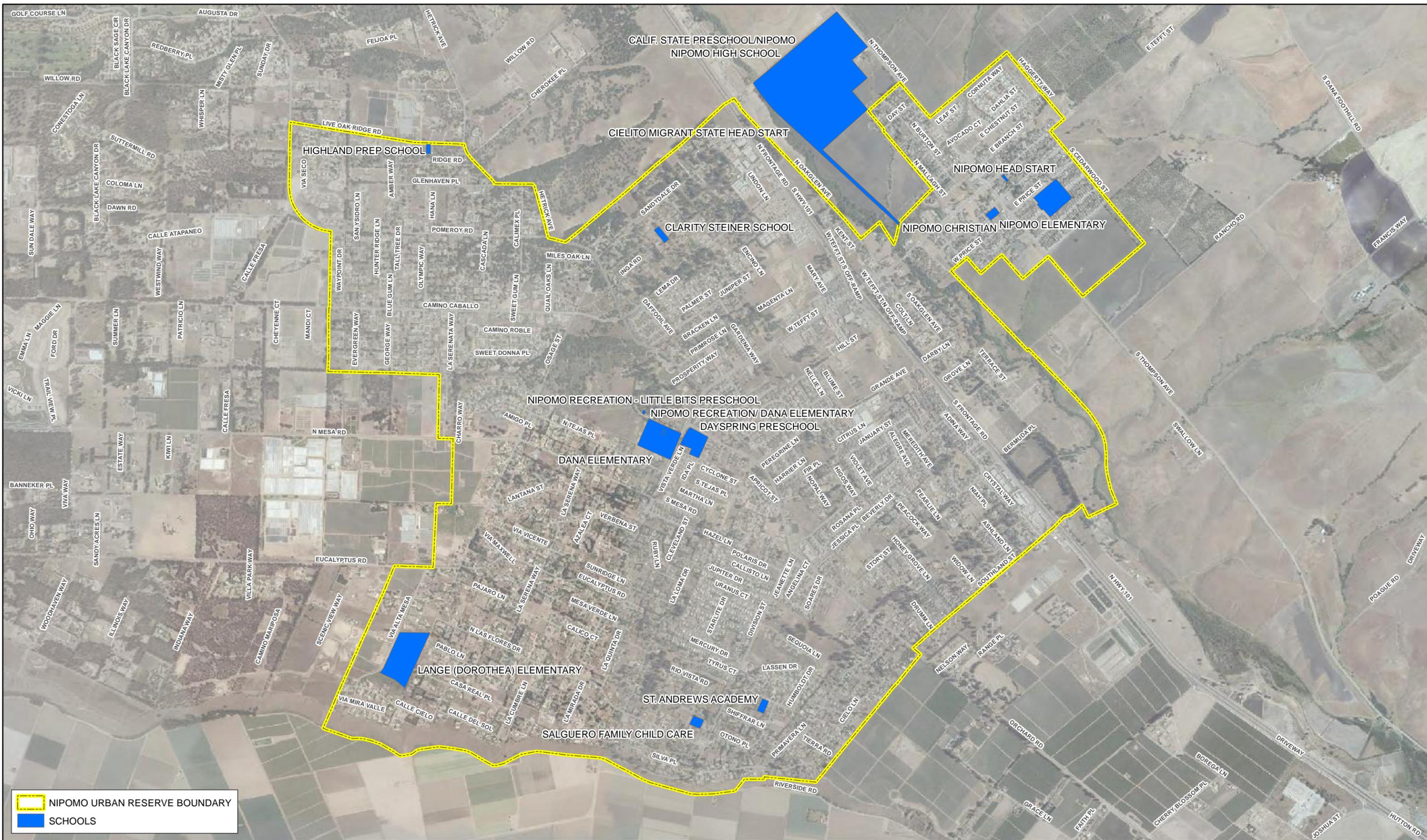


FIGURE 5-15

**COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITES SURVEY (EXISTING) - SCHOOLS**

COMMUNITY OF NIPOMO



1 inch:1,800 feet