

CHAPTER 4. OCEANO

This chapter provides a facilities inventory of the Oceano 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.

Oceano is a small beach community with 7,018 residents within the URL, surrounded by agricultural lands to the east and the Pacific Ocean to the west. As shown in Table 4-1, this community's population is expected to increase by 27 percent in the next 25 years.

TABLE 4-1 OCEANO POPULATION PROJECTIONS

	Existing	2020	2035
Population	7,018	7,799	9,001
Housing Units	2,931	3,209*	3,704*
% Increase from 2010		10%	27%

* 2020 and 2035 housing units are calculated based on the County's population projections, assuming 2.43 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 Oceano, which consists of water supply, water distribution, wastewater, stormwater drainage, solid waste, and fiber optic.

1. Water Supply

The Oceano Community Services District (OCSD) provides water supply services in Oceano. The OCSD depends on water from two wells that extract ground water from the Tri-Cities Mesa Arroyo Grande-Plains Hydrologic Subareas Groundwater Basin and State Water Project. An additional source of water is surface water from Lopez Lake. The OCSD continues to meet all federal and State drinking water standards, but selenium is currently being monitored. The existing facilities are shown in Table 4-2.

According to the San Luis Obispo County 2011 Draft Master Water Plan, the future water supply will meet demand in 2030. No improvements are identified in the Master Water Plan.

TABLE 4-2 **WATER SUPPLY**

Existing Facilities	Existing		2030	
	Existing Demand (AFY)	Existing Supply (AFY)	Future Demand* (AFY)	Future Supply
Two wells				
A single pipeline intertie between the City of Grover Beach and the Oceano CSD, which consists of a 6" pipe connection located on the Pike between 16th and 17th Street	885	1,598	1,277- 1,419	Adequate Supply

* The 2011 Draft Water Master Plan assumes a 10 percent water use reduction for the low end of the forecast buildout demand. The OCSD projected 12,855 population at buildout (2030) within the existing CSD boundary.

Source: San Luis Obispo County Flood Control and Water Conservation District, San Luis Obispo County Draft Master Water Plan, 2011. Oceano Community Services District, Water Master Plan Update, 2009.

2. Water Distribution

The OCSD provides water distribution services in Oceano. Currently the water storage capacity is 1.3 million gallons within one 0.3-million-gallon storage tank and one 1.0 -million-gallon storage tank.

Table 4-3 describes existing infrastructure and future improvements for 2020 and 2035, according to the 2009 Water Master Plan Update of the OCSD.¹ Figures 4-1 and 4-2 illustrate the existing water distribution system and the recommended improvements, respectively.

TABLE 4-3 WATER DISTRIBUTION

Existing Facilities	Planned Improvements	
	2020	2035
Two water storage tanks	11 replacement Capital Improvement Plans	7 replacement Capital Improvement Plans
22.4 miles of water main	7 expansion Capital Improvement Plans	2 expansion Capital Improvement Plans
206 hydrants		
intertie to Lopez Pipeline		
Cost Estimates		
	\$1,337,000	\$424,000
	\$779,000	\$238,000

Source: Oceano Community Services District, Water Master Plan Update, 2009.

¹ The 2009 Water Master Plan Update estimates an increase in population of up to 12,855 at buildout (2030). This is 3,854 more residents than the County's projection for the Oceano URL, which is 9,001 residents (2035). The 2009 Water Master Plan recommends a list of Capital Improvement Projects (CIPs) to serve the increasing population. Since the Water Master Plan does not include any timeframe for CIP implementation, this report assumes that Priority 1 and 2 CIPs, which the Master Plan states are required to meet existing demand/deficiencies, will adequately serve the estimated 2020 population and that Priority 3 CIPs, which the Master Plan states are required to meet future demand/deficiencies, will adequately serve the estimated 2035 population.

3. Wastewater

The OCSD is responsible for collecting, transporting, and treating wastewater from customers in Oceano. The system includes one lift station and 16 miles of sewer pipe. The OCSD is a member agency of the South San Luis Obispo County Sanitation District, which contains approximately 100 miles of trunk sewer pipe. Wastewater treatment is handled by the South San Luis Obispo County Sanitation District Wastewater Treatment Plant. The 2009 Wastewater Collection System Study concluded that a continued maintenance and inspection program should occur to further the lifetime of the system and that only periodic replacement of aging infrastructure would be required to serve the projected demand at buildout.² No Capital Improvement Projects are identified in the 2009 Wastewater Collection System Study, as shown in Table 4-4. Figure 4-3 illustrates the existing wastewater system in Oceano.

TABLE 4-4 WASTEWATER SYSTEM

Existing	Future Improvements
<ul style="list-style-type: none"> • One lift station • 16 miles of sewer pipe 	<ul style="list-style-type: none"> • Continued collection system maintenance • No Capital Improvement Projects are planned

Source: Oceano Community Services District, Wastewater Collection System Study, 2009.

² The 2009 Wastewater Collection System Study estimates an increase in population of up to 12,299 at buildout (2030) within the CSD boundaries. This is 3,298 more residents than the County's projection for the Oceano URL, which is 9,001 residents (2035).

4. Stormwater Drainage

Oceano lacks a formal drainage system. Drainage problems include flooding along Highway 1 at the intersections crossing 13th, 17th, 19th, and Paso Robles Streets. In addition to localized drainage problems in the community of Oceano, low lying, flood-prone areas need improvements because these areas contain critical regional infrastructure, including Highway 1, Union Pacific Railroad tracks, the Oceano Airport and the South County Sanitation District Wastewater Treatment Plant. As such, immediate stormwater drainage improvements are needed in Oceano, as described in Table 4-5. Figures 4-4 and 4-5 illustrate the existing and future stormwater drainage system, respectively. However, long-term improvements have not yet been identified by the County.

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 4-5 are based on traditional techniques and thus does not take into account costs for LID drainage infrastructure.

TABLE 4-5 STORMWATER DRAINAGE

Existing Facilities	Current Improvements Needed	2020 & 2035 Planned Improvements
" 50-year-old flood control channel and levee system	" Construction of regional detention/infiltration facilities	Not identified
	" Diversion pipeline at Highway 1	
	" Curbs and gutters, as well as underground storm drain/infiltration facilities	
	" Arroyo Grande Creek Levee Protection	
	" Sand Bar Management and Meadow Creek Lagoon Flood Mitigation	
Estimated Costs		\$14.0 Million (existing funding: \$100,000)

Source: County of San Luis Obispo, Guide To Implementing Flood Control Projects State Of California Department of Water Resources Grant Agreement No. 4600004505, 2009; County of San Luis Obispo Oceano Community Drainage and Flooding Issues, 2011.

5. Solid Waste

The OCSD 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 in 2023. Currently, South County Sanitary Service serves 24,451 residential customers by 18 trucks and 2,142 commercial customers by six trucks.³ Based on the current service pattern,⁴ South County Sanitary Service would need one additional truck⁵ to serve the increasing residential customers in Oceano 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.⁶

The collected solid waste is taken to the Cold Canyon Landfill, which is owned by Waste Connections, Inc., the parent company of South County Sanitary Service. South County Sanitary Service reported that approximately 5,500 tons of solid waste is collected and disposed from Oceano annually.

The existing permitted capacity of the Cold Canyon Landfill will be filled 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 capacity. The Cold Canyon Landfill reported that the forecasted growth of Nipomo and Oceano

³ Tom Martin, South County Sanitary Service. Personal communication with The Planning Center | DC&E, May 23, 2012.

⁴ Approximately 271 residential customers per truck per 10-hour day (this includes the rural routes with windshield time).

⁵ 773 (3,704 residential units in 2035 minus 2,931 residential units in 2010) divided by 271 (residential customers / truck / day) = 2.9 days (or 29 hours). Assuming that a truck driver works 40 hours per week, 29 hours would be equivalent of 1 truck per week.

⁶ Tom Martin, South County Sanitary Service. Personal communication with The Planning Center | DC&E, May 23, 2012.

would not necessitate any additional improvements to its facility beyond what is already proposed in its pending expansion.⁷

TABLE 4-6 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; Correspondence with the Cold Canyon Landfill, 2012.

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

6. Fiber Optic

According to the 2012 Fiber Optic Strategic Plan, the only fiber in the South County is the Level 3 (L3) communications fiber that connects to one site: the Oceano Sheriff's sub-station. No other Oceano sites are planned to be connected to the L3 fiber at this time. When extension of fiber optic is feasible, four sites have been identified to be connected: General Services offices at Coastal Dunes, County Public Health, the Oceano library, and the Oceano airport.

COUNTY OF SAN LUIS OBISPO
FACILITIES INVENTORY
OCEANO

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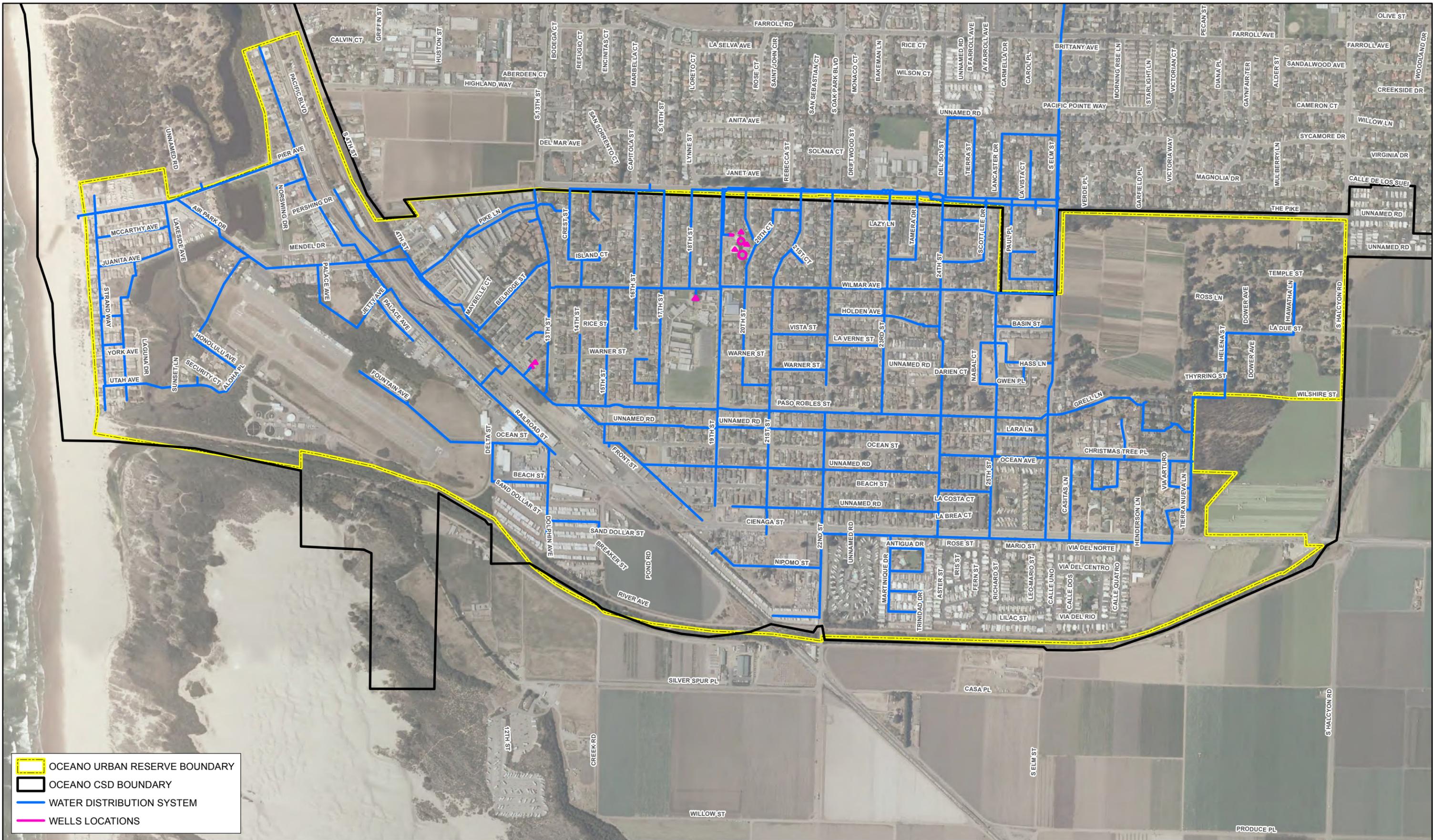


FIGURE 4-1

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

COMMUNITY OF OCEANO



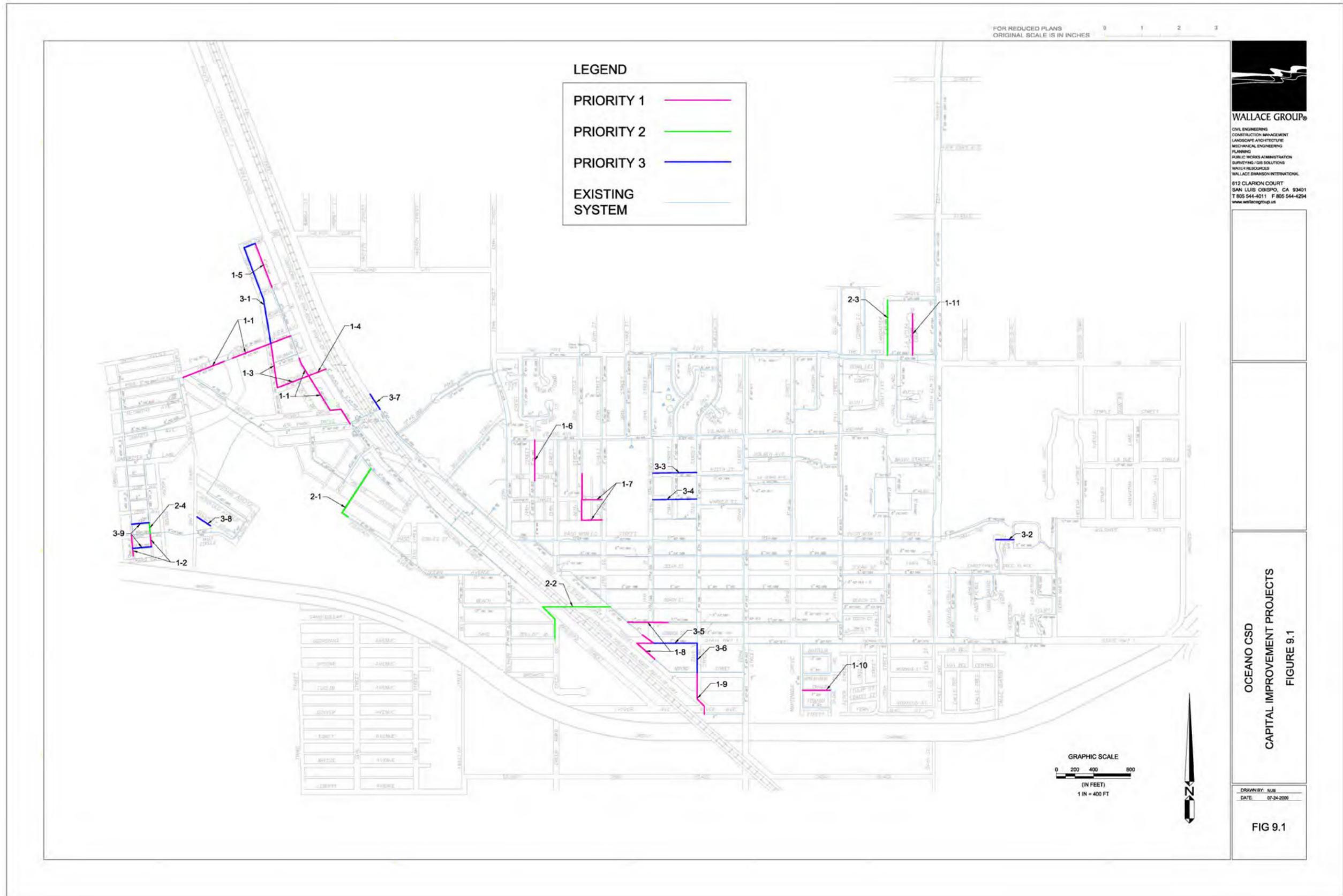
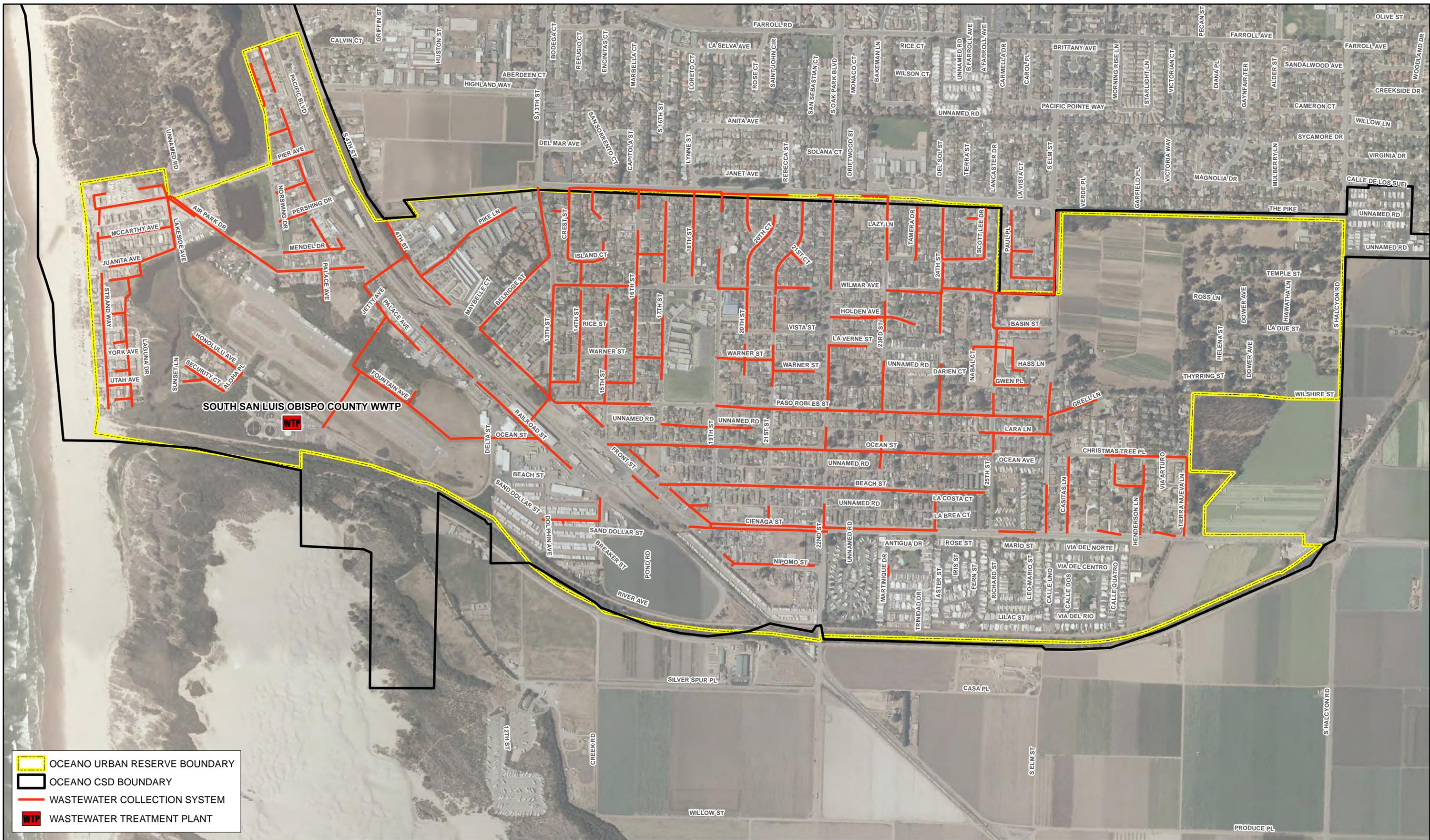


FIGURE 4-2

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

COMMUNITY OF OCEANO



- OCEANO URBAN RESERVE BOUNDARY
- OCEANO CSD BOUNDARY
- WASTEWATER COLLECTION SYSTEM
- WTP WASTEWATER TREATMENT PLANT

FIGURE 4-3

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

COMMUNITY OF OCEANO



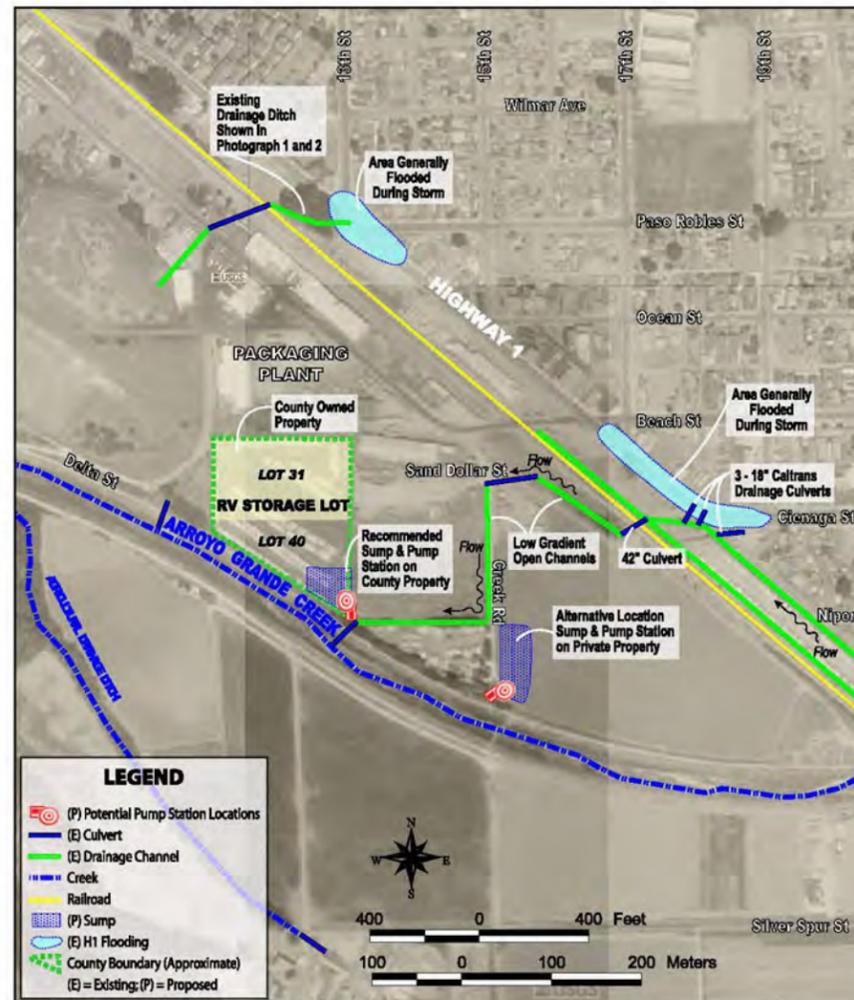
1 inch=800 feet



Project No.: 220176
 Project Name: SLO County H&H
 Date: 23 Feb. 2003
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 Modified by RMC, July 2003

COUNTY OF SAN LUIS OBISPO
OCEANO DRAINAGE AND FLOOD CONTROL STUDY
PROPOSED DETENTION BASINS
ALTERNATIVE 1A

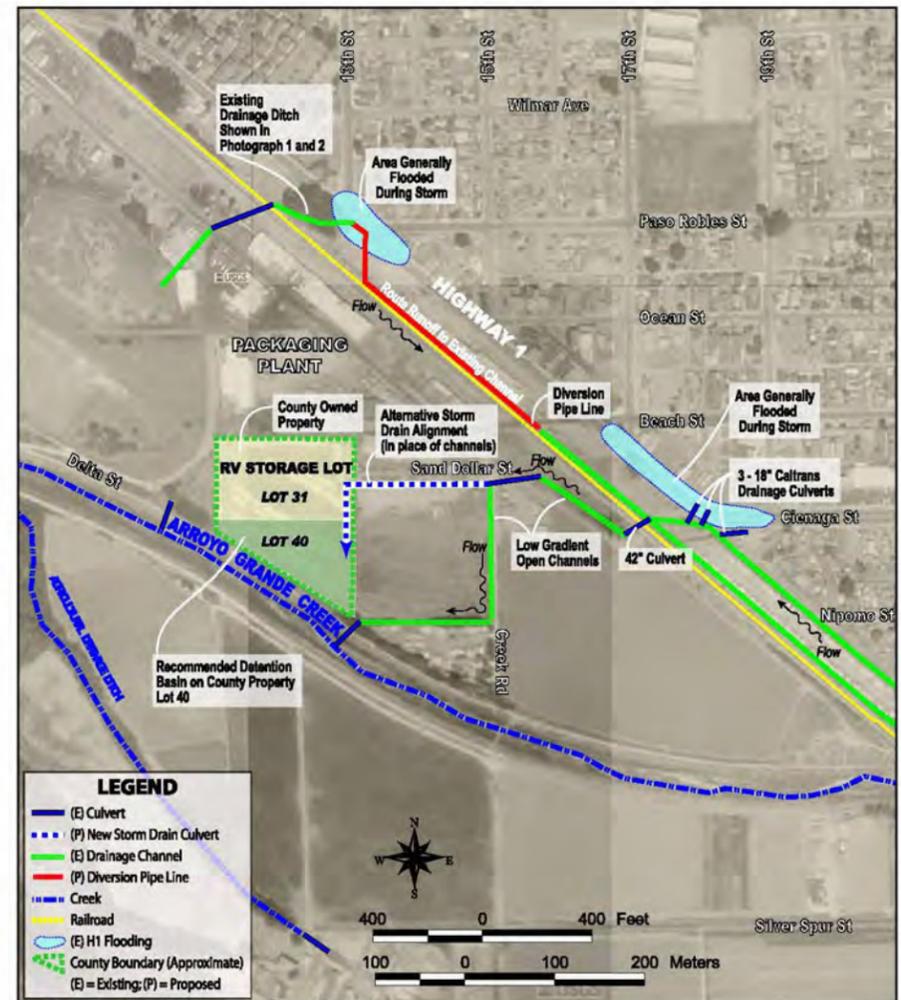
Appendix A
Figure 6



Project No.: 220176
 Project Name: SLO County H&H
 Date: 23 Feb. 2003
 Pafr: Z:\2001\210176
 Modified by RMC, March 2003

COUNTY OF SAN LUIS OBISPO
OCEANO DRAINAGE AND FLOOD CONTROL STUDY
PROPOSED PUMP STATIONS
ALTERNATIVE 1B

Appendix B
Figure 7



Project No.: 220176
 Project Name: SLO County H&H
 Date: 23 Feb. 2003
 Pafr: Z:\2001\210176
 Modified by RMC, July 2003

COUNTY OF SAN LUIS OBISPO
OCEANO DRAINAGE AND FLOOD CONTROL STUDY
HIGHWAY 1 AND
CHANNEL IMPROVEMENTS
ALTERNATIVE 2

Appendix A
Figure 9

FIGURE 4-5

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

COMMUNITY OF OCEANO

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 Oceano.

1. Street Maintenance

The responsibility for the maintenance of public roads and streets in Oceano lies with the County of San Luis Obispo Public Works Department. A total of 18 miles of roads connect urban areas in Oceano. Based on the San Luis Obispo County Pavement Management Plan (2009), pavement conditions throughout Oceano had an average Pavement Condition Index (PCI) of 65 percent, which is within the “good roads” category.⁸ 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 level 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 Oceano is shown in Table 4-7 and Figure 4-6. Future improvements beyond 2018 have not been identified.

TABLE 4-7 OCEANO PAVEMENT CONDITION INDEX (PCI)

Existing (Miles)					2018 Improvements	
"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
0.09	2.7	4.0	9.0	2.3	At current level (PCI of 65)	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.

⁸ 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

One traffic signal improvement has been identified in the 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, as shown in Figure 4-8, but the location, costs or timeframe for this improvement has not been specified.

3. Bicycle Lanes and Paths

As shown in Table 4-8, Oceano has approximately 16 miles of bikeways. The San Luis Obispo County Bikeways Plan 2010 Update suggests two bikeway improvements for 2035, with estimated costs per item. Figure 4-7 illustrates the existing bikeways, and Figure 4-8 shows the location of proposed bikeways in Oceano.

TABLE 4-8 EXISTING AND PROPOSED BIKEWAYS

Type	Existing Miles of Bike Lane	2035 Proposed		Beyond 2035	
		Project	Cost	Project	Cost
Class II	5	Front Street Class II Bike lanes	\$440,000	Oceano Beach Trail	Unknown
Class III	10.5				
Class I	0				

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

4. Transit Systems

The South County Area Transit (SCAT) provides transit services in Oceano. Table 4-9 and Figure 4-9 show existing bus service provided in Oceano.

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

TABLE 4-9 EXISTING BUS SERVICE

Bus Routes	Bus Stops	Amenities at Stops	Weekday Headway (Buses/Day)	Weekend Headway (Buses/Day)
Routes 22, 23, and 24	7	Route Map, Bench, Trash Can	1	1

Source: 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, 2010.

5. Park-and-Ride Lots

The San Luis Obispo Council of Governments (SLOCOG) oversees park-and-ride lots in Oceano. Currently, no park-and-ride lots exist in Oceano. There are no long-range plans to establish park-and-ride lots in Oceano.

6. Sidewalks

According to the SLOCOG's GIS data, the sidewalk system in Oceano is intermittent. Oceano has approximately 18.8 miles of sidewalks with approximately 38.1 miles of sidewalk gaps, as shown in Figure 4-10.⁹ The estimated cost to fill these gaps is shown in Table 4-10. 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 and Recreation. The projected sidewalks are shown in Figure 4-11.¹⁰

⁹ The sidewalk status represents the length of sidewalk segments, not the length of streets.

¹⁰ 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 populations growth.

TABLE 4-10 EXISTING AND PROJECTED SIDEWALKS

Existing Sidewalk Status (Miles)	Assumptions		2020		2035	
	Adjacent Land Use	Width (Feet)	Miles	Cost* (Million)	Miles	Cost* (Million)
Existing 18.8	Commercial Retail	10	1.3	\$0.85	2.3	\$1.47
	Commercial Service	6	0.5	\$0.24	1.0	\$0.41
	Office Professional	8	0.0	0	0.0	0
Gaps 38.1	Industrial	6	0.9	\$0.40	1.6	\$0.69
	Recreation	6	0.9	\$0.41	1.7	\$0.71
	Residential Multi-Family	6	6.7	\$2.89	11.6	\$5.03
	Residential Single-Family	6	3.5	\$1.52	6.1	\$2.64

* 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.

7. Streetscapes

The County of San Luis Obispo coordinates streetscape improvement projects in Oceano. The Oceano Specific Plan provides some initial recommendations about potential streetscape improvements in Oceano. As shown in Figure 4-12, streetscape improvements are recommended along Highway 1 and Pier Avenue, as well as the streets off of Highway 1 within the downtown area. The cost figures in Table 4-11 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. In the case of Pier Avenue, the costs consider demolition of some existing sidewalks and provision of new sidewalks of up to 15 feet wide consistent with the Oceano Specific Plan. For the segments other than Pier Avenue, new sidewalks should also be coordinated with any streetscape improvements. Sidewalk improvements and associated costs for all segments other than Pier Avenue are captured in the previous section on Sidewalks, and therefore are not included below.

TABLE 4-11 EXISTING AND PROPOSED STREETSCAPE IMPROVEMENTS IN OCEANO

Recommended Improvements Location	Cost Estimates* (Million)	
	2020	2035
" Highway 1		
" 15th Street, 17th Street, 19th Street, Paso Robles Street, Ocean Street, Cabrillo Highway (1 block in from Front and/or Highway 1)	\$1.6	\$2.8
" Pier Avenue		

*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.

COUNTY OF SAN LUIS OBISPO
FACILITIES INVENTORY
OCEANO

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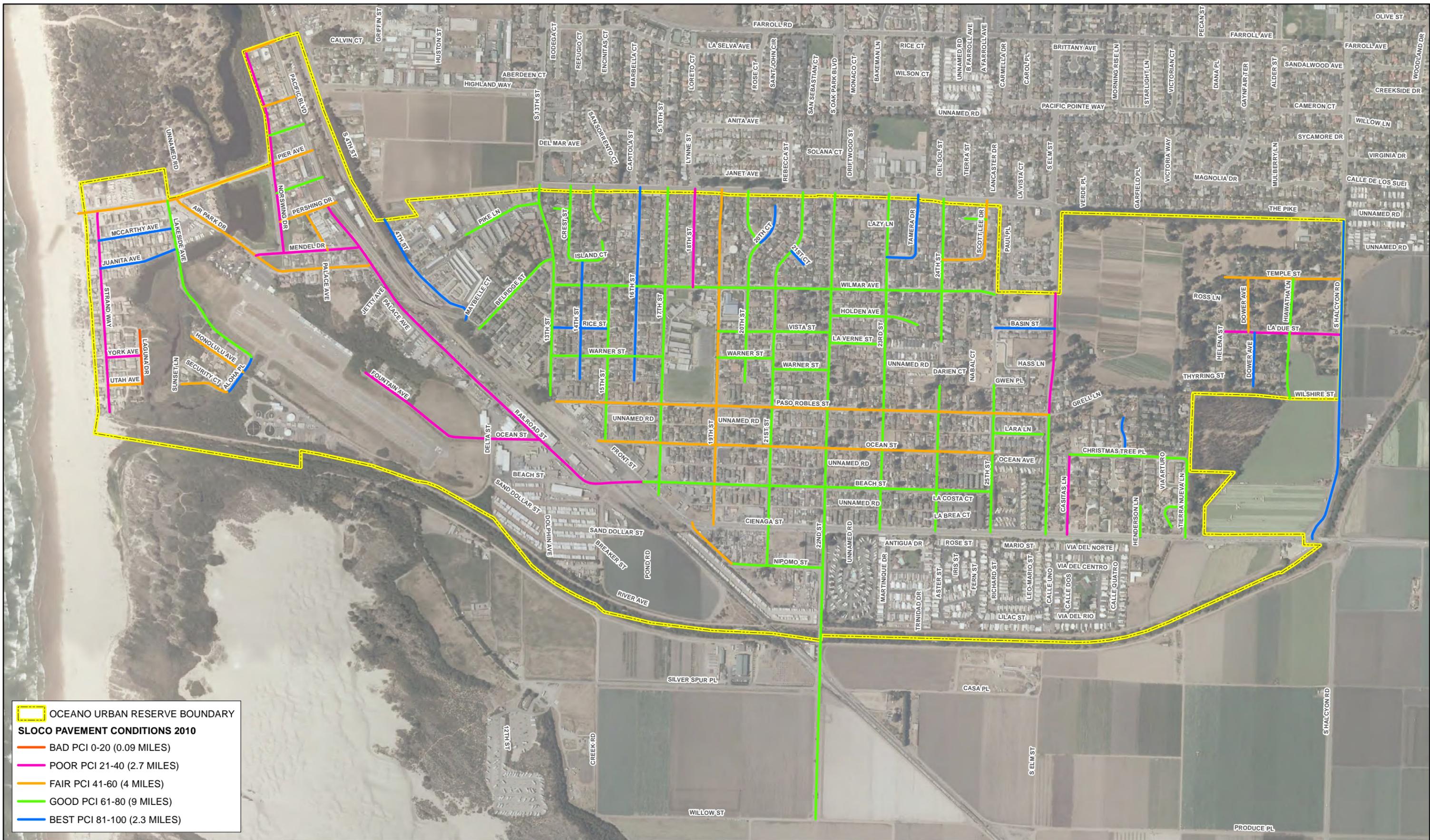


FIGURE 4-6

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

COMMUNITY OF OCEANO



1 inch=800 feet

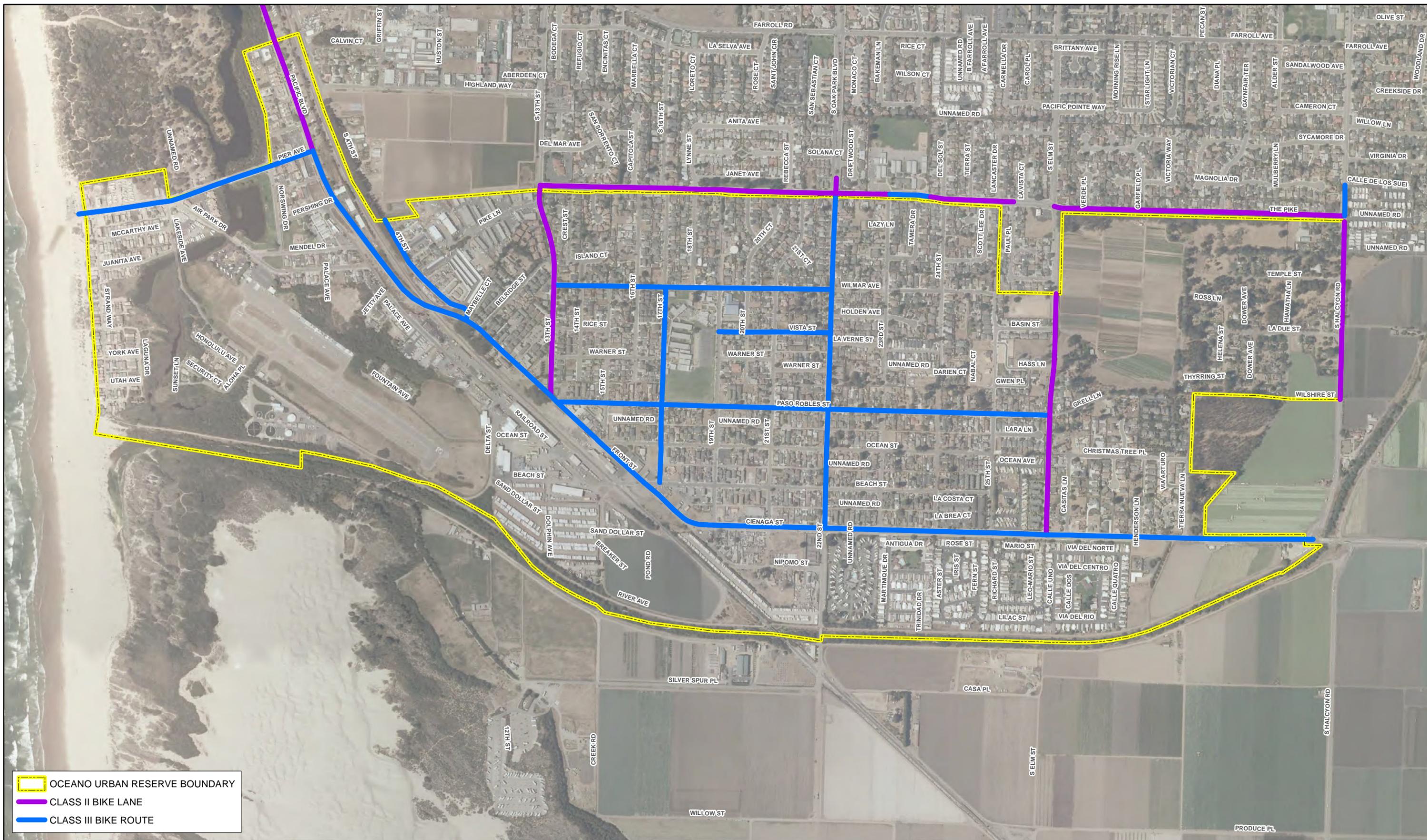


FIGURE 4-7

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

COMMUNITY OF OCEANO



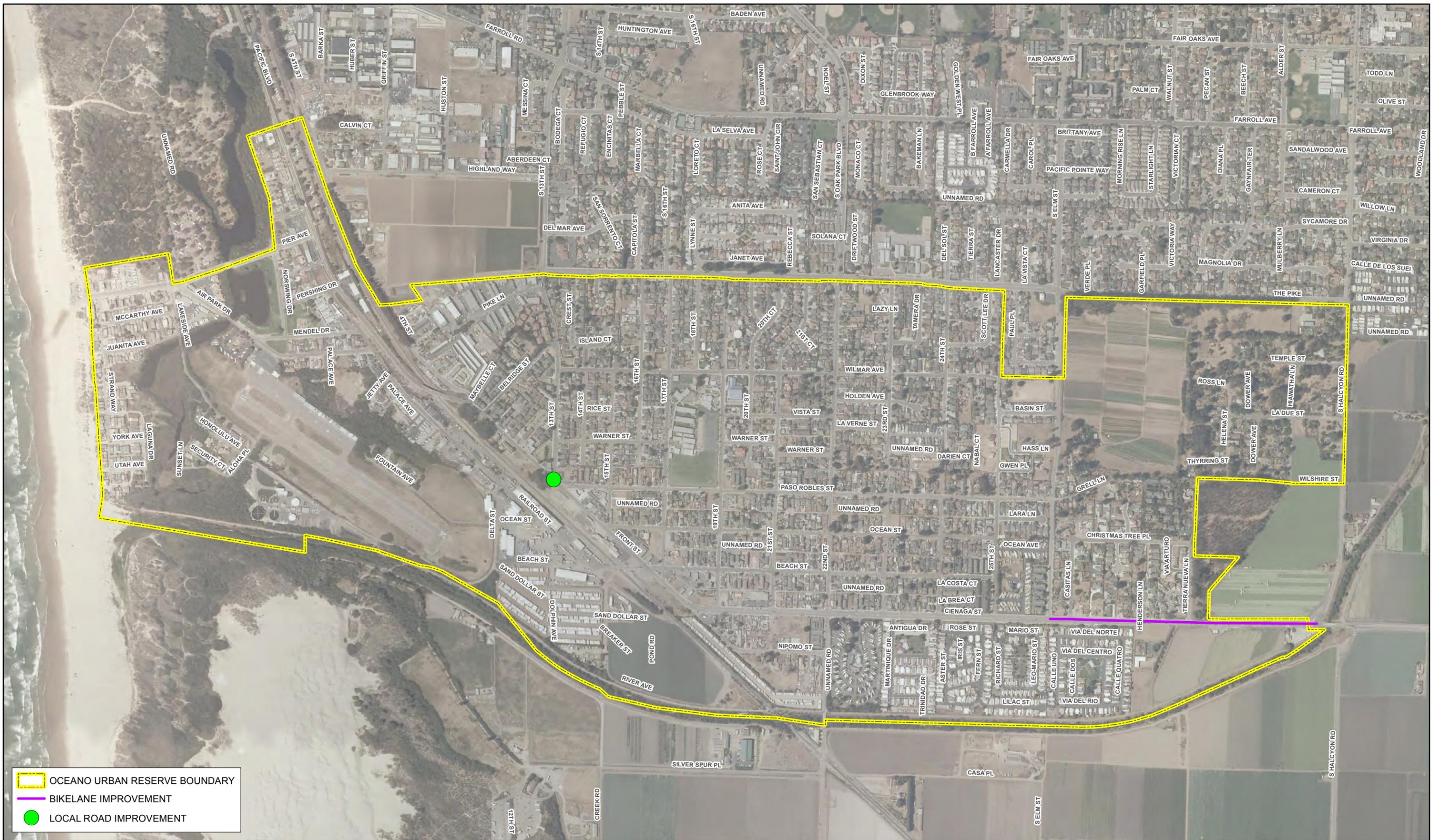
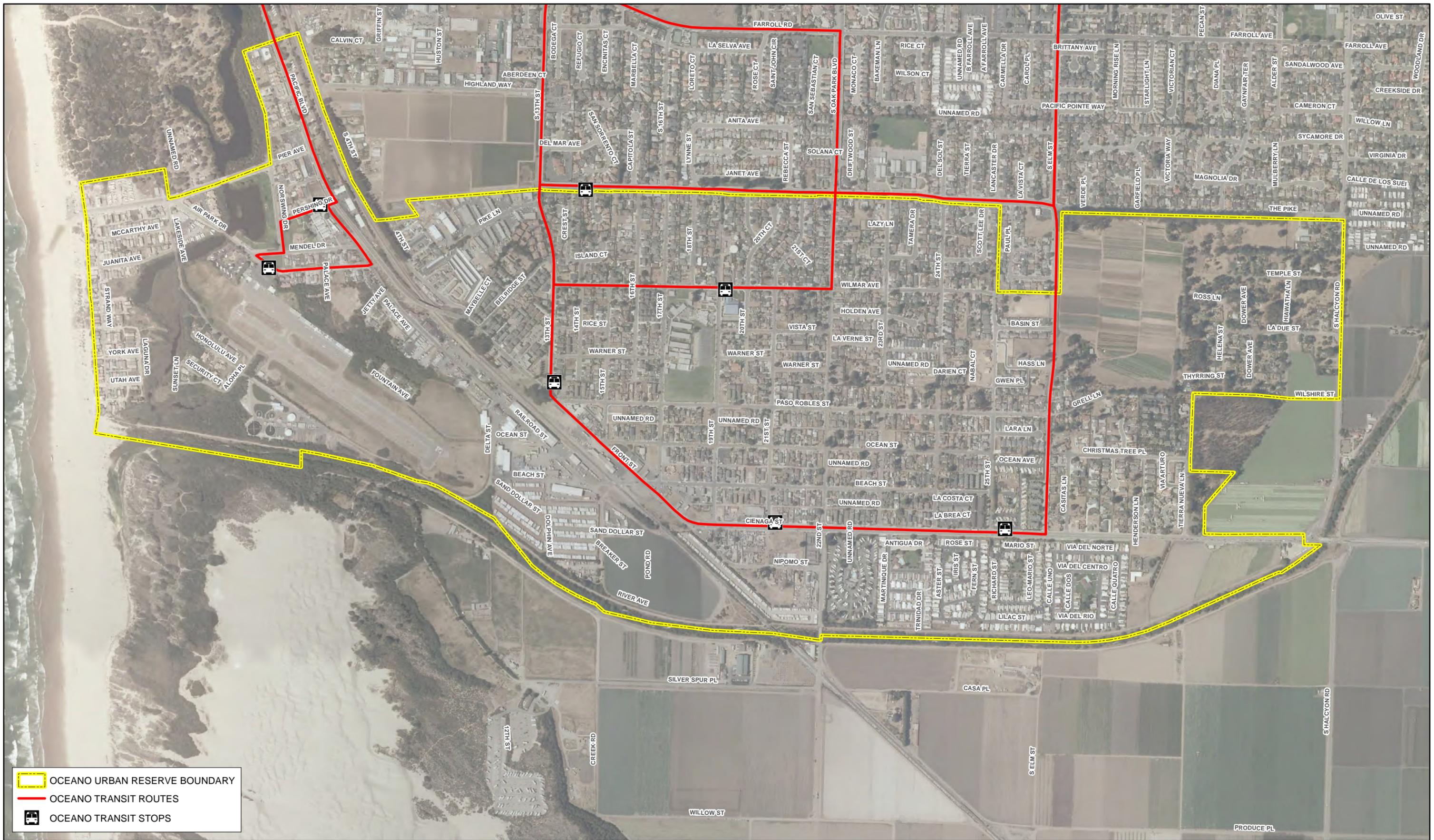


FIGURE 4-8

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

COMMUNITY OF OCEANO



- OCEANO URBAN RESERVE BOUNDARY
- OCEANO TRANSIT ROUTES
- OCEANO TRANSIT STOPS

FIGURE 4-9

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

COMMUNITY OF OCEANO



1 inch=800 feet

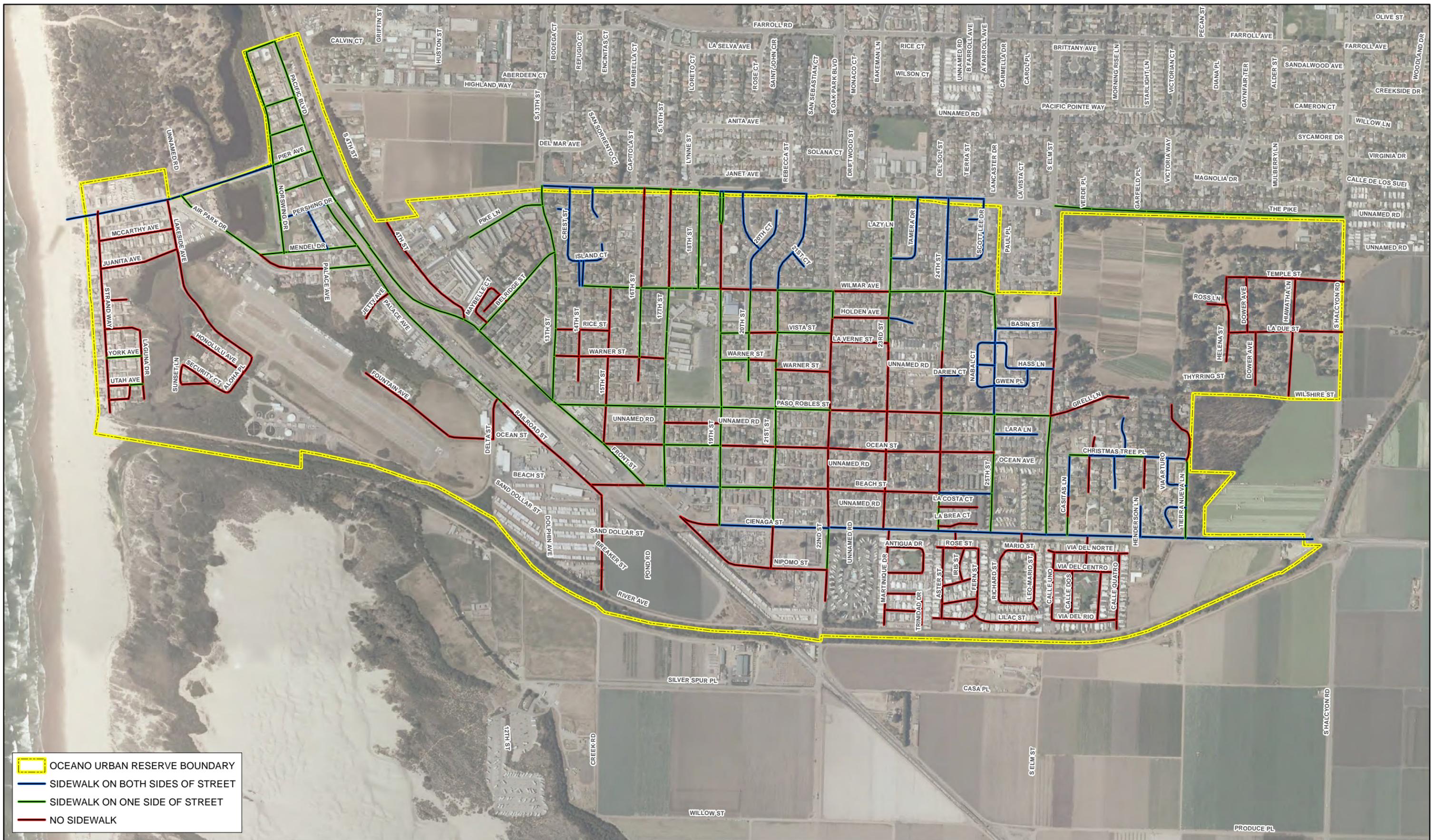


FIGURE 4-10

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

COMMUNITY OF OCEANO



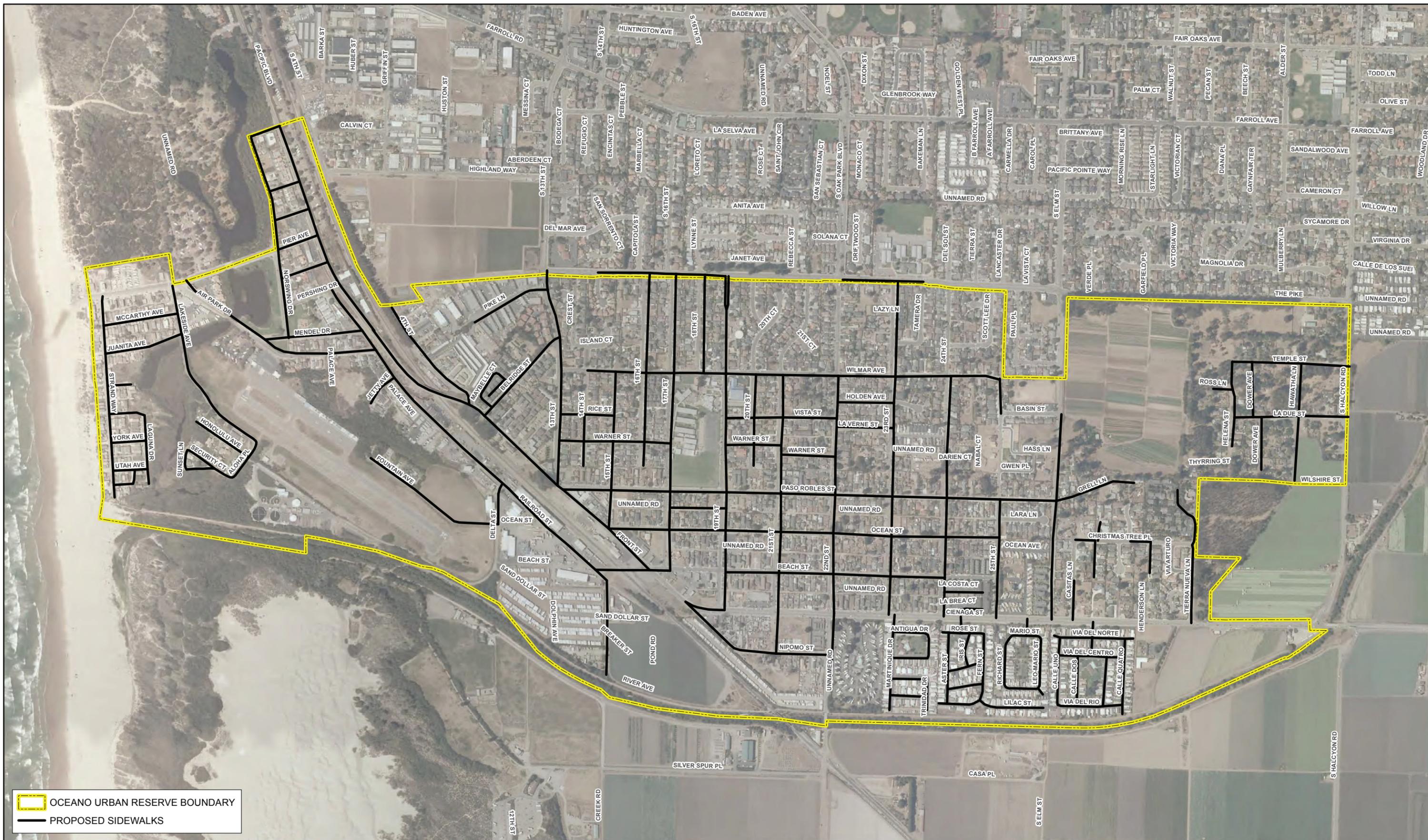
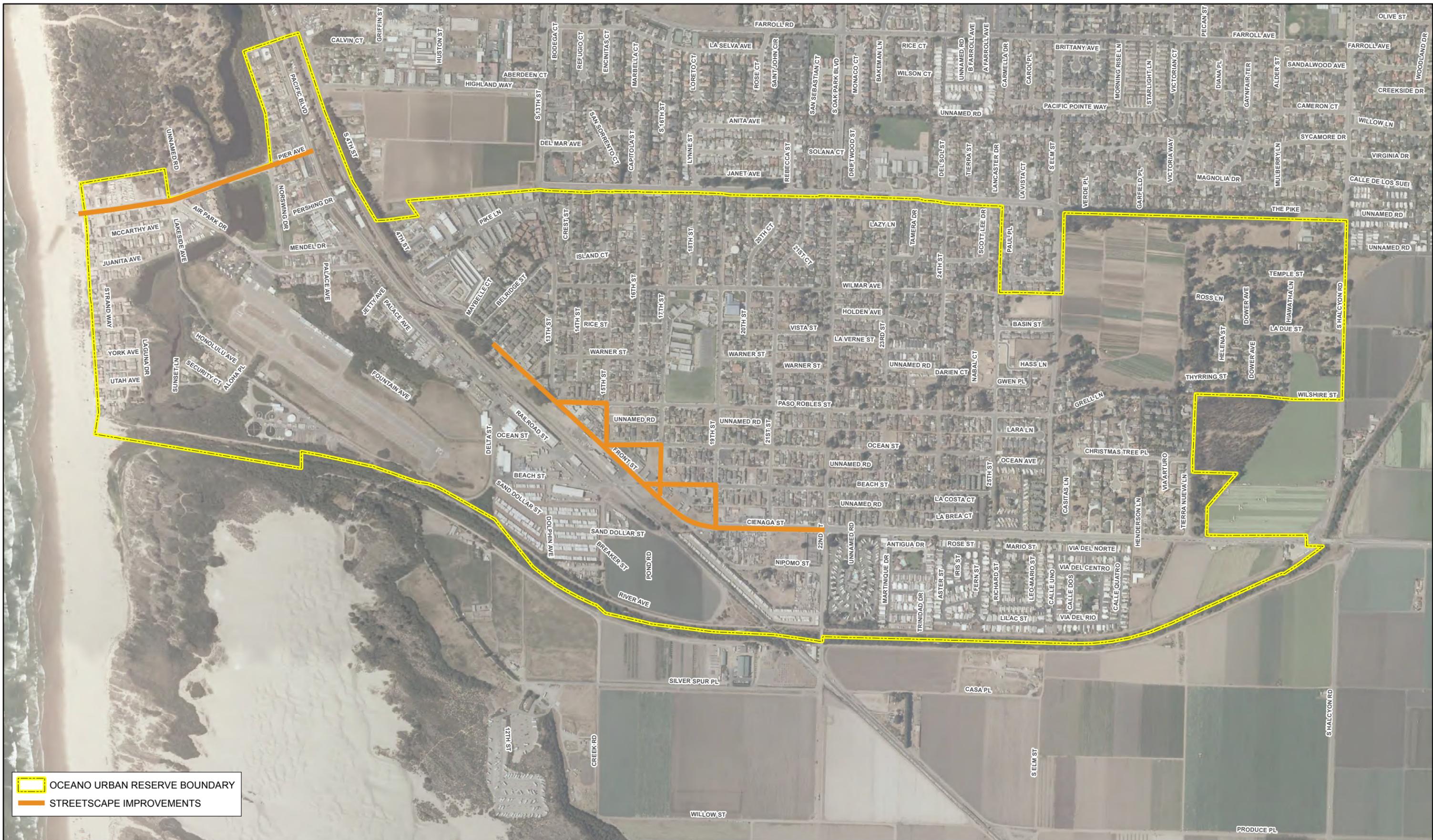


FIGURE 4-11

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

COMMUNITY OF OCEANO



OCEANO URBAN RESERVE BOUNDARY
 STREETScape IMPROVEMENTS

FIGURE 4-12

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

COMMUNITY OF OCEANO



1 inch=800 feet

C. Public Facilities

Public facilities in Oceano include fire and police buildings, parks and open space, trails, a library, civic/community facilities, senior and health care facilities, and schools. The existing public facilities, except schools, in Oceano are shown in Figure 4-13. Existing schools are shown in Figure 4-14.

1. Public Safety

a. Fire Protection

The Oceano Community Services District (OCSD) Fire Department is responsible for providing fire protection and life safety services in Oceano. The OCSD Fire Department reported that Oceano's fire station is in great need for improvement. Currently, the fire crew lives in a single wide mobile home. In the next 10 years, the OCSD Fire Department has a plan to build new living quarters above the current apparatus bay to accommodate six firefighters at a minimum. The location and construction costs of the new facility have not yet been determined. To serve the projected population growth in Oceano in 2020, three additional full time Fire Apparatus Engineers would need to be added to the Fire Department existing station.¹¹

b. Police Protection

Police protection services in Oceano are provided by the San Luis Obispo County Sheriff's Department through their South County Station at 1681 Front Street. Currently 21 deputies are assigned to the South Station. These deputies serve a population of approximately 30,000 people. To serve the projected population growth in Oceano in 2020, an additional nine deputies will need to be added to the existing station.

Based on the Sheriff's population projection, the existing station will need to be expanded to a 7,000 square-foot station by 2035. Given that the station is owned by the Oceano CSD and its lot size does not allow for expansion of square footage,¹² this may require moving the police station out of the Oceano CSD building. The location and construction costs of the expansion have not yet been identified.

¹¹ Riki Heath, Battalion Chief, Five Cities Fire Authority. Personal communication with The Planning Center | DC&E, April 5, 2012.

¹² Commander James Taylor, San Luis Obispo County Sheriff's Office. Personal communication with The Planning Center | DC&E, April 3, 2012.

TABLE 4-12 PUBLIC SAFETY BUILDINGS IN OCEANO

	Existing	2020	2035
Fire	One 3,600 SF station	2,500 SF of living quarters for the on-duty fire crew; three fire apparatus engineers.	Not Identified
Police	One 3,800 SF station	None	One 7,000 SF Station

Source: Correspondence with the Oceano Community Services District Fire Department and the San Luis Obispo County Sheriff, 2012.

2. Community/Neighborhood Parks

There is one 1.6-acre community park, called Oceano Memorial Park, in Oceano. Assuming a park standard of 3 acres of community/neighborhood parkland per 1,000 persons,¹³ Table 4-13 shows required incremental park square footage for the projected population in 2020 and 2035, with the estimated costs of needed parkland.¹⁴ As shown, Oceano does not provide sufficient parkland for the community, lacking approximately 92 percent of the required parkland. For planning purposes, only developed parkland that is maintained by the County is calculated and included in the table in this section. However, it should be noted that Oceano also offers natural open space that can be used as outdoor recreation. Additionally, the County General Plan calls for providing natural areas and open space to its residents for recreation, conservation, and preservation purposes. These natural areas, which are owned and maintained by the State, include Oceano Dunes, La Grande Beach, the lagoon area, and Oceano State Park.

¹³ Based on the Parks and Recreation Element of the San Luis Obispo County General Plan, 2006.

¹⁴ 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 4-13 for those purposes.

TABLE 4-13 EXISTING AND REQUIRED PARKLAND AND COST ESTIMATES IN OCEANO

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
1.6	21.3	19.7	23.4	2.1	27.0	3.6
Cost Estimates* (Million)						
\$9.5			\$1.0		\$1.7	

^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.

4. Trails

As shown in Table 4-14, there are currently no trails in Oceano. Two trail improvements are identified in the Parks and Recreation Element. Since trails are only qualitatively discussed in the County's General Plan, no costs or timeframe is specified here.

TABLE 4-14 EXISTING AND PROPOSED TRAILS

Existing	Proposed (Complete Year Not Known)
None	<ul style="list-style-type: none"> • California Coastal Trail • Arroyo Grande Creek Trail

Source: Parks and Recreation Element, San Luis Obispo County General Plan, 2006

5. Libraries

The San Luis Obispo County Library reopened a public library in the community of Oceano in 2006. The library is located at the Oceano Elementary School and provides library services to the school-age children as well as the entire community. The Oceano Library's collection size is 6,553 books, with a circulation of 12,969 books per year. The annual operating cost for the year 2010-2011 was a total of \$43,155. The projected operating cost in 2020 is approximately \$163,000.

Assuming 0.68 square feet of library space per capita,¹⁵ Table 4-15 shows required incremental library square footage for the projected population in 2020 and 2035, with the estimated costs of needed space. Currently, the Oceano Library does not have enough space to serve the community, lacking approximately 70 percent of the required library space. Population growth in Oceano will either require an expansion of the existing library or necessitate renting an additional space elsewhere. The increase in digital resources may mitigate the need for additional space in future years.

¹⁵ Based on information provided by the San Luis Obispo County Library, 2012.

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TABLE 4-15 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
1,400	4,833	3,433	5,303	470	6,121	817
Cost Estimates* (Million)						
<i>Remodeling/Expansion</i>						
	\$0.8			\$0.1		\$0.2
<i>New Construction</i>						
	\$1.3			\$0.2		\$0.3

* 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.

6. Community/Civic Facilities

Currently, Oceano has one community center, located at 1425 19th Street. The community center is owned and operated by the Lucia Mar Unified School District. The community center contains an 8,112-square-foot gymnasium, a 520 -square-foot stage, a 585 -square-foot meeting room, and a 480-square-foot kitchen.¹⁶

¹⁶ Oceano Community Center website, <http://www.lmusd.org/education/components/scrapbook/default.php?sectiondetailid=26560&>, accessed on June 11, 2012.

7. Public Services Facilities

There are two public services facilities in Oceano: a senior center and one Community Health Centers (CHC) facility, as shown in Table 4-16. CHC provides 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 4-16 EXISTING PUBLIC SERVICES FACILITIES

Name	Type	Square Footage
Oceano Senior Center	Senior Center	3,800
Community Health Center	Clinic	13,000

Source: Rick Engineering, 2012.

8. Schools

The Lucia Mar Unified School District (LMUSD) provides school services to K through 12th grade students in Oceano. The LMUSD has eleven elementary schools, three middle schools, two comprehensive high schools, one continuation high school, and one adult education program. Two schools are located in Oceano, as shown in Table 4-17 and Figure 4-14. Private schools are not included in this discussion.

TABLE 4-17 LMUSD FACILITIES AND ENROLLMENTS IN OCEANO

School	Existing		2020	2035
	Size (SF)	Existing Enroll.	Projected Enroll. ^a	Projected Enroll. ^a
Oceano Elementary	4,000	446	491	566
Lucia Mar Adult Education Center	4,000	NA	NA	NA
LMUSD Total		10,561	11,617	13,412

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

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

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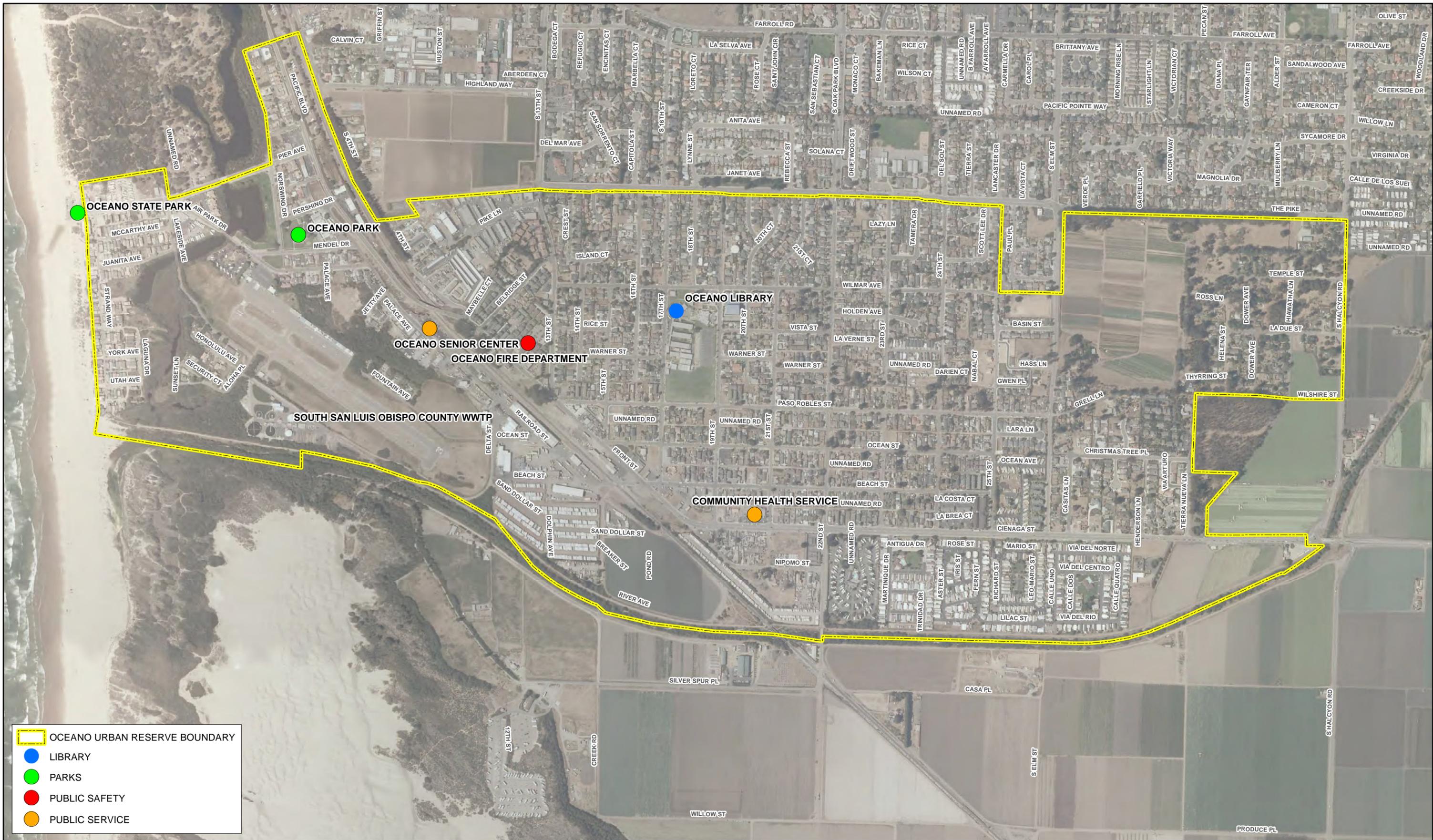


FIGURE 4-13

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

COMMUNITY OF OCEANO



1 inch=800 feet

