

Exhibit C 2013 Annual South County Circulation Study

In April 1987 the Board of Supervisors approved the Nipomo Circulation Study and a Resolution establishing road improvement fees on new development under the provisions of Ordinance 2379. The Board adopted the most recent update of the Circulation Study November 20, 2012.

Building Activity

During the period spanning July 2012 through June 2013, the following building permits were issued within the South County Circulation Study area. The attached map shows the Nipomo Area 1 and Area 2 Road Improvement Fee area.

AREA 1

Single Family Residential	10
Multi Family Residential	0
Retail	0
Other	1

AREA 2

Single Family Residential	6
Multi Family Residential	0
Retail	0
Other	0

Account Balance

The current fund balance information is provided in the tables below.

	Account Balance as of 6/30/13	Fees Collected 2012-2013	Interest Earned 2012-2013	Expenditures 2012-2013
Area 1	\$12,017.90	\$1,393,252.00	\$3,329.08	\$2,680,212.58
Area 2	\$3,393,281.03	\$60,288.00	\$10,024.67	\$102,674.10

Fee Appeals

There was one fee appeal appeals during the 2011/2012 fiscal year. The appeal was on the fee for a community church. The appeal was denied by the Board of Supervisors.

Transportation Improvements

The capital improvements program, identified funding sources, and project priorities for the 2013 South County Area transportation improvements are in Table 12 – Capital Improvements Projects.

Roadways

To address the changing needs of the South County the following locations require attention. Each location is discussed in detail below. Included in the detailed discussion is the funding source. The County has been successful in securing regional money from the State Transportation Improvement Program (STIP) or grant funding for those projects so identified. Since these projects are necessitated due to capacity issues driven by new development the Roadway Improvement Fee (RIF) is the primary funding source for all of these projects.

The funding split between RIF and other monies varies by project and is shown in Table 12.

Recently Completed Projects

Willow Road Phase 2 - Hetrick to Thompson Avenue and Interchange

This project extends the Willow Road extension from Hetrick Avenue to Thompson and installs a freeway interchange at the crossing of US 101. This allows traffic accessing the Nipomo Mesa or Nipomo High School a more direct access to US 101. Construction was completed in October of 2012.

Area 1 Project Status

Willow Road Phase 2 – Environmental Mitigation

This project completed the Willow Road phase 1 and 2 projects by completing the oak tree planting that was part of the environmental mitigation for the roadway. Construction is expected to be completed by 2014.

US 101 Corridor Study

There have been many discussions about the long term solution to congestion along the US 101 and associated interchanges through the South County region. In an effort to more fully understand the problem and achieve a consensus among all stakeholders a corridor study has been funded by SLOCOG to look at operational and circulation issues along the 101 from Highway 135 (Broadway) to Los Berros Road. This will include a detailed look at the operation of US 101 at Tefft Street; including the south bound ramp relocation to Hill Street. In addition this effort will advance several projects that have been discussed in the past by allowing the County to pursue more detailed analyses of the various problems. These issues/projects include:

Tefft Street / Hwy 101 Interchange

The Tefft Street / Hwy 101 Interchange is experiencing traffic congestion due to increased traffic volumes operating in an interchange whose design is based on old design standards.

Southland Overpass / Interchange

The South Oakglen area needs a second point of access and at this point in time the Southland interchange appears to be the best long term solution.

South Frontage Road Realignment at Hill Street

The South Frontage Road needs to be realigned to fit future construction of a proposed southbound on-ramp. This work is needed to improve the level of service in the interchange area.

Area 2

Halcyon Road and Highway 1 Improvements

The County will be preparing a Supplemental Environmental Impact Report. This analysis will look at various alternatives and their costs and benefits. Included in the analysis will be an examination of congestion relief, environmental impacts and right of way impacts.

Los Berros 101 Interchange Improvements

This project includes adding left turn lanes and signalization to address capacity and queuing issues at the ramp intersections. There is also a need to look at increasing the merge lengths of the on ramps.

Other Road Projects

The Department of Public Works Staff is currently working on the following road projects.

Los Berros Road at Dale LTL

The County is developing plans for a left turn lane at that intersection. The project should be ready for construction during the summer of 2014 if additional right of way can be obtained. Funding for this project will be from prop 1B but the project is currently on hold because funds were loaned to the Willow Road Phase 2a construction project.

Pomeroy Road at Augusta Drive

As part of the Blacklake development Augusta Drive was built to connect to Pomeroy Road. However, the location in which Augusta Drive intersects Pomeroy Road does not provide for adequate sight distance. Public Works is evaluating various alternatives including keeping this entrance closed.

Orchard Avenue from Southland to a Point 3/4 Mile South

Orchard Avenue from Tefft Street to just past Southland Street has two travel lanes, a two way left turn land and shoulders. Past this point, Orchard has two travel lanes and minimum shoulders. The horizontal alignment is straight but there are several hills that cause reduced sight distances. There have been several rear end collisions and one fatality in this road segment. Funding from this project will be

from prop 1B but the project is currently on hold because funds were loaned to the Willow Road Phase 2.

Thompson Improvements Chestnut to Price

This project would complete enhancement projects along Thompson from Chestnut to Price. These improvements include sidewalk, bulb-outs, lighting and other features consistent with the improvements on Tefft between Thompson and Carillo Street. This is a project that has broad community support and the South County Advisory Committee Traffic and Circulation Committee (T&CC) has asked that its completion be made a priority. Currently the Public Works Department has been implementing elements of this project in conjunction with other work in the area and pursuing funding sources to complete the project. Public Works will continue to look for funding for this project.

Park and Ride Lot Tefft at Cabrillo

Public works has received some funding for the development and construction of a Park and ride lot on Tefft Street near Cabrillo Street. The project will be funded with SLOCOG Rural State Highway Account funds of about \$50,000. Work should be complete by the summer of 2016.

Alternate Transportation

Bikeways

The County Bikeways Plan is updated by the Bicycle Advisory Committee (BAC). The BAC looks at creating both a countywide bikeways network as well as an intercommunity networks that needs the needs of cyclists. Public Works plans on restripe both Division Street from South Frontage to Orchard to accommodate the Class II bikeways called for on the plan.

Transit

Bus

Nipomo is serviced by the SLORTA Bus Route 10 for interregional service. Information about the service and other transit services can be found through SLORTA at <http://www.slorta.org>.

Dial A Ride

The Nipomo Dial A Ride serves the community with service within the Nipomo area. Information about Nipomo Dial A ride can be found on the SLORTA website at <http://www.slorta.org>.

Senior Shuttle

Ride-On has a senior shuttle program available in the South County on Tuesdays and Thursdays. This service is on a reservation system and for individuals that are 65 years old or older. Information can be found at the Ride-On website at <http://www.ride-on.org/>.

Veterans’ Express Shuttle

The Veterans’ Express Shuttle has been operating since August of 2007 and is overseen by Ride-On Transportation, and provides service from points in San Luis Obispo County to the Santa Maria VA Facility where riders connect with a shuttle to the Santa Barbara or Los Angeles Veterans Hospital. Information can be found at the Ride-On website at <http://www.ride-on.org/>.

Pedestrian Improvements

During the 2001 Update process the need arose to develop a pedestrian circulation plan for specific areas within the urban area of Nipomo. The “pedestrian circulation plan” evaluates existing conditions, locations of demand, and makes recommendations for necessary improvements.

Projects from this plan will be submitted under various pedestrian improvement grant funding programs.

Road Improvement Fees

Construction costs continue to be low. The lower costs are related to the current economic conditions, and the costs of the labor and materials needed for constructing these projects have not decreased. This leads us to believe that the current low construction costs will not continue for the long run. In addition these costs are only a portion of the total project costs covered by the fee. The other costs include environmental work, permitting, design, right-of-way, and other project development costs. Over the last few years these costs have remained the same or risen.

Staff is recommending continuing the fees at the current schedule for this year and reevaluating the fee next year.

The fees are in the table below:
The current fees are:

Land Use	Current Fee
Area 1	
Residential	\$12,011/pht
Retail	\$3,336/pht
Other	\$5,133/pht
Area 2	
Residential	\$10,048/pht
Retail	\$4,539/pht
Other	\$6,983/pht

Woodlands Fees

The County has entered into an agreement with The Woodlands LLC for the accelerated payment of the Woodlands Developments Road Improvement Fee. The fees are to be used to advance the Willow Road Project. The fee amounts in the agreement are based on the 2005 Fee Schedule.

Currently the Woodlands is seeking a change on there development plan that would reduce the fee. This would represent a reduction on the commercial parts of the development and the hotel. If this is approved the Woodlands would not pay any additional fee at this time. Any future development in the Woodlands would pay the appropriate fee at the time, after any credits were exhausted.

This amendment to the agreement was approved by the Board of Supervisors on October 1, 2013

The payment schedule is below.

Payment Date	Amount Due	Status
10-Feb-06	\$1,254,073	Paid
1-Apr-06	\$1,690,854	Paid
1-Apr-07	\$2,500,000	Paid
31-Jan-08	\$2,500,000	Paid
15-Aug-09	\$2,000,000	Paid
15-Aug-10	\$2,000,000	Paid
24-Aug-11	\$1,563,820	Paid
30-Sep-12	\$1,266,788	Paid

Attachments

Attached to this report are the following exhibits from the “South County Circulation Study.”

- Nipomo Area 1 and 2 RIF Boundaries
- Table 12 – Capital Improvement Projects
- Road Fee Account Data

Notes

Pk Hr Tp: PM peak hour trips, as determined by the Board of Supervisors’ Policy

The “Residential” category includes single-family and multi-family dwellings, hotels, motels and camping facilities.

The “Retail” category includes retail merchandise, restaurants, service stations, post offices and financial institutions.

All other types of land use will be charged at the rate listed above as “Other.”

List of Acronyms

USHA = Urban State Highway Account

RSHA = Regional State Highway Account

pht = peak hour trip

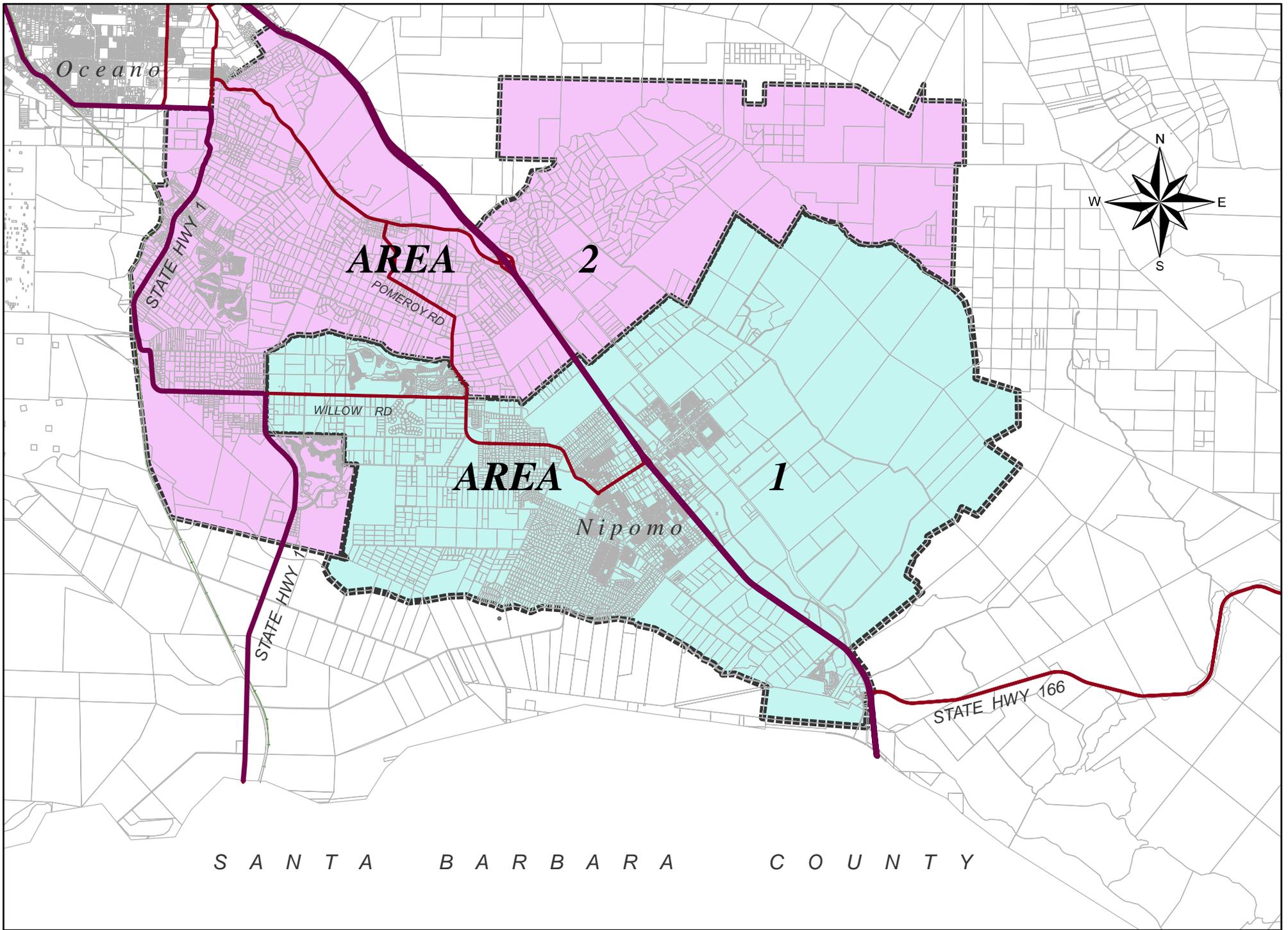
TBD = To be determined

SHOPP = State Highway Operations Protection Program, Funding for Safety/Maintain

STIP = State Transportation Improvement Program, Funding for Capacity

TEA = Transportation Enhancement Activities, Federal Funding for Enhancements

TDA = Transportation Development Act, Federal Funding for transit



SOUTH COUNTY ROAD FEE AREAS

**Table 12
South County Circulation Study 2013 Update
Capital Improvements Projects**

Item Number	RIF Area Number	Road	From	To	Segment Length	Recommended Improvement	Pavement Width	Estimated Total Project Costs	Less			Funding From Impact Fees	Percent From Impact Fees	Expected Construction Commencement
									Existing Deficiencies (Rd. Funds)	Other Sources	Through Traffic (STIP)			
Area 1 Project List														
1	Area 1	Orchard Avenue	Southland Street	Nancy Lane	3100'	Widen Roadway: 2 -12' lanes, 1-12' TWLTL, 2-5' bikelanes	46'	\$1,200,000.00	\$0	\$1,200,000.00	\$0	\$0	0%	-
2	Area 1	Hill Street	Mary Avenue	South Frontage Road	750'	Widen roadway; 2 - 12' lanes, 1 left-turn-lane, 2 - 5' bike lanes	46'	\$1,612,500	\$0	\$0	\$0	\$1,612,500	100%	2015
3	Area 1	Orchard Avenue	Tefft Street	Division Street	3,500'	3 - 12' lanes, 2 - 5' bike lanes	46'	\$1,236,250	\$0	\$0	\$0	\$1,236,250	100%	2020
4	Area 1	Orchard Avenue / Hutton Road	Southland Street	SR 166	1,800'	Construct shoulders, 2 - 6'	46'	\$3,655,000	\$0	\$3,655,000	\$0	\$0	0%	N/A
5	Area 1	Pomeroy Road at Augusta	1,000' N of	1,000' S of	2,000'	Vertical & Horizontal Curve realignment	46'	\$2,150,000	\$2,150,000	\$0	\$0	\$0	0%	N/A
6	Area 1	Pomeroy Road	Willow Road	Aden Way	5,500'	Widen and curve realignment	46'	\$2,365,000	\$2,365,000	\$0	\$0	\$0	0%	N/A
7	Area 1	S. Frontage Road	Tefft Street	Grande Ave	1,975'	Realignment and widening	46'	\$2,042,500	\$0	\$0	\$0	\$2,042,500	100%	2015
8	Area 1	Tefft Street	US 101		-	Relocate SB on Ramp. Modify bridge and signals	12'	\$16,125,000	\$0	\$0	\$0	\$16,125,000	100%	2020
9	Area 1	Southland Street	Interchange		-	Construct interchange		\$31,000,000	\$0	\$19,000,000	\$0	\$12,000,000	39%	2030
10	Area 1	Thompson Road	Chestnut Street	Price Street	1,500'	Complete urban street improvements	48'	\$1,075,000	\$0	\$1,075,000	\$0	\$0	0%	-
11	Area 1	North Frontage	Sandydale	Willow Road	4,700'	Construct roadway; 2 - 12' lanes, 2 - 8' shoulders	48'	\$6,000,000	\$0	\$0	\$0	\$6,000,000	100%	2010
12	Area 1	Intersection	Division Street	South Frontage Road	-	Signalize		\$325,000	\$0	\$0	\$0	\$325,000	100%	2040
13	Area 1	Intersection	Grande Avenue	South Frontage Road	-	Signalize		\$325,000	\$0	\$0	\$0	\$325,000	100%	2040
14	Area 1	Intersection	Juniper Street	Mary Avenue	-	Signalize		\$325,000	\$0	\$0	\$0	\$325,000	100%	2040
15	Area 1	Intersection	S. Frontage Road	Hill Street	-	Signalize		\$325,000	\$0	\$0	\$0	\$200,000	100%	-
16	Area 1	Intersection	SR 166	US 101 SB Ramps / Hutton Road	-	Roundabout		\$5,590,000	\$0	\$5,590,000	\$0	\$0	0%	-
17	Area 1	Intersection	SR 166	US 101 NB Ramps / Thompson Road	-	Roundabout		\$3,348,625	\$0	\$3,348,625	\$0	\$0	0%	-

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									Existing Deficiencies (Rd. Funds)	Other Sources	Through Traffic (STIP)			
	Area 1	Willow Road - Phase 1	Pomeroy Road	Hetrick Avenue		Construct roadway; 2 - 12' lanes, 2 - 8' shoulders	40'	\$10,810,209	\$0	\$3,363,120	\$0	\$7,447,089	69%	Complete
	Area 1	Mary Avenue	Tefft Street	Hill Street	880'	Construct roadway; 2 - 12' lanes, 1 left-turn-lane, 2 - 5' bike lanes	46'	\$2,458,206	\$0	\$0	\$0	\$2,458,206	100%	Complete
	Area 1	Orchard Avenue / Hutton Road	Division Street	Southland Street	3200'	1 left-turn-lane, construct shoulders, 2 - 6'	48'	\$1,367,000	\$0	\$477,000	\$0	\$890,000	65%	Complete
	Area 1	Sandydale Drive	Near Pomeroy Road		660'	Pave unpaved portion		\$182,000	\$0	\$182,000	\$0	\$0	0%	Complete
	Area 1	Tefft Street	US 101 Overpass		-	Widen to six lanes, add left-turn pocket for US 101 NB on-ramp and SB S. Frontage Road	88'	\$4,013,000	\$0	\$2,399,239	\$0	\$1,613,761	40%	Complete
	Area 1	Tefft Street /US 101	Interchange		-	Signal coordination		\$25,000	\$0	\$25,000	\$0	\$0	0%	Complete
	Area 1	Tefft Street	Mary Avenue	US 101	425'	Construct median		\$111,000	\$0	\$111,000	\$0	\$0	0%	Complete
	Area 1	Tefft Street	Oakglen Avenue	Thompson Avenue	2,500'	Full improvements	40'	\$3,113,100	\$414,152	\$686,000	\$150,000	\$1,893,408	61%	Complete
	Area 1	Tefft Street	Orchard Avenue	Rose Drive	3,000'	Construct 3 - 12' lanes, 2 - 6' shoulders		\$500,000	\$0	\$142,767	\$0	\$357,233	71%	Complete
	Area 1	Intersection	Orchard Avenue	Division Street	-	Signal		\$138,000	\$0	\$0	\$0	\$138,000	100%	Complete
	Area 1	Intersection	Tefft Street	Thompson Avenue	-	Signalize		\$175,000	\$0	\$0	\$0	\$175,000	100%	Complete
Area 1 and 2 Project List														
18	Area 1	Willow Road - Phase 2	Hetrick Avenue	Thompson Avenue		Construct roadway; 2 - 12' lanes, 2 - 8' shoulders and Freeway Interchange (Area 2 portion covered by STIP)	40'	\$33,819,636		\$1,000,000	\$10,000,000	\$22,819,636		2010
Area 2 Project List														
19	Area 2	Intersection	Los Berros Road	Dale Avenue	-	Add left turn lane on Los Berros Road		\$800,000	\$0	\$800,000	\$0	\$0	0%	
20	Area 2	Aden Road	Hetrick	Pomeroy	975'	Construct roadway; 2 - 12' lanes, 2 - 8' shoulders	36'	\$1,240,550	\$1,240,550	\$0	\$0	\$0	0%	-
21	Area 2	El Campo Road	Halcyon Road	Los Berros Road	8,350'	Construct shoulders, 2 - 8'	44'	\$2,703,625	\$0	\$0	\$0	\$2,703,625	100%	-
22	Area 2	Halcyon Road Phase 1	On SR 1 - 1,500' W of Halcyon Rd	On SR 1 - 1,500' E of Halcyon Rd	3,000'	Modify intersections		\$5,375,000	\$0	\$0	\$0	\$5,375,000	100%	2025

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									Existing Deficiencies (Rd. Funds)	Other Sources	Through Traffic (STIP)			
23	Area 2	Los Berros Road	Valley Road	El Campo Road	7,100'	Left-turn channelization at El Campo, Century Lane; 2 - 8' shoulders	40'	\$5,634,075	\$0	\$0	\$200,000	\$5,434,075	96%	-
24	Area 2	Los Berros Road	El Campo Road	Quailwood Lane	13,500'	Left-turn channelization at Pomeroy and Stanton, 2 - 8' shoulders	40'	\$2,318,775	\$0	\$121,500	\$490,000	\$1,707,275	74%	-
25	Area 2	Los Berros Road	Quailwood Lane	US 101	2,900'	Left-turn channelization at Dale Rd, 2 - 8' shoulders	40'	\$2,993,875	\$0	\$500,000	\$0	\$2,493,875	83%	-
26	Area 2	North Frontage Road	Willow Road	Summit Station Road	5,600'	Construct 2 - 12' lanes, 2 - 8' shoulders	40'	\$3,225,000	\$0	\$3,225,000	\$0	\$0	0%	-
27	Area 2	HWY 1	Willow Road	1.3 mi w/o Willow Road	15,750'	2 - 6' shoulders, 1 left-turn lane	42'	\$3,762,500	\$0	\$509,000	\$0	\$3,253,500	86%	-
28	Area 2	Los Berros Road / Thompson Road / Highway 101 Interchange	N. Frontage Road	Cimarron Rd.	1,300'	Pavement Widening and Channelization	52'	\$1,290,000	\$0	\$0	\$0	\$1,290,000	100%	2020
29	Area 2	Intersection	Los Berros Road	US 101 SB Ramps	-	Signalize		\$325,000	\$0	\$90,000	\$0	\$235,000	72%	2025
30	Area 2	Intersection	Thompson Ave	US 101 NB Ramps	-	Signalize		\$325,000	\$0	\$90,000	\$0	\$235,000	72%	2025
	Area 2	Halcyon Road Phase 1A	HWY 1 North	Los Berros Creek	4,150'	Shoulder Widening and Overlay		\$2,000,000	\$0	\$0	\$2,000,000	\$0	0%	Complete
	Area 2	Halcyon Road	Arroyo Grande City Limits	HWY 1	3,000'	2 - 6' shoulders	32'	\$119,646	\$0	\$0	\$0	\$119,646	100%	Complete
	Area 2	Halcyon Road	HWY 1	El Campo Road	4,160'	2 - 11' lanes, 2 - 5' shoulders	32'	\$106,000	\$0	\$0	\$0	\$95,104	100%	Complete
								\$166,431,072	\$6,169,702	\$46,390,251	\$12,840,000	\$100,925,683	TOTAL	
								\$100,392,390	\$4,929,152	\$40,054,751	\$150,000	\$77,983,583	Area 1	
								\$32,219,046	\$1,240,550	\$5,335,500	\$2,690,000	\$22,942,100	Area 2	

Budgeted Projects Funded from Nipomo Area 2 RIF			Total As of
			06/30/13
Project #	Description	Budgeted 2012/13	
NIPOMO AREA 2 RIF - Beginning Cash Balance			3,427,203.69
	Fees		41,286.00
	Interest		10,024.67
	Adj to fee balance		17,440.77
	Loan to Nip 1 (began using Apr-13)		(82,169.65)
Subtotal Cash Balance			3,413,785.48
	Project Costs:	Budgeted 2012/13	Total Spent This Fiscal Year As of
			06/30/13
300321	Channelization & LT Ln Los Ber/Thompson	148,585	4,664.47
300372	Halcyon Rt 1 Phase 1	394,879	15,839.98
245R12C122	Nipomo 2 Traffic Circ Study	1,000	0.00
	Total Project Costs	544,464	20,504.45
	Total Cash Bal		3,393,281.03

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