

Exhibit C
2011 Annual and Fifth Year Update
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 January, 2011.

Building Activity

During the period spanning July 2010 through June 2011, 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	23
Multi Family Residential	0
Retail	0
Other	0

AREA 2

Single Family Residential	7
Multi Family Residential	1
Retail	0
Other	3

Account Balance

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

	Account Balance as of 6/30/11	Fees Collected 2010-2011	Interest Earned 2010-2011	Expenditures 2010-2011
Area 1	\$2,553,855.15	\$231,449.00	\$22,412.35	\$5,763,479.68
Area 2	\$1,293,644.96	\$105,906.00	\$7,734.14	\$33,983.34

Fee Appeals

One fee appeal was heard by the Board of Supervisors during FY 2010/11. The request to reduce the fee was denied by the Board of Supervisors but the appellant was allowed to defer the fee until the time that the occupancy permit was issued.

Transportation Improvements

The capital improvements program, identified funding sources, and project priorities for the 2011 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 is the primary funding source for all of these projects.

The funding split between Impact Fees and STIP monies varies by project and is shown in Table 12. Due to State budget conditions it is uncertain when a new STIP funding cycle will begin.

Recently Completed Projects

Willow Road Extension Phase 1 – Misty Glen Place to Hetrick Avenue

Construction of this project was recently completed. This phase of Willow Road extended the road from its previous terminus at Pomeroy Road east to Hetrick Avenue. This allows for traffic accessing the Nipomo Mesa to use Hetrick to access the freeway interchange at Los Berros and US 101. Phase 2 of this project will provide direct freeway access of Willow Road.

Nipomo Safe Routes to School (SRTS)

The County applied for and received a \$604,000 Safe Routes to School grant that was used to install a multi-use path along the Beechnut right of way. This included installing two bridges over the creeks and a raised crosswalk where the path will cross East Tefft Street; as well as other pedestrian improvements. Construction was completed early 2011.

Hutton Road

This project improves the shoulders along Hutton Road from Nipomo Creek to Route 166, providing an enhanced clear recover zone to help reduce the number of vehicles that run off the road at this location. This project is funded from a grant under the Federal Highway Safety Program and was completed by Winter of 2011.

Area 1 Project Status

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

Tefft Street / Hwy 101 Interchange

The Tefft Street / Hwy 101 Interchange is experiencing traffic congestion during the peak hour periods due to increased traffic volumes operating in an interchange whose design is based on antiquated design standards.

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.

Southland Ramps / 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 solution.

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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.

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Area 2

Halcyon Road and Highway 1 Improvements

The County is preparing a Roundabout Conceptual Approval Report. This analysis will look at various factors including congestion relief, environmental impacts and right of way impacts. Additionally there are contributing funds for this project from the Cypress ridge Mitigation Account.

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 additional merge length at the ramp junctions with US 101.

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 2012 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 are to be 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. To eliminate this problem the Public Works Department is working to obtain the necessary funding to correct the vertical alignment issues on Pomeroy Road and to establish the Augusta Drive/ Pomeroy Road intersection.

Orchard Avenue from Southland to Nancy Lane

Orchard Avenue from Tefft Street to just past Southland Street has two travel lanes, a two way left turn lane 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 between Southland Street and Nancy Lane. 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.

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

working with the community to restripe both Division Street from South Frontage to Orchard and South Las Flores from Tefft to Division to accommodate the Class II bikeways called for on the plan.

Transit

Nipomo is serviced by the SLORTA Bus Route 10 for interregional service through a reservation shuttle 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/>.

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.

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. The shuttle has been funded through Ride-On and local fund-raising efforts but due to recent cuts to the Ride-On budget, their ability to support the shuttle had been diminished and the shuttle is now funded through donations.

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.

Public Works Staff has reviewed the projects in the CIP to determine if the current cost estimates are still current and adjusted some cost estimates in the attached Table 12. This did not result in a significant change in program cost totals.

In addition the Willow Road Projects have entered construction and their final costs are being calculated. These final costs are going to affect the interest charged for loans to the Area 1 account and potential borrowing from the Area 2 account.

Staff is recommending continuing the fees at their current level for this year and recalculating the fee next year using the Caltrans Construction Cost Index and Willow Road cost updates when the final cost estimates are available.

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. There has been an amended this year to the payment schedule that reduced the payment for the 2011 and 2012 and adds 2 additional payments in 2013 and 2014. The amended agreement also includes \$38,000 in additional interest that is included in the payment schedule below.

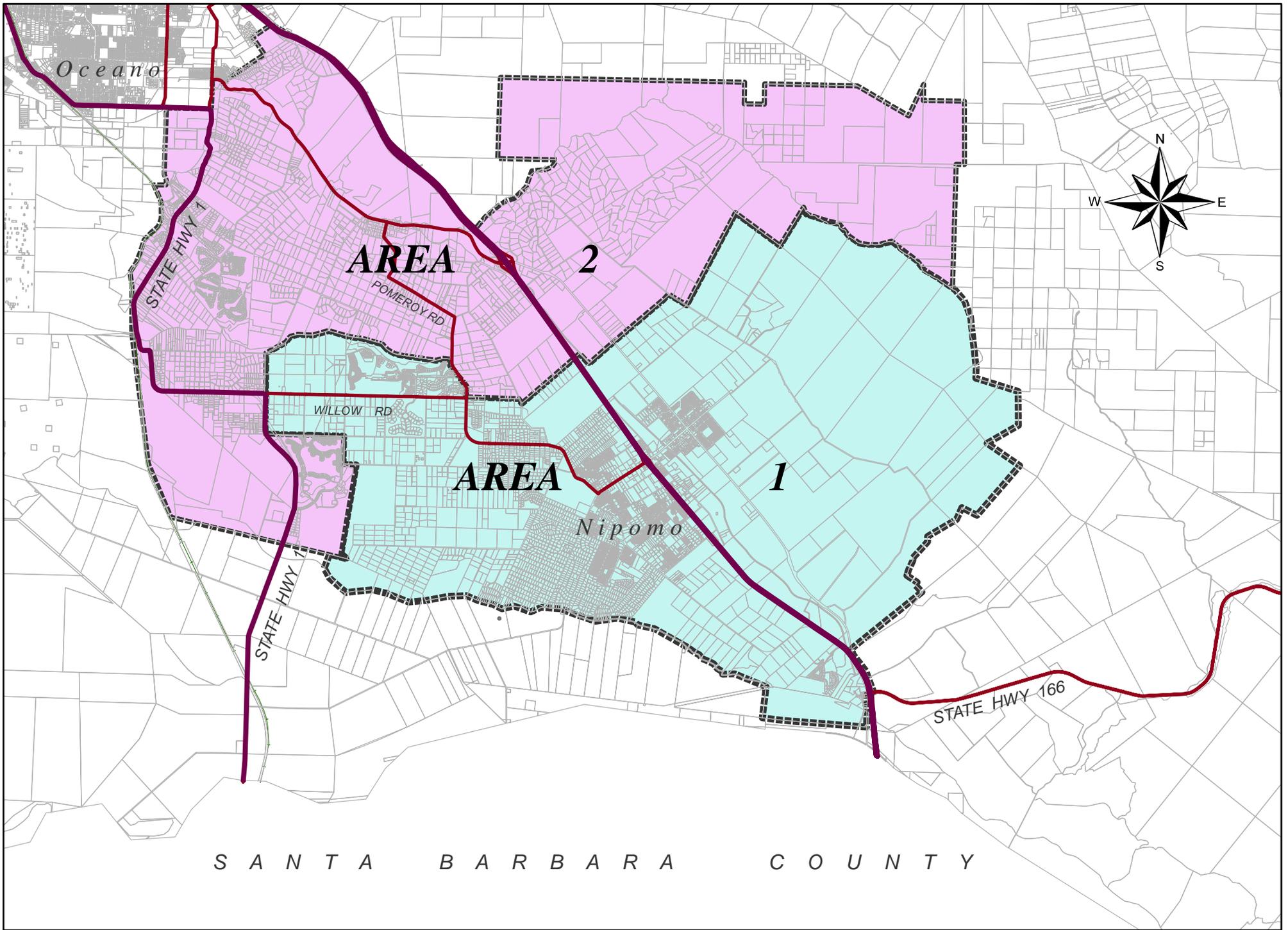
Payment Date	Amount Due	Status
10-Feb-06	\$1,254,073	Paid
1-Apr-06	\$1,690,854	Paid
1-Apr-07	\$2,500,000	Paid
31-Jan-08	\$2,500,000	Paid
15-Aug-09	\$2,000,000	Paid
15-Aug-10	\$2,000,000	Paid
24-Aug-11	\$1,563,820	Paid
15-Aug-12	\$1,266,788	
15-Aug-13	\$1,279,456	
15-Aug-14	\$1,292,124	
Total=	\$17,347,115	

If the Woodlands LLC defaults on the agreement, the Road Improvement Fee will be calculated based on a subsequent, current Nipomo Area 1 and Area 2 Road Improvement Fee Schedule.

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-



SOUTH COUNTY ROAD FEE AREAS

**Table 12
South County Circulation Study 2011 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	US 101		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 1 RIF			Total As of
			06/30/11
Project #	Description	Budgeted 2010/11	
NIPOMO AREA 1 RIF - Beginning Cash Balance			(1,398,283.62)
	Nipomo 1 Fees for Permits	\$ 800,000	231,449.00
	Interest to Nipomo One	30,000	22,412.35
	Subtotal	830,000	(1,144,422.27)
Woodlands Beginning Deposits Cash Balance			5,584,996.00
	Woodland's Permits picked up		(102,192.00)
	Woodlands Deposit	\$ 1,962,006	1,962,006.00
	Woodlands Deferred Rev B		
	Subtotal		7,444,810.00
	Loan From Nipomo 2	2000000	2,000,000.00
Subtotal Cash Balance			8,300,387.73
Project Costs:		Budgeted 2010/11	Total Spent This Fiscal Year As of 06/30/11
300129	Willow Rd Extension	7,016,839	
	Budget Adj Dec 14	5,987,032	
	Budget Adj Dec 14	150,000	
	Budget Adj April 26	225,000	
	Less SLPP	(1,000,000)	
	Less ARRA	(1,700,000)	
	Less CSD	(883,229)	
	Less GF Loan	(3,700,000)	
	Total From Nip 1 RIF	6,095,642	4,574,168.15
245R12C121	Nipomo One Traffic Circ Study	6,000	2,753.66
300142	Willow Rd Interchn	3,459,791	1,186,557.87
	Budget Adj Dec 14	14,017,968	
	Less Prop 1B	(3,100,000.00)	
	Less STIP	(10,000,000.00)	
	Less SLPP	(1,000,000.00)	
	Less Road Fund	(800,000.00)	
	Total Nip 1RIF	2,577,759	
	Total Project Costs from RIF	8,679,401	5,763,479.68
	Total Project Costs from Area 1	8,679,401	
Note:01/12/10 BOS approved a loan from Nip 2 to Nip 1 if necessary up to 2 million for Rt of Way Willow Rd Ext and InterX			
Total Cash Bal including Woodlands			2,536,908.05

Budgeted Projects Funded from Nipomo Area 2 RIF			Total As of
			06/30/11
Project #	Description	Budgeted 2010/11	
NIPOMO AREA 2 RIF - Beginning Cash Balance			3,267,277.54
	Fees	35,000	105,906.00
	Interest	30,000	7,734.14
Subtotal Cash Balance			3,380,917.68
	Project Costs:	Budgeted 2010/11	Total Spent This Fiscal Year As of
			06/30/11
300321	Channelization & LT Ln Los Ber/Thompson	154,824	205.52
300372	Halcyon Rt 1 Phase 1 Cancel Budget	25,362	31,395.56
245R12C122	Nipomo 2 Traffic Circ Study	6,000	2,382.26
	Loan to Nip 1	2,000,000	2,000,000.00
Total Project Costs		2,186,186	2,033,983.34
Total Cash Bal			1,346,934.34

V:\RESERVES\ROAD IMP FEES\MISC\RIF RECON\2010-11\June prelim 2011.XLS]Woodlands Deposit Rec
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