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# CHAPTER 1. INTRODUCTION

## A. Project Overview

The County of San Luis Obispo, Planning and Building Department has embarked on a Complete Communities Survey (CCS). It will help implement the County's Strategic Growth principles, policies and strategies to achieve more community-focused, compact development that uses land, water, energy, and fiscal resources more efficiently. A complete community refers to a community that has adequate utility infrastructure, transportation infrastructure, and public facilities. It also has land use policies that balance the social, economic, health, and safety needs of its population.

As part of the CCS project, this facilities inventory has been prepared for four unincorporated communities: San Miguel, Templeton, Oceano, and Nipomo. The facilities inventory provides an overview of the capacity and conditions of existing infrastructure, an assessment of the future needs for infrastructure and public facilities given projected growth, and an estimate of the costs of providing needed public facilities.

The essential facilities that support Strategic Growth are listed in Table 1-1 and briefly described in this chapter. A detailed summary of infrastructure and public facilities that support strategically planned, livable, and walkable communities can be found in the Communities Research Summary at [www.sloplanning.org](http://www.sloplanning.org), under Plans and Programs.

## B. Facilities Inventory

Preparing a facilities inventory is critical in creating a complete community. The intent of this inventory is to inform the public and decision-makers about the existing conditions of community facili-

ties and needed improvements, in order to prepare for future growth and to achieve complete communities as envisioned by the County's adopted Strategic Growth policies.

## **1. Facilities Inventory Content**

The following chapters contain inventories of San Miguel, Templeton, Oceano, and Nipomo. Chapter 6 provides a zoning balance discussion for each of the four communities. The facilities inventory of each community begins with a brief introduction and the projected population growth, followed by three sections: utility infrastructure, transportation, and public facilities. Each section consists of a brief description, maps, and tables that illustrate existing conditions and needed improvements for the next 10 and 25 years. Estimated costs of projected facilities are included where they have been identified. The estimated costs only consider new public infrastructure costs, excluding sewer or water hook-up costs, and do not take into account environmental compliance requirements, such as archaeological monitoring and mitigation measures.

## **2. Methodology and Data Sources**

The San Luis Obispo County Planning and Building Department has developed population growth projections for 2020 and 2035 for each of the four communities. In most cases, this report relies on the County's population projection figures to estimate future improvements needs. This report also assumes the County's 2010 population estimates as representative of existing conditions. For instance, this report estimates additional need for library space and parkland in 2020 based on projected population growth between 2010 and 2020.

The County's population projection figures are based on various sources, including the 2010 U.S. Census, the 2010 CalFire Address Points Survey of Dwelling Units, and projections prepared by AECOM for the San Luis Obispo Council of Governments. Therefore, the County's population projection figures differ somewhat from 2010 U.S. Census and growth projections developed by other agencies. For instance, the Community Services District in each

community prepares plans for water, sewer or other facilities based on their own population projections, which differ from the County's projections in regard to number of residents, geographic coverage, and timeframes. Where an agency or document uses different assumptions than the County's population projections, this report notes the differences.

This report relies on a range of sources to define existing conditions for the different facilities (described below), including conversations with agencies, online research, and planning documents. When current data is not available, this report uses the most recent planning documents available to identify existing conditions. In such cases, the data sources and publish dates are footnoted.

## **C. Complete Community Facilities**

Table 1-1 below lists public infrastructure, facilities and other features that are needed to make a community complete, such as water and sewer systems, drainage facilities, sidewalks, transit, parks, libraries and other public facilities. These features are categorized into four groups: utility infrastructure, transportation, public facilities, and zoning balance. The following provides a brief description of each group.

### **1. Utility Infrastructure**

Complete communities are only possible if adequate infrastructure systems are in place to serve them, including water, wastewater, and stormwater. Even though these systems are generally not as visible as some other features, they are critical to a community's quality of life and its ability to support new growth. The components of utility infrastructure included in this report are water supply, water distribution, wastewater, stormwater, and solid waste systems.

TABLE 1-1 COMPLETE COMMUNITY FEATURES

<b>Utility Infrastructure</b>	<b>Transportation</b>
Water Supply	Street and Highway Systems,
Water Distribution	Street Maintenance
Wastewater	Sidewalks
Stormwater	Bicycle Lanes and Paths
Solid Waste	Public Transit Systems
	Park-and-Ride Lots
	Streetscapes
<b>Public Facilities</b>	<b>Zoning Balance</b>
Public Parks and Open Space	Zoning for Walkability
Trails	Commercial Mix and Access to
Schools	Fresh Food
Libraries	Job-Creating Uses
Community/Civic Facilities	Diverse and Affordable Housing
Public Services Facilities	Opportunities
Public Safety Buildings	Zoning for Economic Benefits
	Community Design and Density

## 2. Transportation

Transportation networks increase mobility for residents, support local economies, and are critical to defining the urban character of a community. Complete communities provide viable alternatives to driving for local residents through efficient street and highway systems, adequate pedestrian circulation systems, bicycle amenities, and transit options. The components of transportation system included in this report are street maintenance, highway and street systems, bicycle lanes and paths, sidewalks, transit systems, park-and-ride lots, and streetscapes.

## 3. Public Facilities

Public facilities are intended to serve basic needs of communities, such as safety protection from crime and fire hazards, health care services, and recreational and educational opportunities for adults as well as children. The public facilities listed in this inventory in-

clude public safety buildings, community/neighborhood parks, trails, civic/community facilities, public services facilities, libraries, and schools.

#### **4. Zoning Balance**

A complete community needs to contain a diversity and appropriate mix of residential, retail, and employment land uses. This mixture of land uses supports convenient access to goods and services, transportation alternatives, job growth and economic investment, and affordable housing choices. Chapter 6 discusses the zoning balance of each community based on designated land uses on the County's land use maps, and makes recommendations to achieve more balanced zoning.

#### **D. Next Steps**

Based on this Facilities Inventory, a Funding and Financing Plan will be prepared to identify strategies for implementation of the identified improvements. The Funding and Financing Plan will outline funding sources and financing mechanisms that can be implemented by the responsible agencies and districts. Following the Funding and Financing Plan, a Community Profile for each community will be created to describe existing conditions, summarize the facilities inventory, and identify an implementation approach and applicable funding strategies.

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## CHAPTER 2. SAN MIGUEL

This chapter provides a facilities inventory of the San Miguel 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.

San Miguel is a small town with 2,337 residents within the URL, surrounded by agricultural lands. As shown in Table 2-1, this community's population is expected to increase by 43 percent in the next 25 years.

TABLE 2-1 **SAN MIGUEL POPULATION PROJECTIONS**

	<b>Existing</b>	<b>2020</b>	<b>2035</b>
Population	2,337	2,640	3,338
Housing Units	686	774*	979*
% Increase from 2010		13%	43%

\* 2020 and 2035 housing units are calculated based on the County's population projections, assuming 3.41 persons per dwelling unit, which was derived from 2010 Census and 2010 CalFire Address Points Survey of Dwelling Units.  
Source: Planning and Building Department, San Luis Obispo County, 2011.

## **A. Utility Infrastructure**

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

## 1. Water Supply

The San Miguel Community Services District (CSD) provides water supply services in San Miguel. The existing facilities include three wells, one of which is inactive due to water quality issues. Groundwater pumping from the Paso Robles Formation is the CSD's sole water source. The location of the wells and existing systems are shown in Figure 2-1.

Gross alpha emitters and uranium (radionuclides)<sup>1</sup> are currently present in Wells 3 and 4. Continued water quality testing is recommended to track the maximum contaminant levels for radionuclides in Wells 3 and 4. There are several alternatives for treatment of radionuclides, but they are costly and generate unwanted sludges and brine wastes. It is recommended that the San Miguel CSD completes a new well siting study prior to treatment of Wells 3 and 4 to determine whether developing a new well or wells is preferred to treating the existing wells. Well 5, which had exhibited high nitrate levels and high arsenic levels, is temporarily out of service while the San Miguel CSD conducts further evaluation. It is unclear if Well 5 will be able to produce potable water without undergoing wellhead treatment.

According to the San Luis Obispo County Draft Master Water Plan and as shown in Table 2-2, the existing water supply cannot meet future demand of 466 to 582 acre-feet per year (AFY) in 2040. Despite this shortfall, the Plan does not identify specific improvements. The San Miguel CSD plans to build one additional well, according to the 2002 San Miguel CSD Water Master Plan, but the location and timeframe of the new well have not been identified. The estimated cost for the new well is \$287,500.

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<sup>1</sup> Gross alpha emitters and uranium are types of radioactive contaminants. Most radioactive contaminants contained in most drinking water sources are at levels that are low enough to not be considered a public health concern. At higher levels, long-term exposure to radionuclides in drinking water may cause cancer. To protect public health, EPA has established drinking water standards for several types of radioactive contaminants: combined radium 226/228 (5 pCi/L); beta emitters (4 mrem); gross alpha standard (15 pCi/L); and uranium (30 µg/L).

**TABLE 2-2 EXISTING AND FUTURE WATER SUPPLY AND DEMAND**

Existing Facilities	Existing		2040	
	Existing Demand (AFY)	Existing Supply (AFY)	Future Demand* (AFY)	Future Supply
Three wells: Well 3, Well 4, Well 5 (Inactive)	235	235	466 to 582	Less than Demand

\* Future demand is estimated based on the San Miguel CSD's population projection, which covers a larger area than the San Miguel URL. The San Miguel CSD projected a population of 3,742 at buildout (2040) within the existing CSD boundary. The 2011 Draft Water Master Plan assumes a 20 percent reduction in water use for the low end of the forecast build-out demand.  
 Source: San Luis Obispo County, Draft Master Water Plan, 2011; San Miguel Community Services District, Water Mater Plan, 2002.

## 2. Water Distribution

The San Miguel CSD provides water distribution services within the CSD boundaries. Currently, the CSD water storage capacity is 700,000 gallons, within one 650,000-gallon tank and one 50,000-gallon tank.

Table 2-3 summarizes the existing infrastructure and planned future improvements for 2020 and 2035, based on the Water Master Plan of the San Miguel CSD.<sup>2</sup> Figures 2-1 and 2-2 illustrate the existing water distribution system and the recommended improvements.

**TABLE 2-3 EXISTING AND FUTURE WATER DISTRIBUTION SYSTEM**

<b>Existing Facilities</b>	<b>Planned Improvements</b>	
	<b>2020</b>	<b>2035</b>
<ul style="list-style-type: none"> <li>◆ 2 pressure zones</li> <li>◆ 2 water storage tanks</li> <li>◆ 1 booster station</li> <li>◆ 1.7 miles of 4-inch or smaller water main lines</li> <li>◆ 6 miles of 6-inch water main lines</li> <li>◆ 2.7 miles of 8-inch water main lines</li> </ul>	<ul style="list-style-type: none"> <li>◆ Upgrading the existing 6-inch line to 8-, 10-, and 16-inch main</li> </ul>	<ul style="list-style-type: none"> <li>◆ Installing new fire hydrants.</li> <li>◆ Installing new 8-, 10-, and 16-inch main</li> </ul>
<b>Cost Estimates</b>	<b>\$1.4 million</b>	<b>\$2.7 million</b>

Source: San Miguel Community Services District, Water Master Plan, 2002.

<sup>2</sup> According to the 2002 Water Master Plan, the population within the CSD boundaries is expected to increase to 3,742 at buildout (2040). This is approximately 400 more residents than the County's projection for the San Miguel URL, which is 3,338 residents (2035). The 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 Replacement CIPs, which the Master Plan states are required to meet existing demand/deficiencies, will adequately serve the estimated 2020 population and that Expansion CIPs, which the Master Plan states are required to meet future demand/deficiencies, will adequately serve the estimated 2035 population.

### 3. Wastewater

The San Miguel CSD provides wastewater collection and treatment services in San Miguel. The current capacity of the San Miguel CSD Wastewater Treatment Plant (WWTP) is 200,000 gallons per day (GPD), with an average daily flow of 112,000 GPD. At capacity, it is estimated that the existing treatment plant can support an approximate population of 2,847. However, there are deficiencies in the collection system that will need improvement to handle the population increase (see Table 2-4). Two wastewater tributary areas are located on the west side and east side of the Union Pacific Railroad tracks.

Table 2-4 describes existing infrastructure and future improvements for 2020 and 2035, based on the San Miguel CSD's Wastewater Master Plan.<sup>3</sup> Figures 2-3 and 2-4 illustrate the existing and future wastewater collection systems, respectively.

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<sup>3</sup> The Wastewater Master Plan estimates an increase in population of up to 4,554 at buildout (2034) within the CSD boundaries. This is approximately 1,200 more residents than the County's projection for the San Miguel URL, which is 3,338 residents (2035). The Wastewater Master Plan recommends a list of Capital Improvement Projects (CIPs) to serve the increasing population. Since the Wastewater Master Plan does not include any timeframe for CIP implementation, this report assumes that Replacement CIPs, which the Master Plan states are required to meet existing demand/deficiencies, will adequately serve the estimated 2020 population and that Expansion CIPs, which the Master Plan states are required to meet future demand/deficiencies, will adequately serve the estimated 2035 population.

**TABLE 2-4 EXISTING AND FUTURE WASTEWATER COLLECTION SYSTEM**

Existing	2020	2035
<ul style="list-style-type: none"> <li>◆ Two wastewater tributary areas</li> <li>◆ One WWTP</li> <li>◆ 0.09 miles of 6-inch sewer</li> <li>◆ 8 miles of 8-inch sewer</li> <li>◆ 0.19 miles of 10-inch sewer</li> <li>◆ 0.88 miles of 12-inch sewer</li> </ul>	<ul style="list-style-type: none"> <li>◆ Upgrading 8-inch sewer line to a 12-inch sewer line on 16<sup>th</sup> Street</li> <li>◆ Upgrading 8-inch gravity sewer to 12-inch on N Street</li> </ul>	<ul style="list-style-type: none"> <li>◆ Installing a new 12-inch gravity sewer in 13<sup>th</sup> and Mission Streets</li> <li>◆ Installing a manhole diversion structure at intersection of 16<sup>th</sup> and Bonita Place</li> <li>◆ Constructing new ponds at the Wastewater Treatment Facility</li> </ul>
<b>Cost Estimates</b>	<b>\$0.3 million</b>	<b>\$1.7 million</b>

Source: San Miguel CSD, Wastewater Master Plan, 2005.

#### 4. Stormwater Drainage

The San Miguel urban area lacks a formal drainage system. Drainage problems in San Miguel include ponding of stormwater west of the Union Pacific Railroad tracks and subsequent flooding in the vicinity of Mission Street between 11<sup>th</sup> and 16<sup>th</sup> Streets, flooding and drainage problems in some residential areas, and drainage from Highway 101. In 2009, the River Road storm drain was completed at a cost of approximately \$1.8 million, and this has provided drainage improvements at the intersection of Mission Street and River Road/12<sup>th</sup> Street. Yet, there are areas where immediate improvements are still needed, as listed in Table 2-5. Estimated costs in Table 2-5 are for implementing three storm drain segments within 11<sup>th</sup>, 12<sup>th</sup>, and 16<sup>th</sup> Streets as recommended in a 2003 drainage study.<sup>4</sup> These projects, along with the River Road storm drain, will help mitigate flooding in residential neighborhoods, handle stormwater runoff and minimize flooding between Mission Street and the railroad, and convey collected runoff to disposal locations. Figures 2-5 illustrates near-term improvements required for the stormwater drainage system. Currently, the San Luis Obispo County Public Works Department is updating a list of Capital Improvement Projects (CIPs) for San Miguel's drainage systems.<sup>5</sup> When the CIP is completed, it will outline the drainage facility needs, provide updated cost estimates, and an implementation strategy for assisting the County/District in collaborating with the community to develop funding for constructing the necessary drainage improvements.

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 2-5 are for capital improvements that were programed in 2003 prior to the LID requirement. The options for LID vary greatly

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<sup>4</sup> San Miguel Drainage and Flood Control Study, RMC, Inc., December 2003.

<sup>5</sup> Nola Engelskirger, Department of Public Works, County of San Luis Obispo, Correspondence with The Planning Center | DC&E via Brian Pedrotti, Department of Planning and Building, July 5, 2012.

depending on the environmental setting and will need to be programmed into the CIP San Miguel prior to initiating these improvements.

**TABLE 2-5 STORMWATER DRAINAGE SYSTEM IMPROVEMENTS**

Existing	2020 & 2035
Current Improvements Needed	Long-term Improvements
◆ Storm drain pipes	Continuous curb and gutter improvements
◆ Jack and bore operations under the railroad	
◆ Drainage ditches and outfall structures	
<b>Estimated Costs*</b>	
\$3,723,000	\$1,363,000

\* Costs updated to 2012 dollars (ENR Construction Cost Index, 20-city, May 2012 =9290).

Source: San Miguel Drainage and Flood Control Study, RMC, Inc., 2003; Correspondence with Nola Engelskirger, Department of Public Works, County of San Luis Obispo, July 5, 2012.

## 5. Solid Waste

San Miguel Garbage Company Inc. provides solid waste collection services to the community of San Miguel under a 15-year contract that expires in 2025.<sup>6</sup> San Miguel Garbage Company has recently expanded its facilities and indicated that no additional expansion would be necessary to handle the projected growth within its current contracts.<sup>7</sup>

The collected solid waste is taken to the Paso Robles Landfill and the Chicago Grade Landfill. The Paso Robles Landfill, located on Highway 46 in Paso Robles, has an estimated site life of approximately 40 years, as shown in Table 2-6. Site life is expected to be extended through increased recycling, as well as through the installation of a construction and demolition recycling facility in 2013. In 2011, one third of the solid waste (approximately 12,860 tons) received at the Paso Robles Landfill came from the unincorporated communities, including San Miguel and Templeton and approximately 65 percent of the solid waste came from the City of Paso Robles.<sup>8</sup> The Chicago Grade Landfill, located on Homestead Road northeast of the City of Atascadero, also has enough capacity to accommodate the forecasted growth of San Miguel and does not anticipate any expansion.<sup>9</sup>

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<sup>6</sup> Aron Kardashian, San Miguel Garbage Co Inc., personal communication with The Planning Center | DC&E, May 22, 2012.

<sup>7</sup> Aron Kardashian, San Miguel Garbage Co Inc., personal communication with The Planning Center | DC&E, March, 21, 2012.

<sup>8</sup> Jim Wyse, Pacific Waste, personal communication with The Planning Center | DC&E, May 22, 2012.

<sup>9</sup> Dannette Fieguth, Chicago Grade Landfill, personal communication with The Planning Center | DC&E, March, 20, 2012.

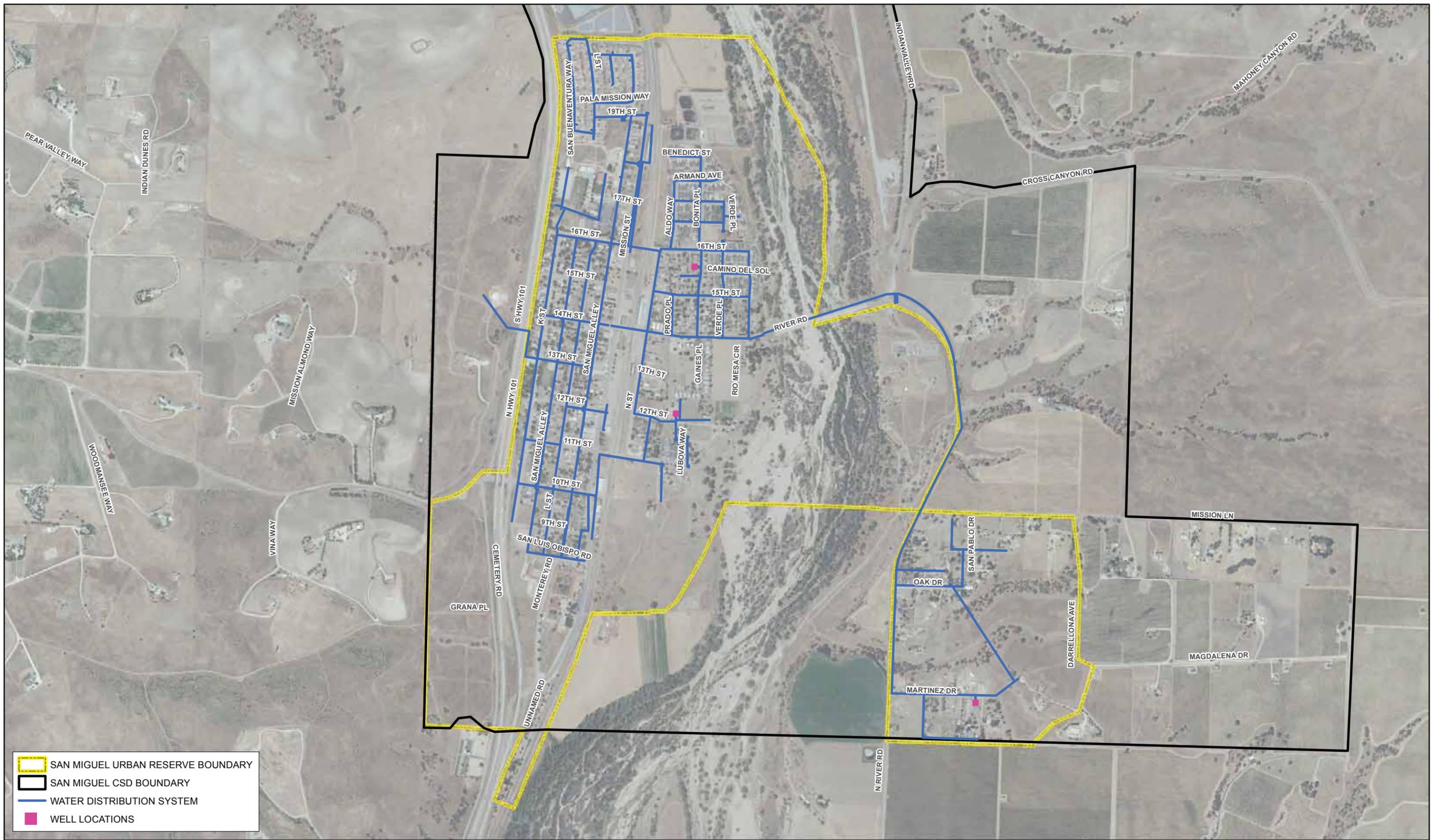
**TABLE 2-6 LANDFILL CAPACITY AND CLOSURE DATE**

<b>Landfill</b>	<b>Permitted Capacity (Cubic Yards)</b>	<b>Remaining Capacity (Cubic Yards)</b>	<b>Maximum Permitted (Tons/Day)</b>	<b>Planned Closure Date</b>
Paso Robles	6,495,000	5,327,500	450	10/1/2051
Chicago Grade	8,950,220	8,329,699	500	12/31/2042

Source: Correspondence with Pacific Waste and the Chicago Grade Landfill, 2012.

COUNTY OF SAN LUIS OBISPO  
FACILITIES INVENTORY  
SAN MIGUEL

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- SAN MIGUEL URBAN RESERVE BOUNDARY
- SAN MIGUEL CSD BOUNDARY
- WATER DISTRIBUTION SYSTEM
- WELL LOCATIONS

**FIGURE 2-1**

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

**COMMUNITY OF SAN MIGUEL**



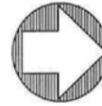
1 inch:1,000 feet

San Miguel  
C.S.D.

Legend:

- Proposed Pipelines
- Existing Pipelines
- ② Priority of Improvement

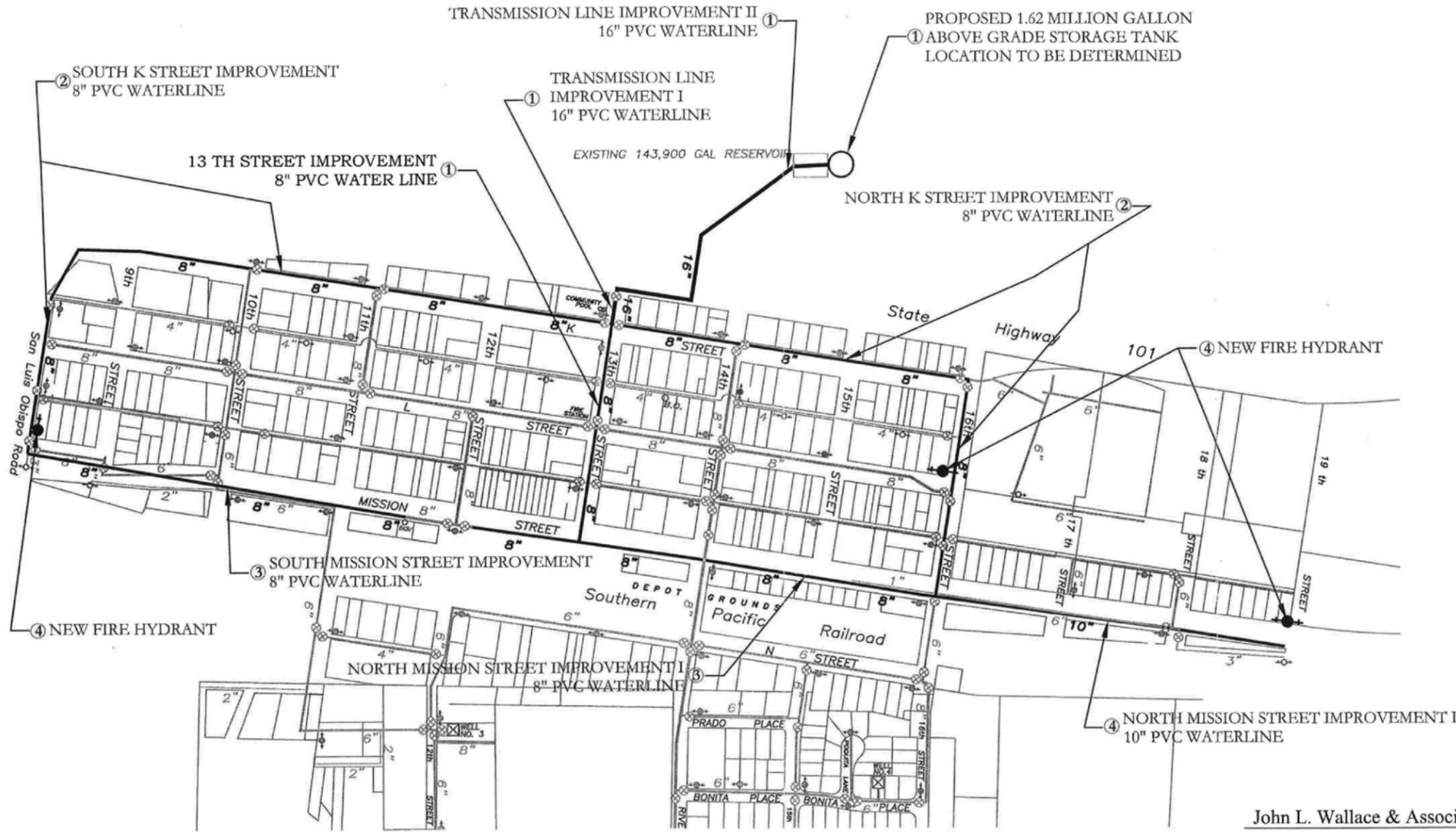
1" = 400'



Water System Master Plan

Figure 3

Capital Improvement Projects

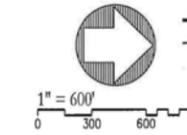


John L. Wallace & Associates **JLWA**



Legend:

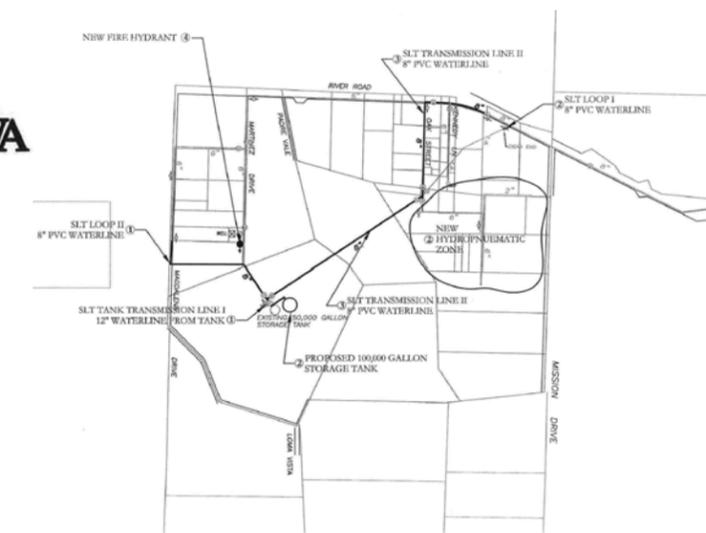
- SLT Extension Project
- CIP Proposed Pipeline
- Existing Pipeline



1" = 600'

S.M.C.S.D.  
Water System Master Plan  
SLT Extension Project  
Figure 5

John L. Wallace & Associates **JLWA**



San Miguel  
C.S.D.

- Legend:
- Proposed Pipelines
  - Existing Pipelines
  - ② Priority of Improvement

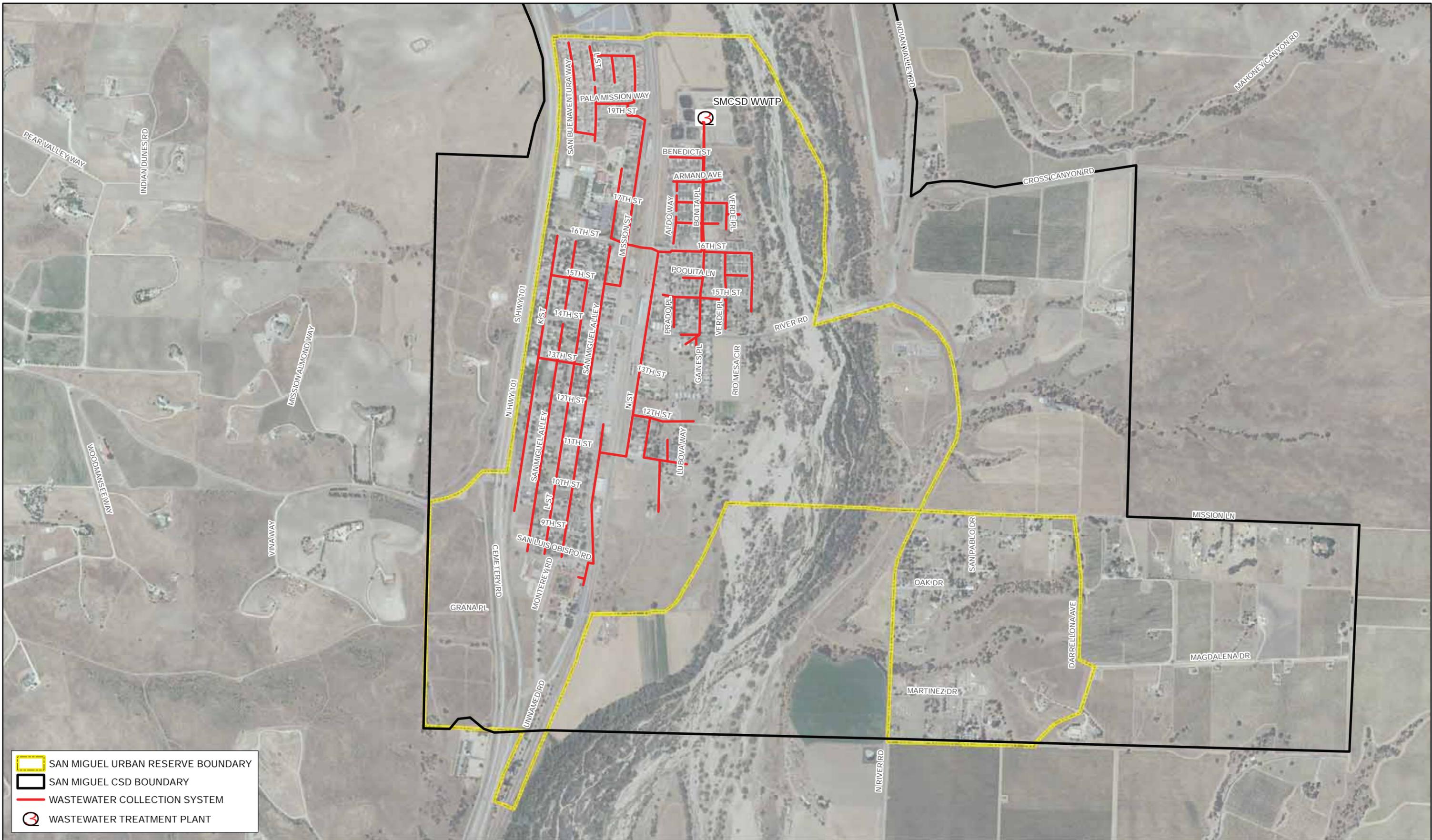
Water System Master Plan  
Figure 4  
San Lawrence Terrace  
Capital Improvement Projects

1" = 400'

John L. Wallace & Associates **JLWA**

FIGURE 2-2

COMMUNITY OF SAN MIGUEL



**FIGURE 2-3**

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

COMMUNITY OF SAN MIGUEL



1 inch:1,000 feet

San Miguel  
Community  
Services District



Wastewater Master Plan

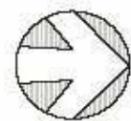
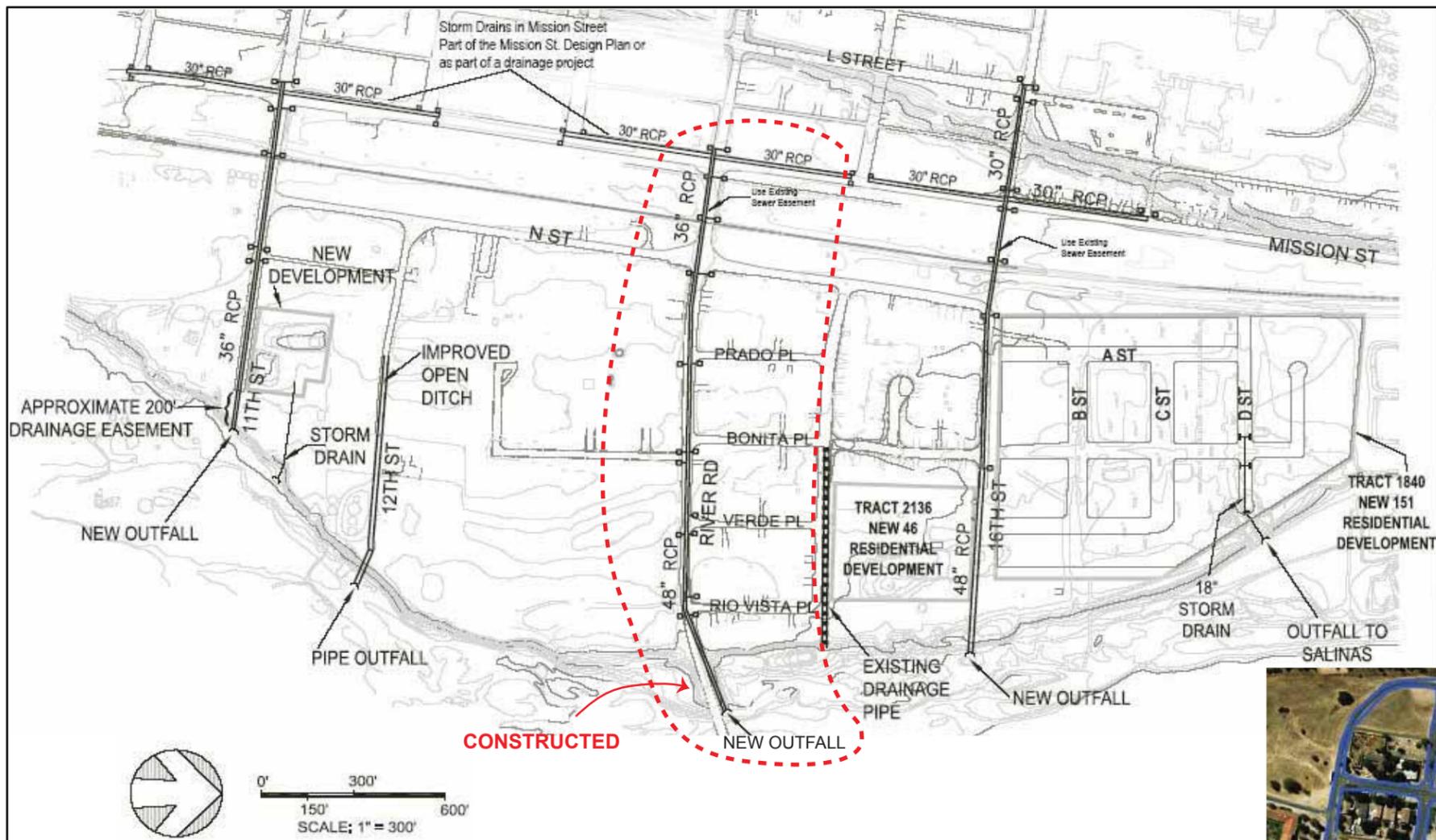
Figure 7-1

Capital Improvements Plan

FIGURE 2-4

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

COMMUNITY OF SAN MIGUEL



0' 150' 300' 600'  
SCALE: 1" = 300'

**CONSTRUCTED**

↑ **Figure 2-5A Proposed Underground Storm Drain System**

→ **Figure 2-5B Proposed Curbs and Gutters**

Source: San Luis Obispo County Flood Control and Water Conservation District, 2003, San Miguel Drainage and Flood Control Study.



**FIGURE 2-5**

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

**COMMUNITY OF SAN MIGUEL**



## **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 San Miguel.

## 1. Street Maintenance

The County of San Luis Obispo Public Works Department is responsible for the maintenance of public roads in San Miguel. There is a total of 12.2 miles of roads in San Miguel. Based on the San Luis Obispo County Pavement Management Plan (2009), pavement condition throughout San Miguel had an average Pavement Condition Index (PCI) of 64 percent, which is within the “good roads” category.<sup>10</sup> The Plan indicates that \$6.75 million per year of funding is required to maintain the county-wide road system at the current quality 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 unincorporated communities. The existing PCI in San Miguel is shown in Table 2-7 and Figure 2-6. Future improvements beyond 2018 have not been identified.

TABLE 2-7 SAN MIGUEL 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:
0.2	1.5	4.4	3	3.1	At current level (PCI of 64)	Up to desired level (PCI of 70)
<b>Cost Estimates (Countywide per year)</b>					\$6.75 Million	\$8.86 Million

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

<sup>10</sup> 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 System

Two highway improvements and two road improvements are identified in the 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy and in the San Miguel Traffic Circulation Study, as listed in Table 2-8 and illustrated in Figure 2-8. The County also indicated that a continuing traffic study would be conducted by 2025, with an estimated cost of \$170,000.

**TABLE 2-8 HIGHWAY AND STREET IMPROVEMENTS**

Existing	2025 <sup>b</sup>	2035
River Road Widening <sup>a</sup>	Mission Street Traffic Signals	Route 101: At-grade Intersections* <hr/> Route 101: 10th St Interchange *
<b>Estimated Costs</b>		
\$2.1 Million (\$922,000 Funding Gap)	\$0.9 Million	<hr/> \$53.9 Million \$4.3 Million

<sup>a</sup> The River Road Widening improvements were planned to be completed by 2010 but the project is indefinitely on hold due to a lack of funding. The estimated cost for the project is \$2,096,000, but the gap between the cost and available funding is \$922,240.

<sup>b</sup> The timeframe identified in the plan was different from this report's assumption. Source: San Luis Obispo Council of Governments, 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, 2010; County of San Luis Obispo, San Miguel Traffic Circulation Study, 2006 and 2009 update.

\* indicates highway improvements.

### 3. Bicycle Lanes and Paths

As shown in Table 2-9, San Miguel has approximately 10 miles of bikeways. Class II bike lanes were planned to be added along River Road by 2010 as part of the River Road improvement, as shown in Figure 2-8, but this project has been put on hold due to a lack of funding.<sup>11</sup> Figure 2-7 illustrates the existing bikeways in the San Miguel URL. Future improvements have not been identified.

TABLE 2-9 EXISTING AND PROPOSED BIKEWAYS

Existing			
Type	Miles of Bike way	Projected Additions	2020 & 2035 Improvement
Class II	4.3	3.79 miles of Class II: ♦ River Road between Mission Street and Cross Canyon Road	None Identified
Class III	5.7	♦ 10 <sup>th</sup> Street between Cemetery Road and Mission Street	
Class I	0		

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

<sup>11</sup> See Table 2-8 above for the detailed discussion about the funding gap of the River Road improvement.

#### 4. Transit System

The San Luis Obispo Regional Transit Authority (RTA) and Monterey-Salinas Transit (MST) provide transit services in San Miguel. Route 9 connects San Miguel to California Polytechnic State University, Santa Margarita, Atascadero, Templeton, and Paso Robles. MST Route 83 runs from the North County Transit Center in Paso Robles to Fort Hunter Liggett through San Miguel and Lockwood. Runabout Americans with Disabilities (ADA) bus services are also available. Table 2-10 shows existing bus services provided in San Miguel, and Figure 2-9 illustrates the existing transit routes.

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

**TABLE 2-10 EXISTING BUS SERVICES IN SAN MIGUEL**

<b>Transit Type</b>	<b>Bus Stops</b>	<b>Amenities at Stops</b>	<b>Weekday Headway (Buses/Day)</b>	<b>Weekend Headway (Buses/Day)</b>
RTA Route 9	One stop located at Mission and 14th Streets	Route Map and Bench	4	3
Monterey-Salinas Transit Route 83	One stop located at Mission and 14th Streets	Route Map and Bench	4	3

Source: San Luis Obispo Council of Governments, 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, 2010; Monterey-Salinas Transit website, <http://www.mst.org/wp-content/media/83.pdf>, accessed on June 5, 2012.

## 5. Park-and-Ride Lots

The San Luis Obispo Council of Governments (SLOCOG) oversees park-and-ride lots in the San Miguel urban area. Currently, one park and ride lot with ten parking spaces is located at the intersection of K Street and 10<sup>th</sup> Street, as shown in Table 2-11. SLOCOG indicates that by 2020, ten parking spaces would be added at this lot, but costs are unknown. Improvements beyond 2020 are not identified yet. Figure 2-9 shows the location of the existing lot.

TABLE 2-11 EXISTING AND FUTURE PARK-AND-RIDE LOTS

Existing		
Lot	Number of Parking Spaces	2020 Expansion
1	10	10 additional spaces at this location funded by the SLOCOG

Source: San Luis Obispo Council of Governments Staff, Correspondence with Rick Engineering, 2012.

## 6. Sidewalks

According to the SLOCOG's GIS data, the sidewalk system in San Miguel is intermittent. San Miguel has a total of approximately 6 miles of sidewalks with approximately 17.4 miles of sidewalk gaps, as shown in Figure 2-10.<sup>12</sup> The estimated cost to fill these gaps is shown in Table 2-12. 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 2-11.<sup>13</sup> Some areas, as shown in Figure 2-11, are exempt from sidewalk requirements per the San Miguel Design Plan for historic preservation purposes.<sup>14</sup> The exempt areas are not accounted for in the cost estimates in Table 2-12.

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<sup>12</sup> The sidewalk status represents the length of sidewalk segments, not the length of streets.

<sup>13</sup> The widths of sidewalks are derived from the SLO County design guidelines. It is assumed that sidewalk improvements will be undertaken at a rate proportional to projected population growth.

<sup>14</sup> San Miguel Design Plan, 6. Guidelines and Standards for Projects Located in the Residential Single Family (RSF) Land Use Category, page 47.

TABLE 2-12 EXISTING AND PROJECTED SIDEWALKS

Existing Sidewalk Status (Miles)	Assumptions	2020		2035		
		Adjacent Land Use	Width (Feet)	Miles	Cost* (Million)	Miles
Existing 6.1	Commercial Retail	10	0.5	\$0.33	1.2	\$0.75
Gaps 16.5	Commercial Service	6	0.5	\$0.22	1.2	\$0.51
	Office Professional	8	0.1	\$0.07	0.3	\$0.15
	Industrial	6	0.3	\$0.13	0.7	\$0.30
	Recreation	6	0.5	\$0.22	1.2	\$0.50
	Residential Multi-Family	5	0.8	\$0.37	2.0	\$0.85
	Residential Single-Family	5	1.1	\$0.49	2.6	\$1.12
	Residential Suburban	5	1.1	\$0.05	2.5	\$0.12

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

Source: SLOCOG GIS data, 2012; Correspondence with San Luis Obispo County Staff, 2012.

## 7. Streetscapes

The County of San Luis Obispo coordinates streetscape improvement projects in San Miguel. The San Miguel Community Design Plan provides some initial recommendations about potential streetscape improvements in San Miguel. Recently, the County completed streetscape improvements on the west side of Mission Street, from 11th Street to 14th Street. As shown in Figure 2-12, additional streetscape improvements are recommended for Mission Street and 10th Street. The cost figures in Table 2-13 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.

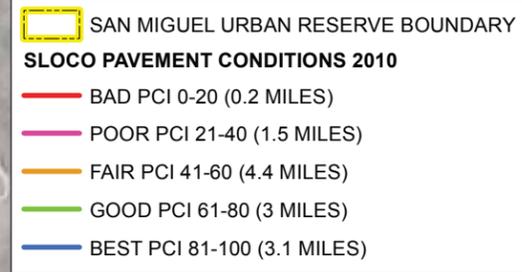
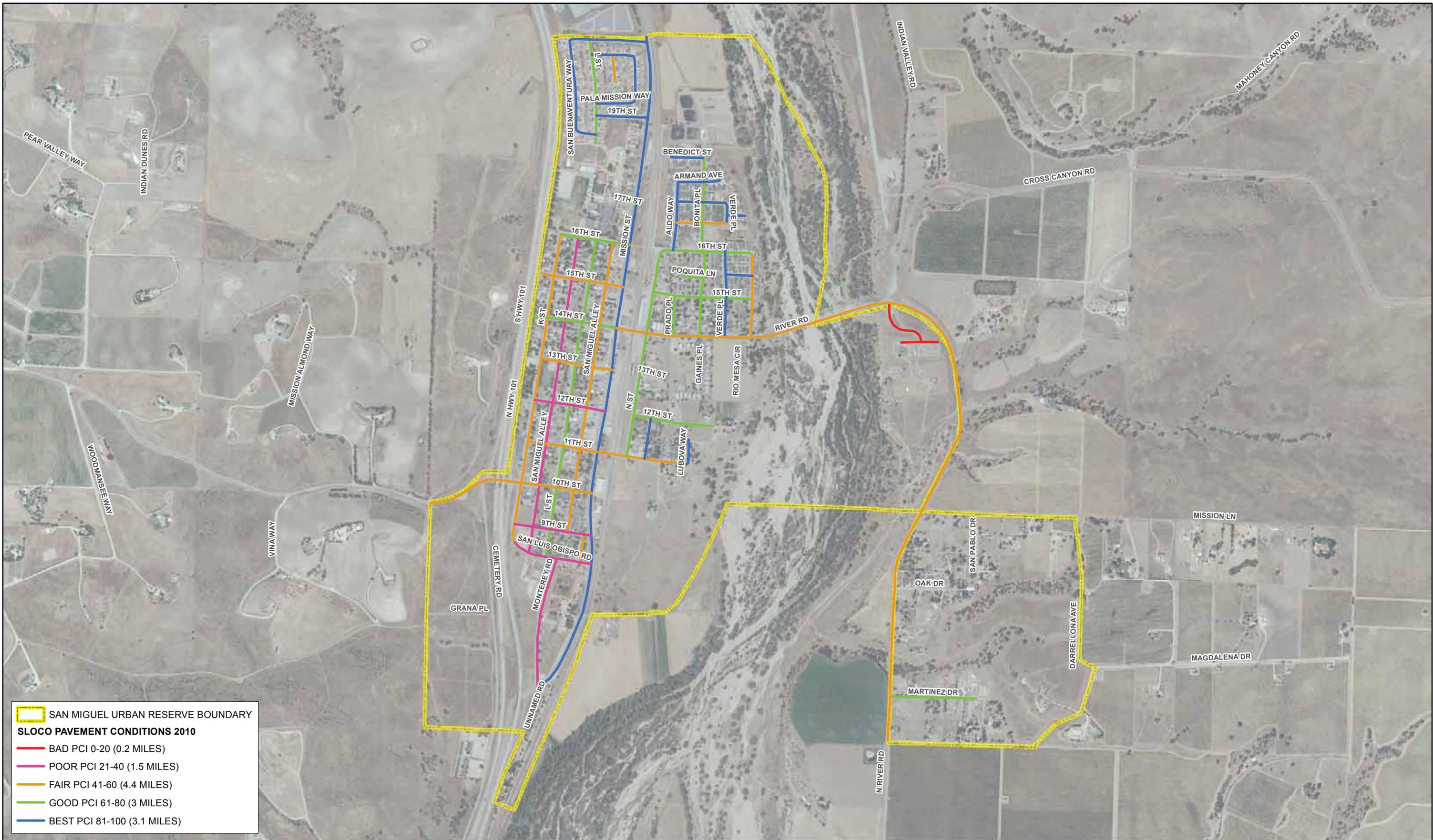
**TABLE 2-13 EXISTING AND PROPOSED STREETSCAPES IMPROVEMENTS IN SAN MIGUEL**

Recommended Improvements Location	Cost Estimates*	
	2020	2035
◆ 10th Street, between Mission and K Street;		
◆ Mission Street, from the Mission to 11th Street;	\$0.25 Million	\$0.57 Million
◆ East side of Mission Street, from 11th Street to 14th Street		

\* It is assumed that streetscapes improvements will be undertaken at a rate proportional to projected population growth.

COUNTY OF SAN LUIS OBISPO  
FACILITIES INVENTORY  
SAN MIGUEL

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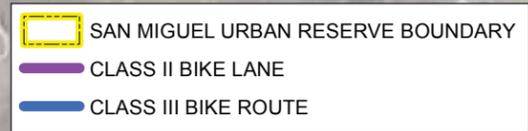
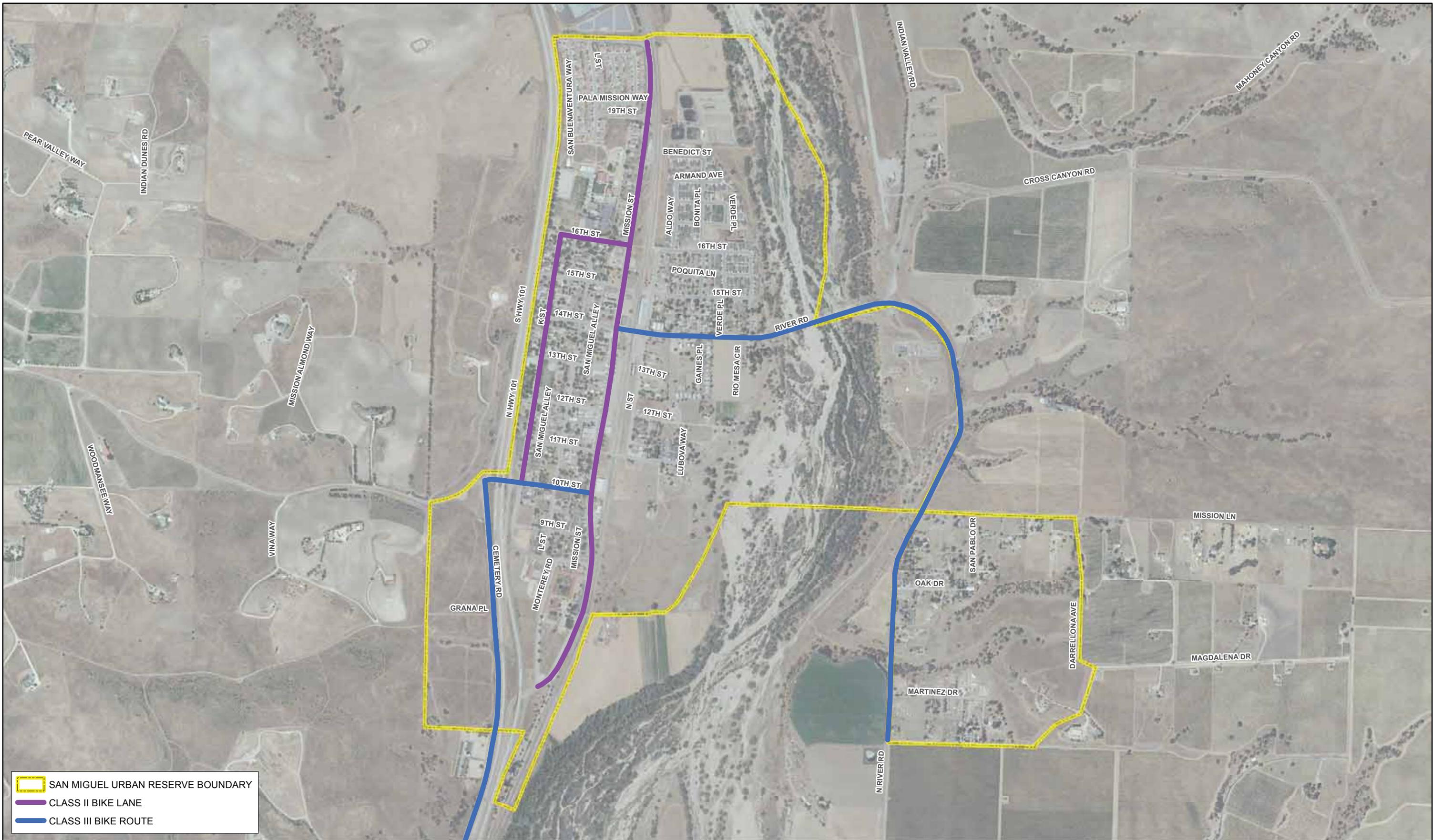
**FIGURE 2-6**

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

**COMMUNITY OF SAN MIGUEL**



1 inch:1,000 feet



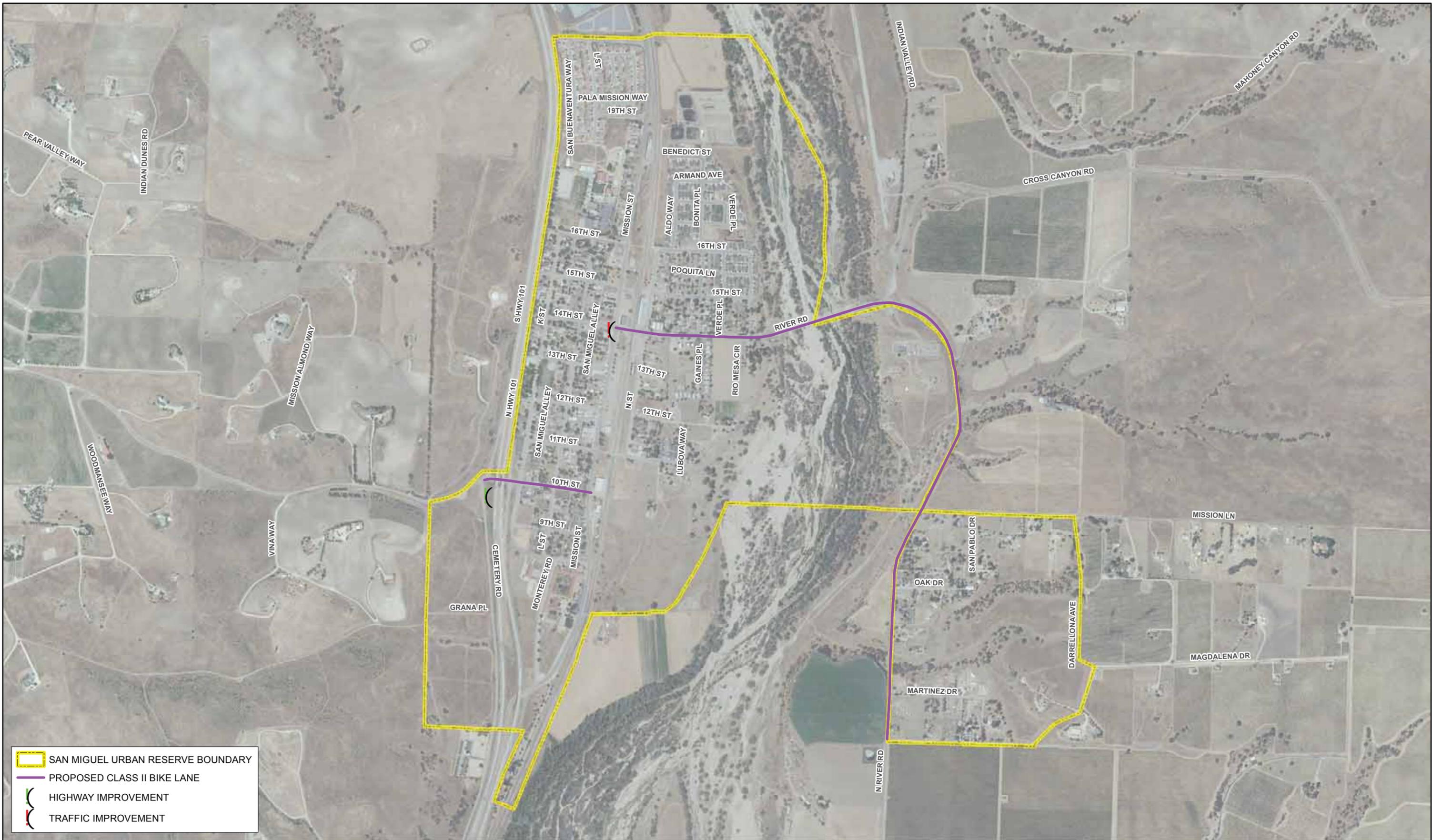
**FIGURE 2-7**

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

**COMMUNITY OF SAN MIGUEL**



1 inch:1,000 feet



- SAN MIGUEL URBAN RESERVE BOUNDARY
- PROPOSED CLASS II BIKE LANE
- HIGHWAY IMPROVEMENT
- TRAFFIC IMPROVEMENT

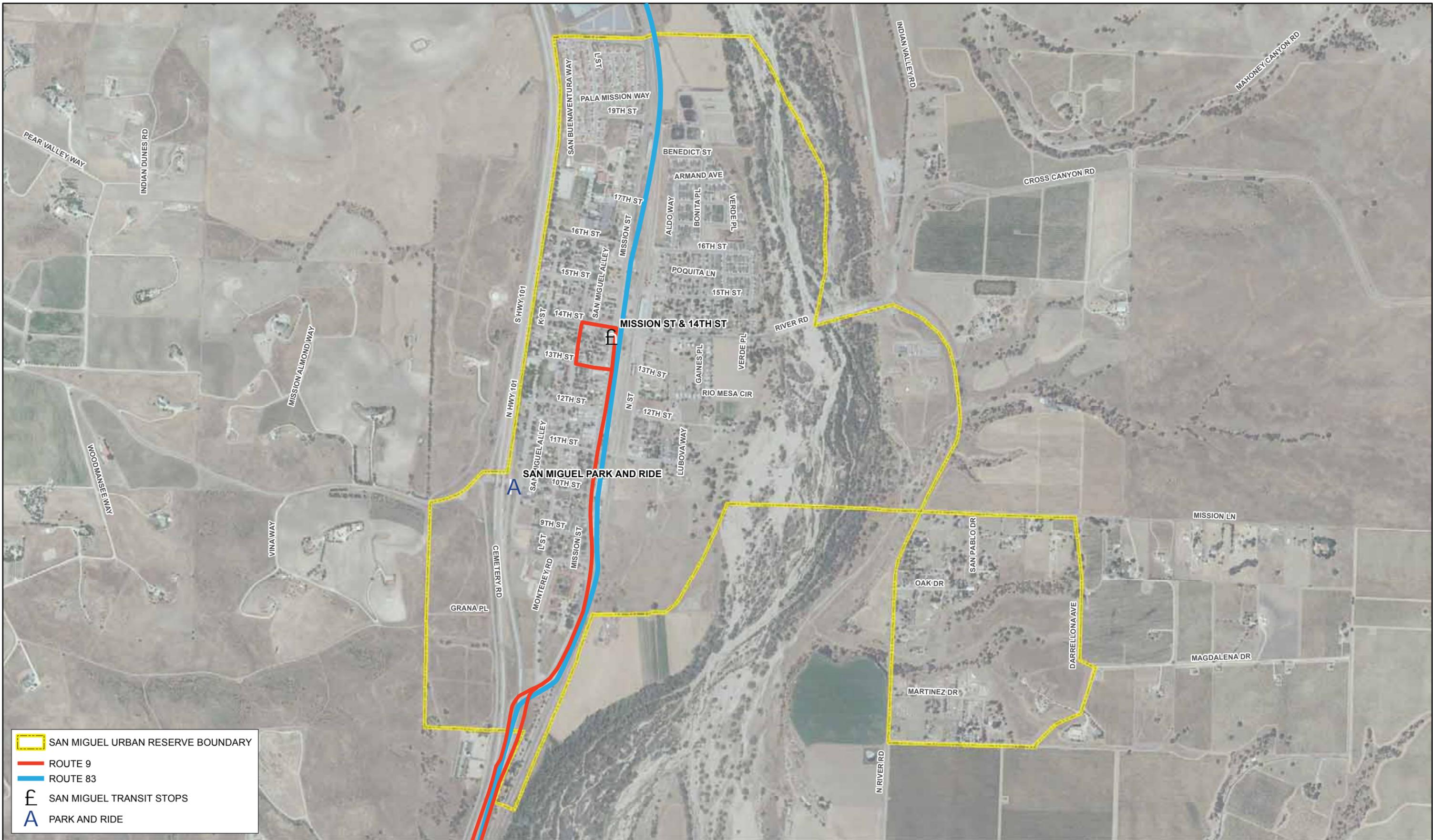
**FIGURE 2-8**

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

**COMMUNITY OF SAN MIGUEL**



1 inch:1,000 feet



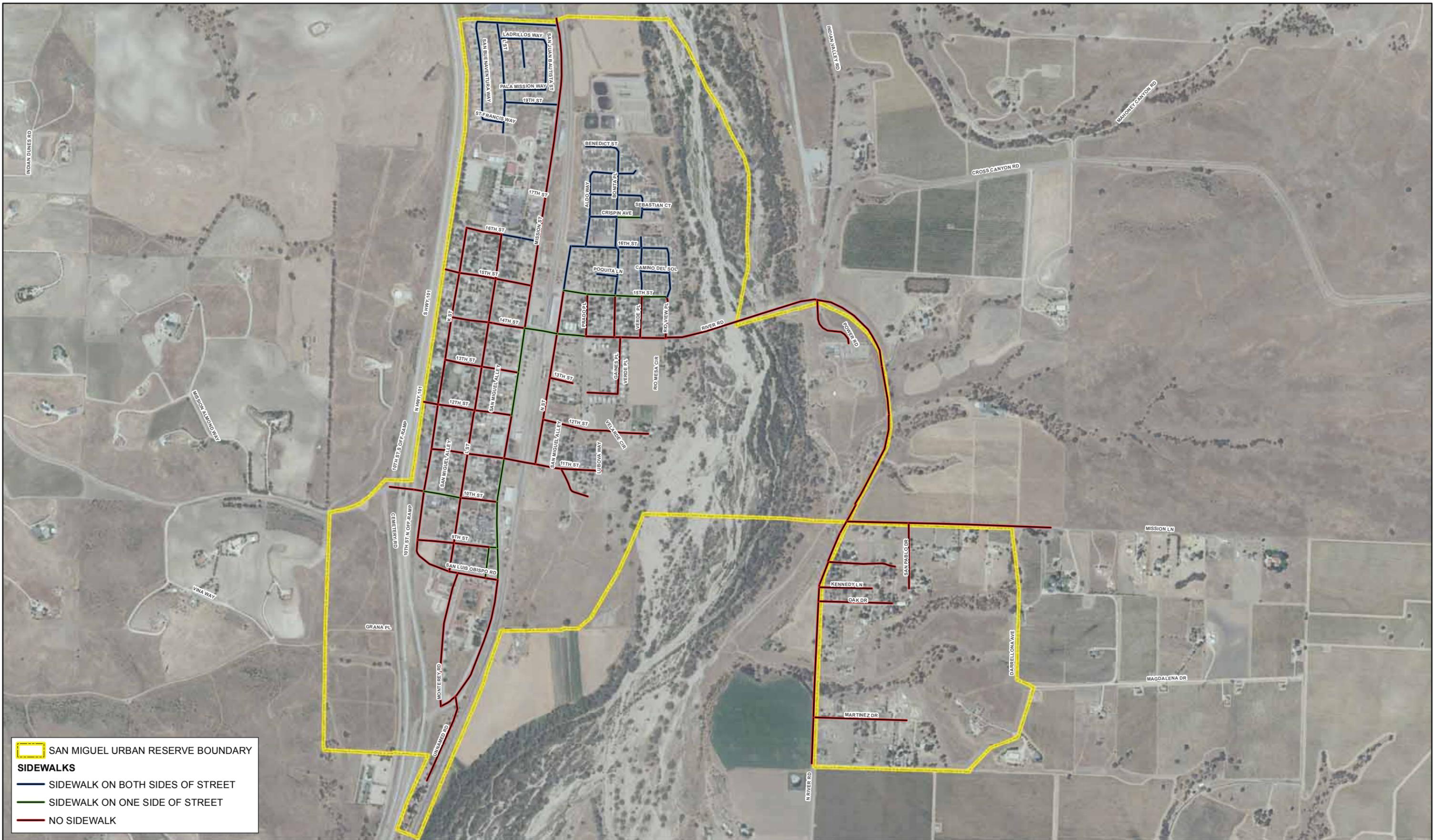
**FIGURE 2-9**

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

**COMMUNITY OF SAN MIGUEL**



1 inch:1,000 feet



**FIGURE 2-10**

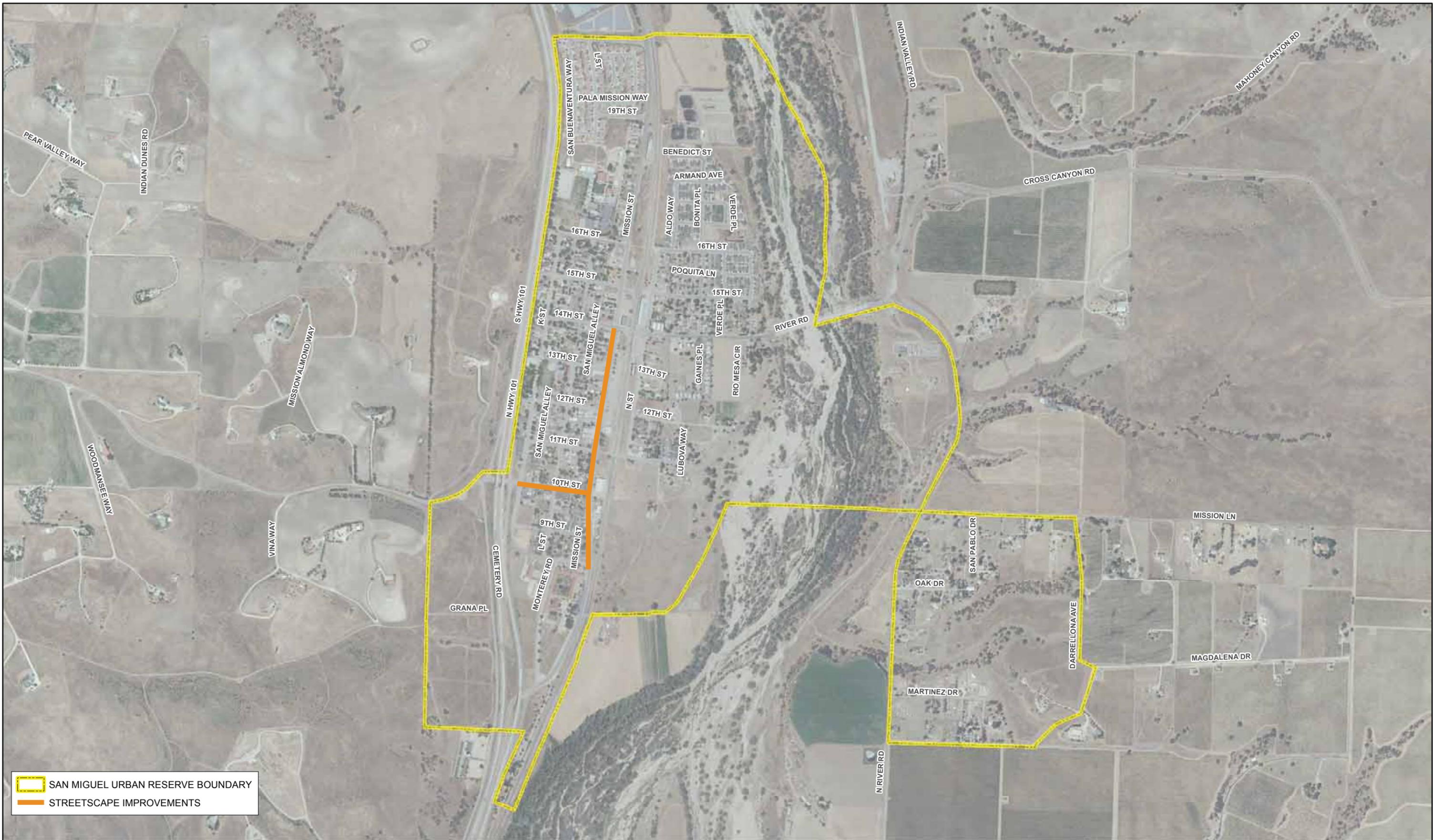
**COUNTY OF SAN LUIS OBISPO  
COMPLETE COMMUNITES SURVEY (EXISTING) - TRANSPORTATION  
SIDEWALKS**

**COMMUNITY OF SAN MIGUEL**



1 inch=943 feet





**FIGURE 2-12**

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

**COMMUNITY OF SAN MIGUEL**



1 inch:1,000 feet



## **C. Public Facilities**

Public facilities in San Miguel include fire and CSD buildings, parks and open space, a library, civic/community facilities, senior and health care facilities, a public school, and several private schools. With the exception of schools, the existing public facilities in San Miguel are shown in Figure 2-13. Existing schools are shown in Figure 2-14.

## 1. Public Safety

### a. Fire Protection

The San Miguel CSD manages the San Miguel Fire Department, which is responsible for providing fire protection and rescue services within the CSD boundaries. The San Miguel CSD's fire station is located on Mission Street. The station is staffed by volunteers, and currently has one Fire Chief, an Assistant Fire Chief, one Fire Captain, one Lieutenant, and ten firefighters.<sup>15</sup> The station is equipped with a 2007 Ferrara 1000 GPM Rescue pumper; a 2009 Ferrara 1500 GPM pumper; and a 1984 Pierce 1250 GPM pumper (Reserve engine).<sup>16</sup> The Fire Department responds to approximately 250 calls each year. The San Miguel CSD also has an aid agreement with the City of Paso Robles and County of San Luis Obispo, and a Mutual Aid Agreement with the California Department of Forestry and Camp Robert's Fire Department.<sup>17</sup>

### b. Police Protection

Police protection in San Miguel is provided by the San Luis Obispo County Sheriff's Department through their North County Station in Templeton. California Highway Patrol (CHP) also contributes to the protection of San Miguel by patrolling all major county and state roads. In the case of an emergency, the cities of Atascadero and Paso Robles have an agreement to send aid to San Miguel. The average response time for the San Luis Obispo County Sheriff's Department to all areas of San Miguel is 30 minutes. The North County Station's goal is to provide a 10-minute response time for high priority, life-threatening calls.

Currently, the North County Station has a shortage of police personnel, and expansion or replacement of the station is not expected in the near future. However, in the next 25 years, when the station

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<sup>15</sup> Sphere Of Influence Updates Municipal Service Reviews, [http://www.slolafco.com/SOI\\_UPdates/No\\_County\\_CSD\\_SOI.pdf](http://www.slolafco.com/SOI_UPdates/No_County_CSD_SOI.pdf)

<sup>16</sup> San Miguel Community Services District, <http://www.sanmiguelcsd.org/fire-station.html>

<sup>17</sup> Sphere Of Influence Updates Municipal Service Reviews, [http://www.slolafco.com/SOI\\_UPdates/No\\_County\\_CSD\\_SOI.pdf](http://www.slolafco.com/SOI_UPdates/No_County_CSD_SOI.pdf)

is fully staffed, more space would be needed in the locker room, in the report writing room, at the workstations, and in the parking area. The North County Station expects that this additional staff could require a major remodeling of the existing facility or construction of an additional building, but no specific plans have been determined.<sup>18</sup>

**TABLE 2-14 PUBLIC SAFETY BUILDINGS**

	<b>Existing</b>	<b>2020 Improvements</b>	<b>2035 Improvements</b>
CSD Fire	One 4,600-square-foot station	Not known	Not known
Police	None	None	Not Identified

Source: San Luis Obispo Sheriff, Correspondence with The Planning Center | DC&E, 2012.

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<sup>18</sup> Commander Ken Conway, San Luis Obispo County Sheriff Department, personal communication with The Planning Center |DC&E, March 28, 2012.

## 2. Community/Neighborhood Parks

There is one 2.2-acre community park in San Miguel. A standard for parkland is 3 acres of community/neighborhood parkland per 1,000 persons<sup>19</sup> Table 2-15 shows the required incremental park square footage for the projected population in 2020 and 2035, with the estimated costs of needed parkland.<sup>20</sup> As shown, San Miguel is lacking approximately 70 percent of its required parkland.

For planning purposes, only developed parkland that is maintained by the County or the San Miguel CSD is discussed in this section. As such, Father Reginald Park (privately maintained) and Rios Cal-edonia Adobe (a historic site) are not considered in the parkland estimates. Natural open space areas are also not considered as developed community parkland, but it should be noted that San Miguel offers natural open space that can be used as outdoor recreation. The County General Plan calls for providing natural areas and open space to its residents for recreation, conservation, and preservation purposes. Natural open space in San Miguel includes Wolf Natural Area (located south of the bridge on North River Road) and San Miguel Staging Area (future trail head for Salinas River Trail located northwest of the bridge on North River Road). School recreational facilities located at Lillian Larsen Elementary School also provide recreational resource for the community, but are not included in the parkland estimates.

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<sup>19</sup> Based on the Parks and Recreation Element of the San Luis Obispo County General Plan, 2006.

<sup>20</sup> 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 2-14 for those purposes

**TABLE 2-15 EXISTING AND REQUIRED PARKLAND AND COST ESTIMATES IN SAN MIGUEL**

Existing			2020		2035	
Exist. (Acre)	Req. (Acre)	Def. (Acre)	Req. (Acre)	Differential Deficiency from 2010 (Acre) <sup>a</sup>	Req. (Acre)	Differential Deficiency from 2020 (Acre) <sup>a</sup>
2.2	7.0	4.8	7.9	0.9	10.0	2.1
<b>Cost Estimates<sup>b</sup></b>						
\$2.3 Million			\$0.44 Million		\$1.0 Million	

<sup>a</sup> To accommodate population growth since 2010 and 2020.

<sup>b</sup> 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

According to the County's General Plan, there are currently no trails in San Miguel. As shown in Table 2-16, five 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 2-16 EXISTING AND PROPOSED TRAILS

Existing	Proposed (Completion Year Not Known)
◆ None	◆ Salinas River Trail ◆ 10th Street Trail ◆ Old Paso Trail ◆ San Miguel Downtown Loop Trail ◆ San Miguel to Juan Bautista de Anza Trail

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

#### 4. Libraries

The San Luis Obispo County Library provides library services in San Miguel. San Miguel has one 944-square-foot library, located at 254 13<sup>th</sup> Street, which is equipped with computers, books, and restrooms. The San Miguel Library's collection size is 5,570 books, with a circulation of 4,152 books per year. The annual operating cost for the year 2010-2011 was a total of \$57,823. The projected operating cost in 2020 is approximately \$92,400. Operating costs are estimated based on limited service hours, including all day Tuesdays and Wednesdays and Thursday afternoons.

Assuming 0.68 square feet of library space per capita,<sup>21</sup> Table 2-17 shows required incremental library square footage for the projected population in 2020 and 2035, with the estimated costs of needed space. Currently, the San Miguel Library does not have enough space to serve the community, lacking approximately a third of the required library space. Future space needs could be mitigated by expanded use of digital services. County Board of Supervisors policy requires a 50/50 split in costs between the community and County Library budget to fund any new or remodeled buildings.

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<sup>21</sup> Based on information provided by the San Luis Obispo County Library, 2012.

TABLE 2-17 EXISTING AND REQUIRED LIBRARY SPACE AND COST ESTIMATES IN SAN MIGUEL

Existing			2020		2035	
Exist.	Req.	Def.	Req.	Differential Deficiency from 2012	Req.	Differential Deficiency from 2020
994	1,589	595	1,795	206	2,270	475
<b>Cost Estimates*</b>						
<i>Remodeling/Expansion</i>						
\$0.1 Million			\$50,000		\$0.1 Million	
<i>New Construction</i>						
\$0.2 Million			\$77,000		\$0.2 Million	

\* 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**

San Miguel has one community hall, one senior center, and one community center. The community hall, which is 2,500 square feet in size and located at 256 13th Street, is operated and maintained by Lion's Club, but owned by the County. The approximately 5,200-square-foot San Miguel Senior Center, located at 601 12<sup>th</sup> Street, is owned and operated by the San Miguel Seniors. The community center, located in Mission San Miguel, is owned and operated by the Diocese of Monterey. No long-range plans for additional facilities are identified.

## 6. Public Services Facilities

Community Health Centers (CHC) provides primary health services to the community, in partnership with the San Luis Obispo County Public Health Department. One of the (CHC) facilities is located at 1385 Mission Street.

The closest SLO Department of Social Services (DSS) office, which offers a wide range of social services, including cash aid programs, food, and medical assistance, is located at 406 Spring Street in Paso Robles. The DSS reported that the County has no long-range plans to expand the existing facilities.<sup>22</sup>

Other public service facilities that are owned or operated by non-profit organizations or private companies are not discussed in this report.

TABLE 2-18 EXISTING PUBLIC SERVICES FACILITIES

Name	Type	Square Footage
Community Health Centers	Clinic	3,900

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

<sup>22</sup> Debbie Aiello, County of San Luis Obispo, Department of Social Services, personal Communication with The Planning Center | DC&E, March 16, 2012.

## 7. Schools

The San Miguel Joint Unified School District (SMJUSD) provides primary school services for K through 8<sup>th</sup> grade students and the Paso Robles Joint Unified School District (PRJUSD) provides school services for 9<sup>th</sup> through 12<sup>th</sup> grade students in San Miguel. The SMJUSD has two elementary schools, one of which is located in San Miguel, as shown in Figure 2-14. Almond Acres Charter Academy will also be operating on the Lillian Larsen Elementary School site.

Only 11 percent of the PRJUSD's 9-12 student population is from San Miguel. The PRJUSD expects 38 additional students by 2020 and an additional 87 students by 2035 from San Miguel, assuming a student generation factor of 0.25 per dwelling unit. The District does not expect the student population to grow beyond its capacity within the next 10 years. The PRJUSD recently underwent a major renovation of 9-12 facilities and is exploring the viability of a General Obligation Bond to complete the renovation. The PRJUSD indicated that population growth in San Miguel may create a need to consider construction of a small 9-12 campus in the northern area of the PRJUSD, but such a possibility would not occur until 2035.<sup>23</sup>

The SMJUSD does not have projected enrollments for the next 25 years. For planning purposes, this report estimates future enrollments for the SMJUSD schools by 2020 and 2035, as shown in Table 2-19. There is no long-range plan to expand its facilities due to a lack of funding. Currently, the SMJUSD has several empty classrooms and underutilized properties. Lillian Larsen Elementary School has sufficient room to serve up to 465 students, according to its 2001 enrollment data.<sup>24</sup> However, to accommodate the increasing school services demand, the SMJUSD may need to remodel the existing facilities by 2020 and 2035.

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<sup>23</sup> Ashley Lightfoot, Director of Facilities and Operations, Paso Robles Public Schools, personal communication with The Planning Center | DC&E, May 29, 2012.

<sup>24</sup> California Department of Education at <http://dq.cde.ca.gov/dataquest>, April 5, 2012.

**TABLE 2-19 SCHOOL FACILITIES AND PROJECTED ENROLLMENTS**

<b>Schools</b>	<b>Existing</b>		<b>2020 Projected Enroll.*</b>	<b>2035 Projected Enroll.*</b>
	<b>Building (SF)</b>	<b>Existing Enroll.</b>		
Lillian Larsen Elementary (K-8)	80,000	338	382	483
Cappy Culver Elementary (K-8)	Not known (Out of San Miguel URL)	212	240	303
Paso Robles High (9-12)	40 acres	2,112	2,387	3,020
<b>Total</b>		<b>550</b>	<b>622</b>	<b>787</b>

The 2020 and 2035 enrollments are projected based on the projected population growth in San Miguel.  
 Source: California Department of Education at <http://dq.cde.ca.gov/dataquest>, 2012.

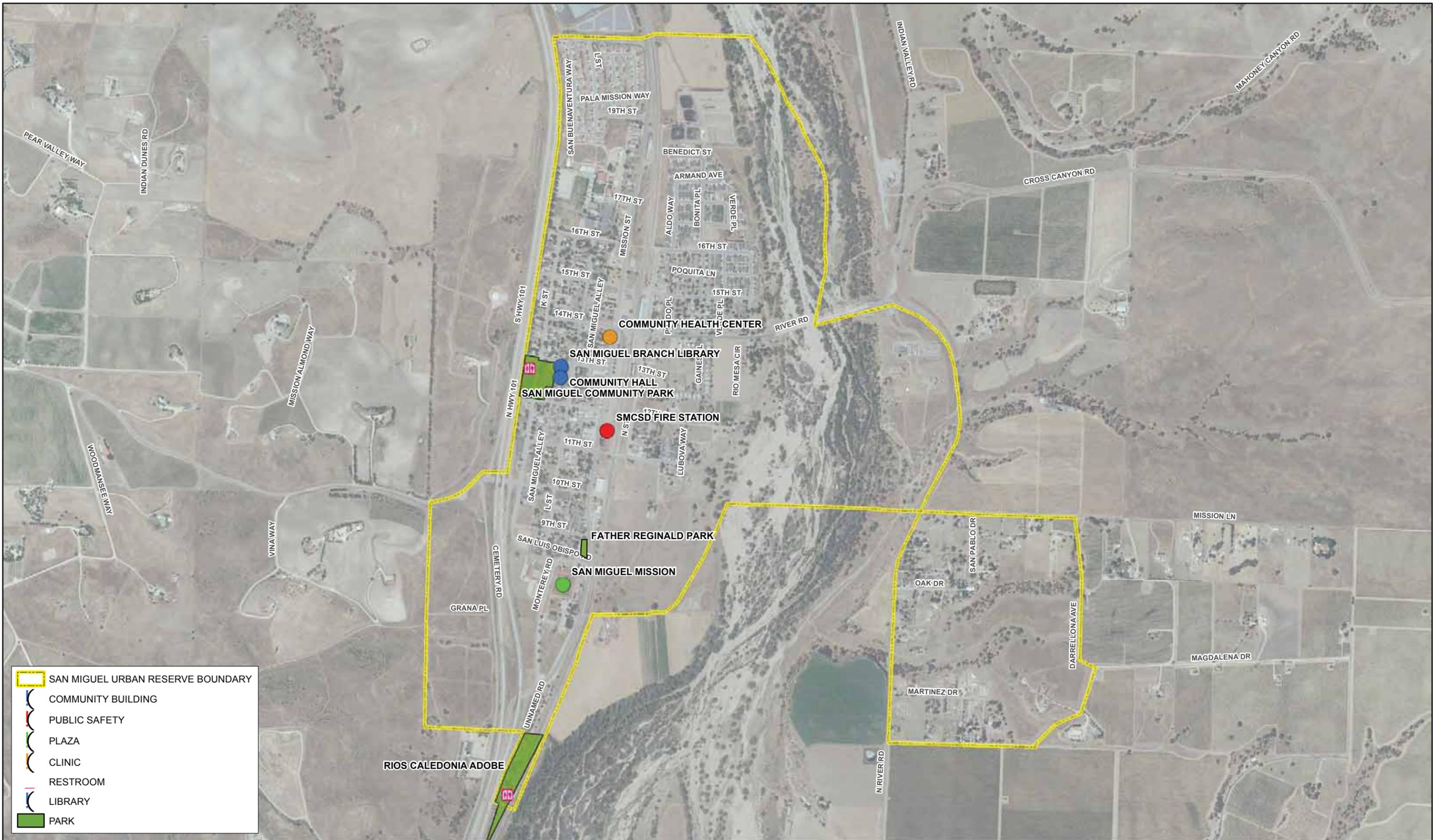


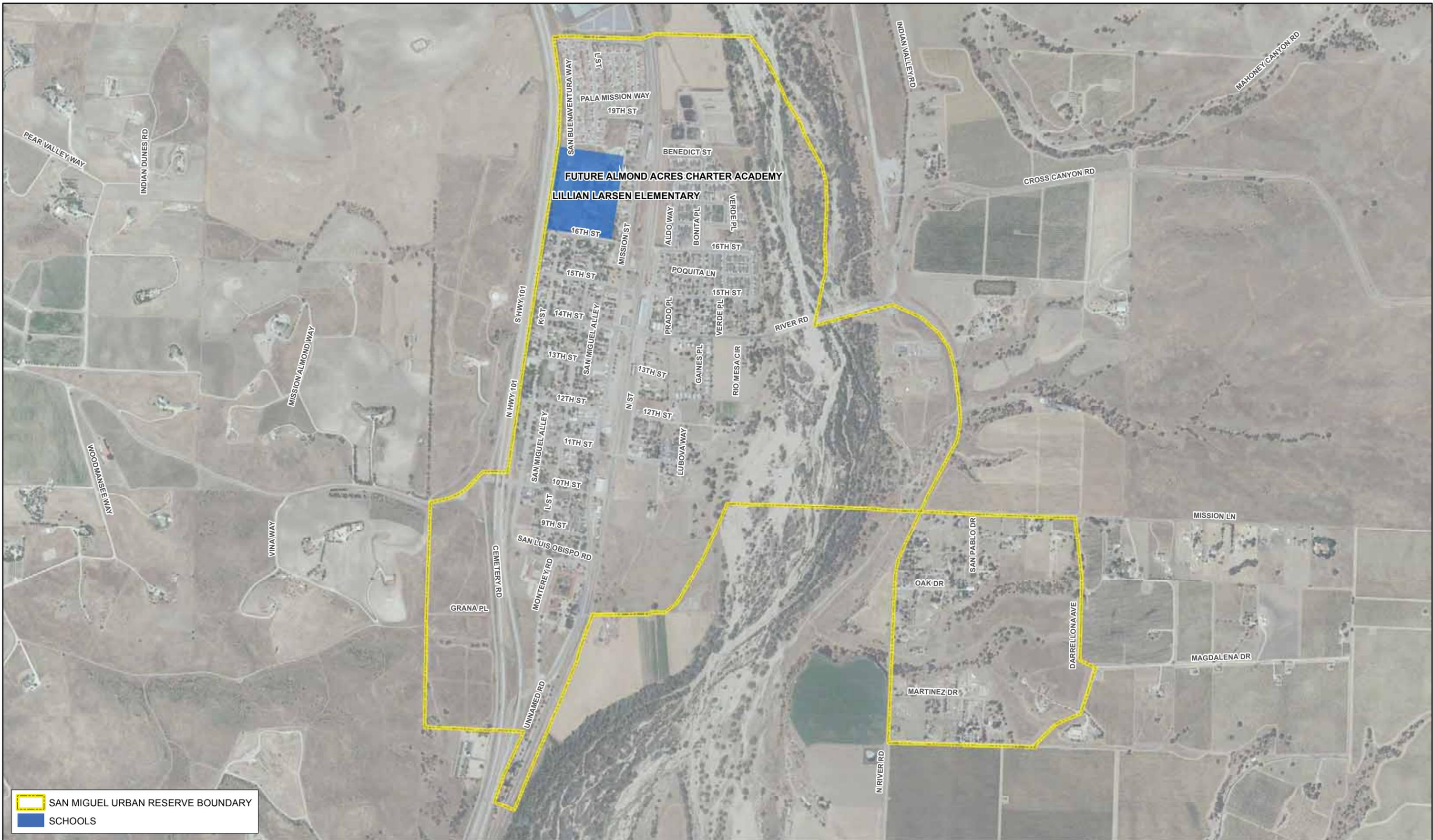
FIGURE 2-13

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

COMMUNITY OF SAN MIGUEL



1 inch:1,000 feet



**FIGURE 2-14**

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

**COMMUNITY OF SAN MIGUEL**



1 inch:1,000 feet

# CHAPTER 3 □ TEMPLETON

This chapter provides a facilities inventory for Templeton. This inventory covers utility infrastructure, transportation, and public facilities. Zoning balance discussions for each community are included in Chapter 6 of this report.

Templeton is a small community, with 6,978 residents living within the Templeton Urban Reserve Line (URL), and surrounded by rural and agricultural lands. As shown in Table 3-1, the community’s population is expected to increase by 31 percent in the next 25 years.

**TABLE 3-1 TEMPLETON POPULATION GROWTH PROJECTIONS**

	<b>EXISTING</b>	<b>2020</b>	<b>2035</b>
Population	6,978	7,739	9,128
Housing Units	2,580	2,866*	3,381*
% Increase from 2010		11%	31%

\* 2020 and 2035 housing units are calculated based on population projections, assuming 2.7 persons per dwelling unit, which was derived from 2010 Census and 2010 CalFire Address Points Survey of Dwelling Units.

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

## **AQUATIC INFRASTRUCTURE**

This section contains a facilities inventory of Templeton's utility infrastructure, which consists of systems for water supply, water distribution, wastewater, stormwater drainage, and solid waste.

**1.0 Water Supply**

The Templeton Community Services District (TCSD) provides water supply services in Templeton. Current water sources include the Atascadero Sub-basin of the Paso Robles Groundwater basin, which is currently in Level of Severity I, as well as the Nacimiento pipeline allotment, Salinas River Underflow, and recycled water from the Meadowbrook Wastewater Treatment Plant (WWTP). TCSD has eleven wells that extract ground water from the Paso Robles Groundwater basin. The location of wells and the existing water systems are shown in Figure 3-1. The current water supply meets all Safe Drinking Water Act (SDWA) standards.

According to the San Luis Obispo County Draft Master Water Plan, the future water supply will not meet the projected demand of 2,034 to 2,260 acre-feet per year (AFY) in 2022. The Water System Master Plan Update for TCSD indicates that additional wells are needed for future water supply, as listed in Table 3-2, but the location, costs, and construction timeframe of the new wells are not identified.

**TABLE 3-2 EXISTING AND FUTURE WATER SUPPLY AND DEMAND**

Existing		2022		Year 2040	
Existing Wells	Existing Demand (AFY)	Existing Supply (AFY)	Future Demand (AFY)	Future Supply (AFY)	Required Additional Wells
11 wells	1,682	1,932	2,034 to 2,260	Less than Demand	<ul style="list-style-type: none"> <li>◆ Construct one or more river wells</li> <li>◆ Construct one or more Paso Robles Groundwater Basin wells</li> <li>◆ Install backup generators on two existing wells</li> </ul>

\* The 2011 Draft Water Master Plan assumes a 10 percent water use reduction for the low end of the forecast build-out demand. The Templeton CSD projected 9,497 population at buildout (2022) within the existing CSD boundary. Source: San Luis Obispo County, Draft Master Water Plan, 2011; Templeton Community Services District, Water System Master Plan Update, 2005.

**2.0 WATER DISTRIBUTION**

The Templeton CSD provides water distribution services within the CSD boundaries. Current water storage capacity is 2.66 million gallons. Table 3-3 describes existing infrastructure and future improvements for 2020, according to the 2005 Water System Master Plan Update for TCSD. The Plan does not include the estimated costs for identified improvements or long-term improvements for the year 2035. Figures 3-1 and 3-2 illustrate the existing water distribution system and the recommended improvements. The TCSD is also in the middle of their Master Plan update, and will likely review or update their Capital Improvement Projects list.

**TABLE 3-3 EXISTING AND FUTURE WATER DISTRIBUTION**

EXISTING	2020
◆ One pressure zone	◆ Upgrading 6- to 8-inch water main lines.
◆ Four water storage tanks	◆ Upgrading supply wells
◆ 573 hydrants	◆ Constructing Bethel Road Tank
◆ 1.1 miles of 4-inch or smaller water main lines	◆ Installing new 8-inch water main lines
◆ 6.6 miles of 6-inch water main lines	◆ Installing new check valves.
◆ 21.7 miles of 8- inch water main lines	
◆ 6.1 miles of 10-inch water main lines	
◆ 9.3 miles of 12-inch water main lines	
◆ 0.5 miles of 16-inch water main lines	

Source: Templeton Community Services District, Water System Master Plan Update, 2005.

### 3.1 Wastewater

The TCSD is responsible for collecting, transporting, and treating wastewater from customers to its wastewater treatment facilities. The current capacity of the Meadowbrook Wastewater Treatment Plant (WWTP) is 600,000 gallons per day (GPD), and the average daily flow is 148,000 GPD. There are two distinct wastewater tributary areas: the Meadowbrook WWTP treats a majority of the wastewater flows from the west side of Highway 101. All of the flows from the east side of Highway 101 plus a small portion of the west side goes to the City of Paso Robles for treatment.

Table 3-4 describes existing infrastructure and planned improvements for 2022 based on the TCSD's population projection.<sup>1</sup> Figures 3-3 and 3-4 illustrate the existing and recommended wastewater collection systems. No improvement beyond 2022 is identified in the 2005 Wastewater Collection System Master Plan Update, but the TCSD is currently in the process of updating its Wastewater Collection System Master Plan to identify future improvements. Additionally, the TCSD has been examining the feasibility of treating all or a portion of its east side wastewater flows at the Meadowbrook WWTP. To achieve this, the TCSD has to complete a number of projects, including completing a California Environmental Quality Act determination, attaining permission from the State Water Resources Control Board, constructing new lift stations and force mains, and examining capacity of the Selby ponds and Salinas River impacts.<sup>2</sup>

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<sup>1</sup> In the Wastewater Collection System Master Plan Update, the population within the CSD boundaries is expected to increase up to 9,497 at buildout (2022). This is 379 more residents than the County's projection for the Templeton URL, which is 9,128 residents (2035).

<sup>2</sup> Templeton Community Services District, February 22, 2011, *Investigation of cessation of wastewater flows to Paso Robles and returning all wastewater to Meadowbrook WWTP-General Overview*, Memo from Bettina L. Mayer, PE to Jeff Hodge.

TABLE 3-4 EXISTING AND RECOMMENDED WASTEWATER SYSTEM

E	2022	
	R I	C E
◆ Two wastewater tributary areas	◆ Upgrade of West Side Lift Station	◆ \$105,000
◆ One WWTP	◆ Force Main	◆ \$672,000
◆ Two lift stations		
◆ 0.09 miles of 6-inch sewer		
◆ 8 miles of 8-inch sewer		
◆ 0.19 miles of 10-inch sewer		
◆ 0.88 miles of 12-inch sewer		

Source: Templeton Community Services District, Wastewater Collection System Master Plan Update, 2005.

#### 4. Stormwater Drainage

Templeton lacks a formal drainage system and flood control infrastructure. Tributaries of Toad Creek collect drainage from the west side of the town, and convey them under Highway 101 through densely developed residential neighborhoods between Highway 101 and Main Street. Recommended improvements are listed in Table 3-5. Future improvements for 2020 and 2035 have not yet been identified. Figures 3-5 and 3-6 illustrate the existing and future storm drainage systems.

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 3-5 are based on traditional techniques and thus does not take into account costs for LID drainage infrastructure.

TABLE 3-5 STORMWATER DRAINAGE

E		2020 - 2035	
E	F	C	P
		N	I
		Capital Improvements Projects include:	
		◆ Vegetation maintenance	
		◆ Sediment removal	
		◆ Salinas Avenue Culvert Upgrade	
		◆ Toad Creek South Branch Detention Basin	
◆ Tributaries of Toad Creek		◆ Godell Street Storm Drain Upgrade	Not identified
		◆ Unnamed Creek Detention Basin	
		◆ Toad Creek Main Branch Channel Widening at Main Street	
		◆ Main Street Culvert Upgrade	
E C		\$2.0 Million	

Source: County of San Luis Obispo, Templeton Drainage and Flood Control Study, 2011.

## 5.1 Solid Waste

Mid-State Solid Waste and Recycling provides solid waste collection services to the Templeton CSD, under a contract. The existing contract agreement between the Templeton CSD and Mid-State Solid Waste and Recycling is due to terminate on April 1, 2013, and contract negotiations to extend this contract are underway.<sup>3</sup> If extended, the contract would last for approximately 10-15 years. Mid-State Solid Waste and Recycling indicated that it will handle any growth within the current contracts but has not estimated timelines to expand its facilities.

The collected solid waste is taken to the Paso Robles Landfill and the Chicago Grade Landfill. The Paso Robles Landfill, located on Highway 46 in Paso Robles, has an estimated remaining site life of approximately 40 years. Additional site life will be extended by increased recycling along with addition of a construction and demolition (C&D) recycling facility installation in 2013. In 2011, approximately 30 percent of the solid waste (approximately 12,860 tons) received at the Paso Robles Landfill came from the unincorporated communities, including San Miguel and Templeton and approximately 65 percent of the solid waste came from the City of Paso Robles.<sup>4</sup> The Chicago Grade Landfill, located on Homestead Road in Templeton, also has enough capacity to accommodate the forecasted growth of Templeton, and does not anticipate any expansion.<sup>5</sup>

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<sup>3</sup> Renae Kohlman, Mid-State Solid Waste and Recycling, personal communication with The Planning Center | DC&E, March 27, 2012.

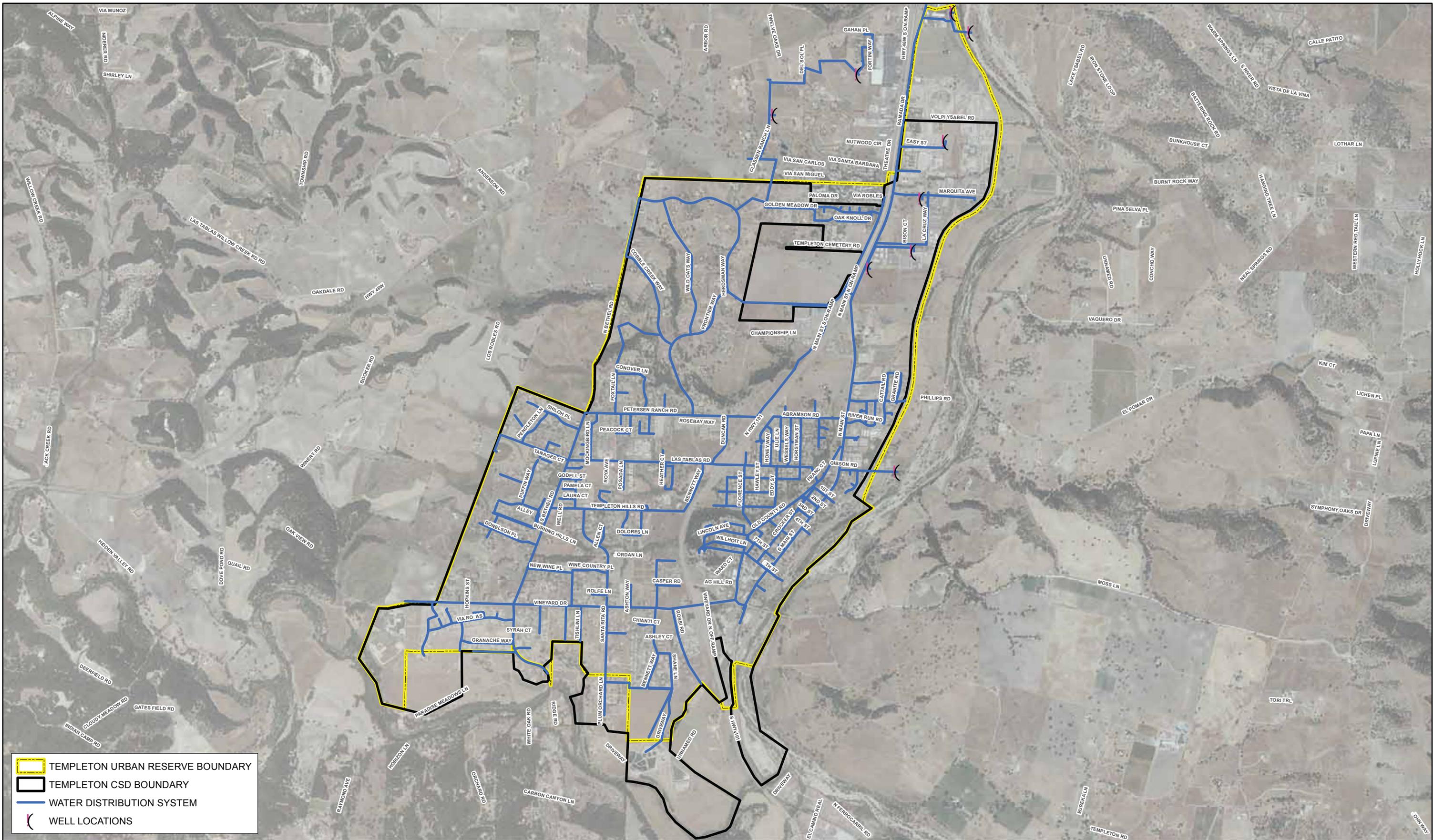
<sup>4</sup> Jim Wyse, Pacific Waste, personal communication with The Planning Center | DC&E, May 22, 2012.

<sup>5</sup> Dannette Fieguth, Chicago Grade Landfill, personal communication with The Planning Center | DC&E, March 20, 2012.

TABLE 3-6 LANDFILL CAPACITY AND CLOSURE DATES

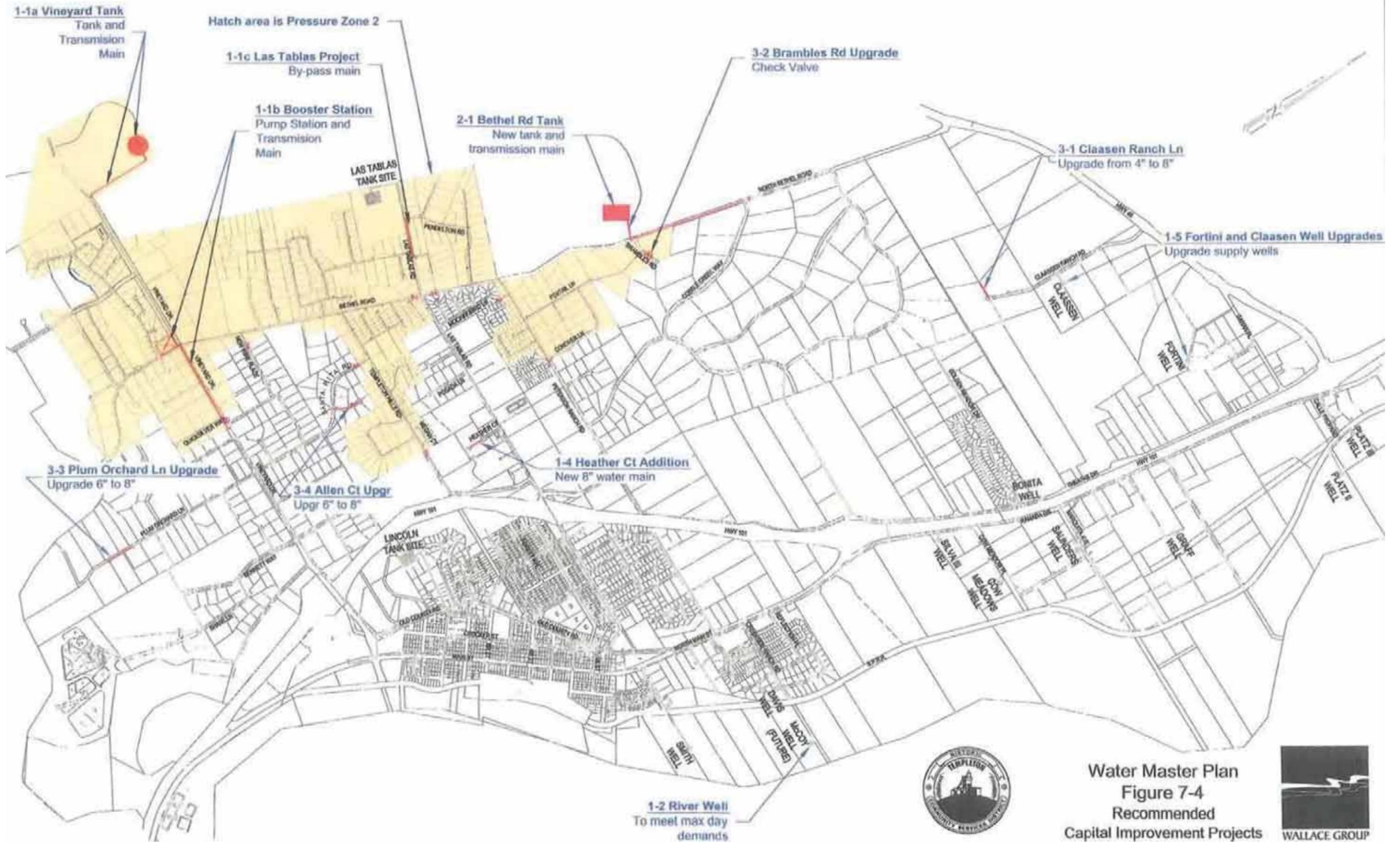
Landfill	Pacific Waste Capacity (Current Year)	Republic Capacity (Current Year)	Material Placement (Tons/Day)	Closure Date
Paso Robles	6,495,000	5,327,500	450	10/1/2051
Chicago Grade	8,950,220	8,329,699	500	12/31/2042

Source: CalRecycle; Correspondence with Pacific Waste and the Chicago Grade Landfill, 2012.



- TEMPLETON URBAN RESERVE BOUNDARY
- TEMPLETON CSD BOUNDARY
- WATER DISTRIBUTION SYSTEM
- ⊗ WELL LOCATIONS

**FIGURE 3-1**                      **COUNTY OF SAN LUIS OBISPO**  
**COMPLETE COMMUNITES SURVEY (EXISTING) - INFRASTRUCTURE**  
**WATER DISTRIBUTION**                      **COMMUNITY OF TEMPLETON**



Water Master Plan  
Figure 7-4  
Recommended  
Capital Improvement Projects



FIGURE 3-2

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

COMMUNITY OF TEMPLETON



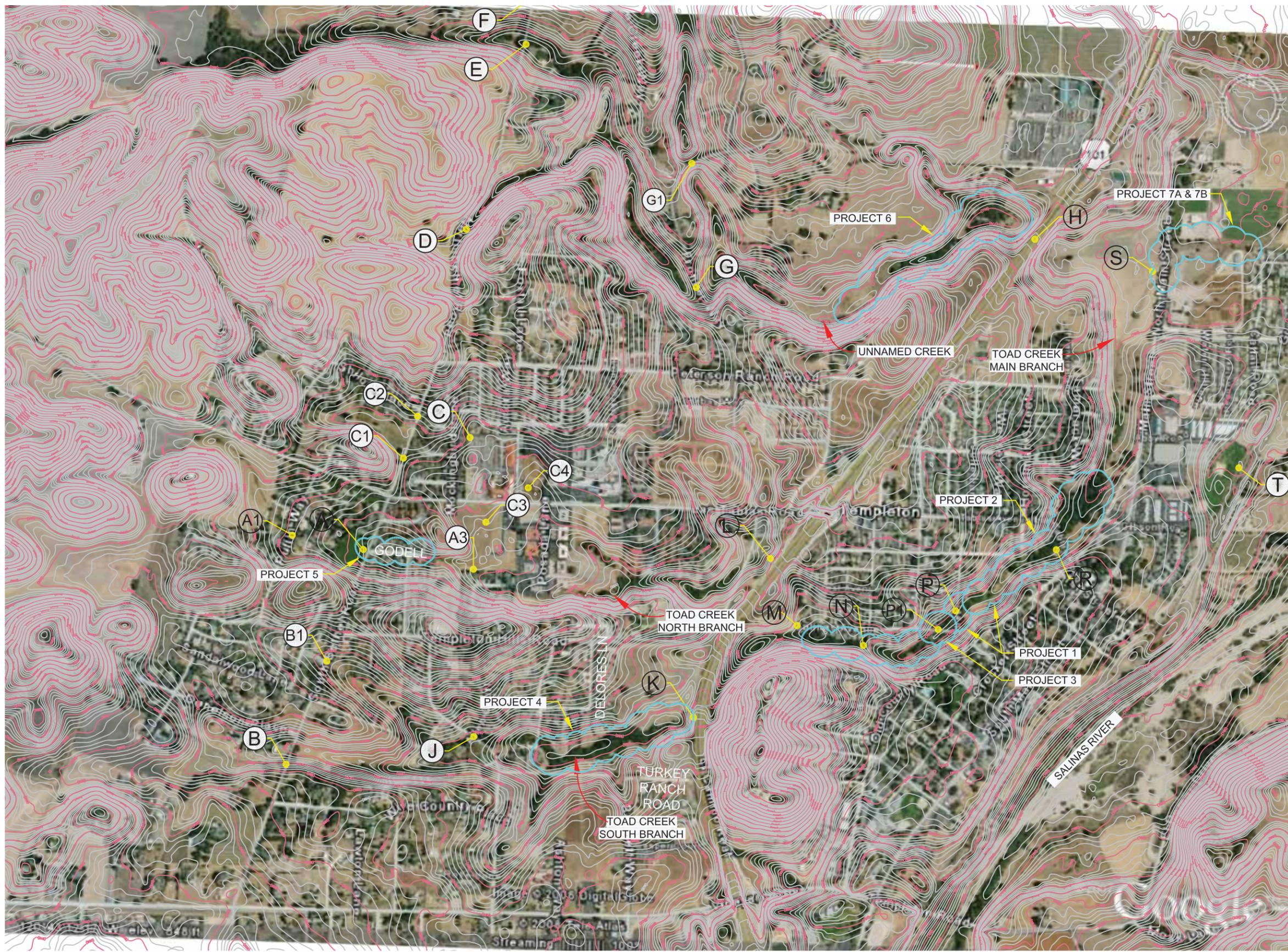


**FIGURE 3-4**

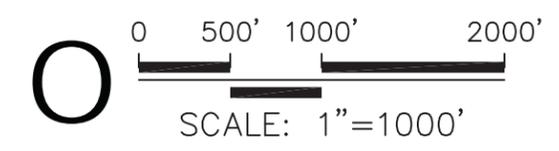
**COUNTY OF SAN LUIS OBISPO  
 COMPLETE COMMUNITIES SURVEY (FUTURE) - INFRASTRUCTURE  
 WASTEWATER COLLECTION**

**COMMUNITY OF TEMPLETON**





 Proposed Project Boundary



Source: San Luis Obispo County  
 Flood Control and Water Conservation District,  
 2011, Draft Templeton Drainage and Flood  
 Control Study.  
 \*Note: See Draft Templeton Drainage and Flood  
 Control Study for a detailed project description.

**COUNTY OF SAN LUIS OBISPO**  
**FIGURE 3-6**      **COMPLETE COMMUNITES SURVEY (FUTURE) - INFRASTRUCTURE**      **COMMUNITY OF TEMPLETON**  
**STORMWATER DRAINAGE**



**1. SUMMARY**

The County of San Luis Obispo Public Works Department is responsible for the maintenance of public roads and streets in Templeton. A total of 38.1 miles of roads connect urban areas in Templeton. Based on the San Luis Obispo County Pavement Management Plan (2009), pavement condition throughout Templeton had an average Pavement Condition Index (PCI) of 70 percent, which is within the “good roads” category.<sup>6</sup> 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 is needed to bring the road system back up to the desired level of a PCI of 70 by 2018. The estimated cost is only provided at the county-wide level, not at the community level, since funding is shared among the needs of all the unincorporated communities. The existing PCI in Templeton is shown in Table 3-7 and Figure 3-7. Further improvements beyond 2018 are not identified.

**TABLE 3-7 TEMPLETON PAVEMENT CONDITION INDEX (PCI)**

Existing (Miles)					2018 Pavement Condition	
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)	Options 1	Options 2
0.1	1.5	8.7	9.4	18.4	At current level	Up to desired level
Countywide Estimate (Countywide Road Inventory)					\$6.75 Million	\$8.86 Million

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

<sup>6</sup> PCI information was only available for County roads as part of the pavement management program. Road segments are not shown with PCI information were not included in the County's pavement management program.

**2.5.3 Highway and Street Improvements**

Eleven highway improvements and seven road improvements are identified in the 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy and the Templeton Circulation Study of the County of San Luis Obispo, as listed in Table 3-8 and illustrated in Figure 3-9. The Plan also recommends a Circulation Study by 2039 with an estimated cost of \$400,000.

**TABLE 3-8 HIGHWAY AND STREET IMPROVEMENTS**

2022		Budget 2035	
Project Description	Cost (Millions)	Project Description	Cost (Millions)
Interchange Structures: <sup>b</sup> Vineyard Drive, Main Street, Highway 46*	\$74.9	Route 101: Templeton decal. lanes*	\$7.0
Theater Drive Roadway Extension <sup>b</sup>	\$5.5	Route 101: Templeton accel. lanes*	\$10.5
Signal Installation: <sup>b</sup> Vineyard Drive at 46 West at Bethel Road at Bennett Way at Main Street at Gibson Road, Las Tablas Road at Florence Street	\$3.1	Route 101 Las Tablas I/C*	\$23.7
Left Turn Lane: <sup>b</sup> Vineyard Drive, Main Street, Ramada Drive Theater Drive	\$3.7	Main Street Interchange Improvements*	\$25.9
Ramada Dr. Widening <sup>a</sup>	\$3.3	West Templeton Frontage Road*	\$19.4
Rossi Road Realignment <sup>a</sup>	\$4.3	Bennett Way connection, (Frontage Rd)*	\$21.6
Las Tablas Road Realignment <sup>b</sup>	\$3.5	Route 101 Templeton Aux Lane Vineyard to Las Tablas*	\$8.6
Bennett Way Roadway Extension <sup>b</sup>	\$4.4	Route 101 Templeton Aux Lane Las Tablas to Main*	\$8.6

TABLE 3-8 HIGHWAY AND STREET IMPROVEMENTS CONTINUED

2022		B 2035	
I	C (M)	I	C (M)
		Route 101 Templeton Aux Lane Las Tablas to Vineyard*	\$8.6
		Route 101 Templeton Aux Lane Main to Las Tablas*	\$8.6

\* indicates highway improvements.

Source: <sup>a</sup> 2010 Regional Transportation Plan-Preliminary Sustainable Communities Strategy, 2010; <sup>b</sup> County of San Luis Obispo, Templeton Circulation Study, 2009.



**4 Transit Services**

The San Luis Obispo Regional Transit Authority (RTA) provides transit services in Templeton. Route 9 and Route 9 Express connect Templeton to California Polytechnic State University, Santa Margarita, Atascadero, Paso Robles, and San Miguel. The North County Shuttle is operated by the City of Atascadero and provides services between Atascadero, Templeton, Paso Robles, and the Cuesta College North County Campus east of Paso Robles. Templeton Dial a Ride Services are available Tuesday, Thursday, and Saturday from 8:00 am to 5:00 pm. Table 3-10 and Figure 3-10 show existing transit services provided in Templeton.

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

**TABLE 3-10 EXISTING TRANSIT SERVICES**

Service Provider	Transit Service	Stops	Amenities	Work Hours (Bridges)	Work Hours (Dial)
SLO RTA	Route 9 and Route 9 Express	2	Sign, route map, bench, trash can, shelter	4	3
City of Atascadero	North County Shuttle	2	Not identified	1	3
SLO RTA	Templeton Dial-a-Ride	No stops	No amenities	1	1

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

**5.1 Park-and-Ride Lots**

The San Luis Obispo Council of Governments (SLOCOG) oversees park-and-ride lots in Templeton. Currently, one park-and-ride lot with 66 parking spaces is located at the intersection of Las Tablas Road and Highway 101, as shown in Figure 3-10. SLOCOG indicates that by 2022 one more lot would be added on Vineyard Drive near US Highway 101. Improvements for the year 2035 have not been yet identified.

**TABLE 3-11 EXISTING AND FUTURE PARK-AND-RIDE LOTS**

Existing		2022	
Lot	Number of Spaces	Location	Cost
1	66	Vineyard Drive near US Highway 101	\$600,000

Source: San Luis Obispo Council of Governments Staff, correspondence with Rick Engineering, 2012.

## 6. Sidewalks

According to the SLOCOG's GIS data, the sidewalk system in Templeton is intermittent. Templeton has a total of approximately 30 miles of sidewalks with approximately 60 miles of sidewalk gaps, as shown in Figure 3-11. The estimated cost to fill these gaps is shown in Table 3-12. 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 3-12.<sup>7</sup>

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<sup>7</sup> 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.

**TABLE 3-12 EXISTING AND PROJECTED SIDEWALKS**

E S S (M)	A	2020		2035			
		A L U	W (F)	C (M)	C (M)		
Existing	30.1	Commercial Retail	10	2.8	\$1.83	5.2	\$3.33
		Commercial Service	6	1.2	\$0.52	2.2	\$0.95
		Office Professional	8	0.3	\$0.17	0.6	\$0.31
		Industrial	6	0.5	\$0.21	0.9	\$0.39
Gaps	60.0	Recreation	6	0.4	\$0.17	0.7	\$0.30
		Residential Multi-Family	6	1.0	\$0.45	1.9	\$0.81
		Residential Single-Family	6	6.1	\$2.64	11.1	\$4.81
		Residential Suburban	6	9.1	\$0.43	16.7	\$0.79

\* 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 S**

The County of San Luis Obispo coordinates streetscape improvement projects in Templeton. The Templeton Community Design Plan provides some initial recommendations about potential streetscape improvements in Templeton. As shown in Figure 3-13, streetscape improvements are recommended for segments of Main Street, Las Tablas Road, and a network of residential streets that connect to schools. The cost figures in Table 3-13 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. In the case of the residential streets connecting schools, the streetscape improvements below only reflect additional pedestrian lighting. New sidewalks should also be coordinated with all streetscape improvements, but these improvements and associated costs are captured in Section C.6, Sidewalks.

**TABLE 3-13 EXISTING AND PROPOSED STREETSCAPES IMPROVEMENTS IN TEMPLETON**

R I L	C E	
	2020	2035
◆ Main Street		
◆ Las Tablas Road		
◆ Old County Road	\$3.2 Million	\$5.8 Million
◆ Florence Street		
◆ Vineyard Drive		

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



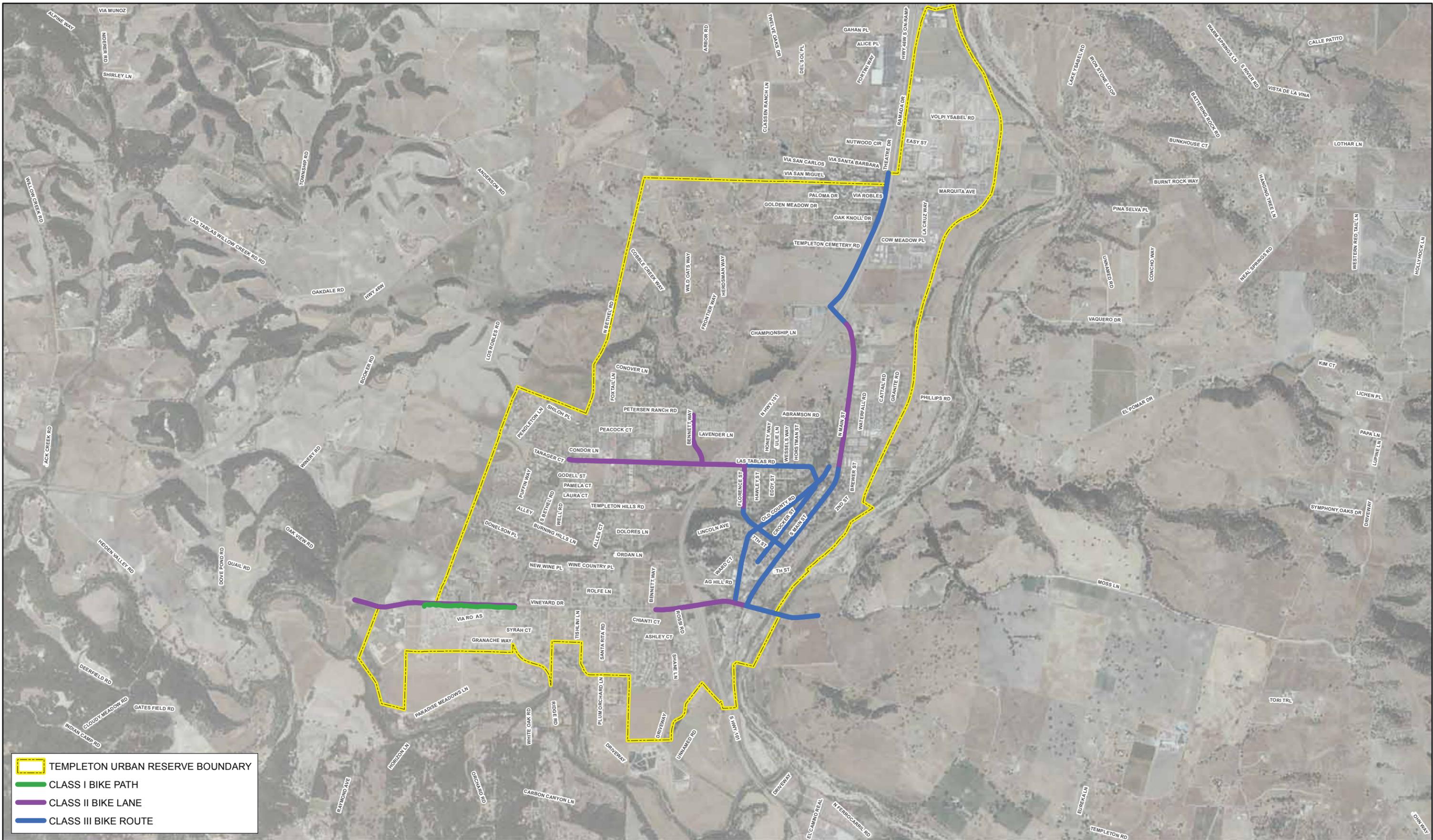


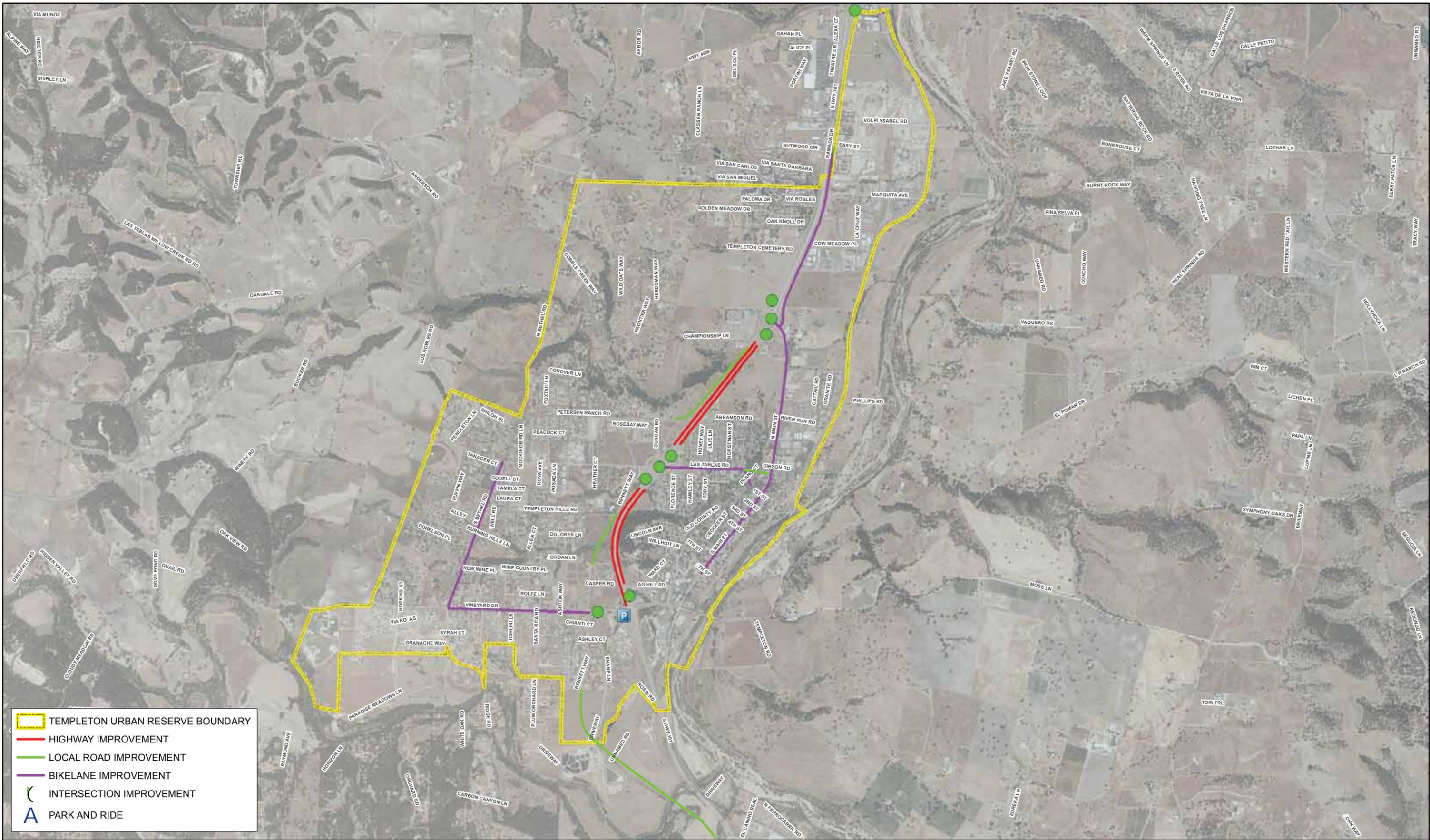
FIGURE 3-

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

COMMUNITY OF TEMPLETON



1 inch:2,400 feet



- TEMPLETON URBAN RESERVE BOUNDARY
- HIGHWAY IMPROVEMENT
- LOCAL ROAD IMPROVEMENT
- BIKELANE IMPROVEMENT
- C INTERSECTION IMPROVEMENT
- P PARK AND RIDE

**FIGURE 3-9**

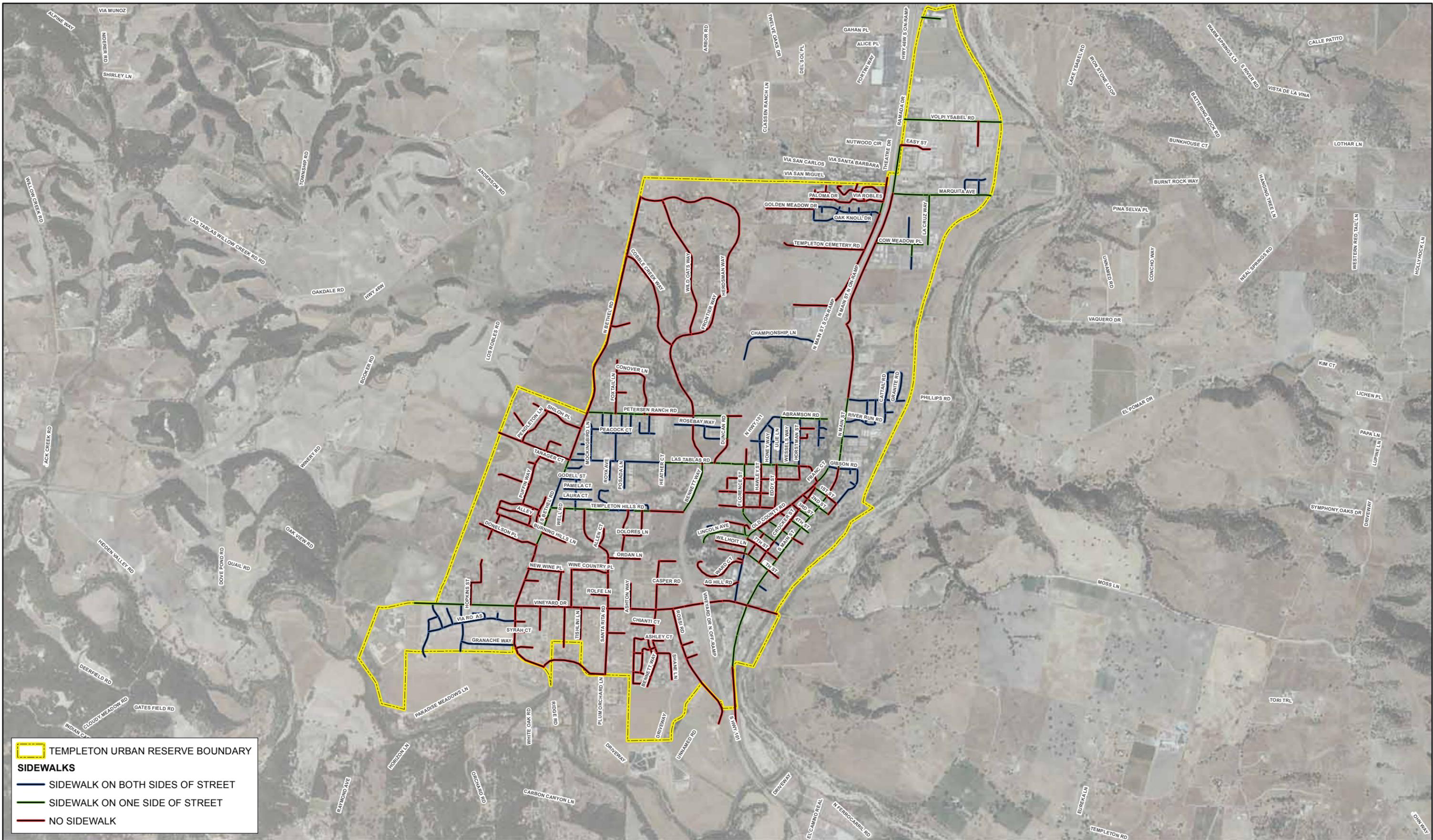
**COUNTY OF SAN LUIS OBISPO  
COMPLETE COMMUNITES SURVEY (FUTURE) - TRANSPORTATION**

**COMMUNITY OF TEMPLETON**



1 inch:2,400 feet





**FIGURE 3-11**

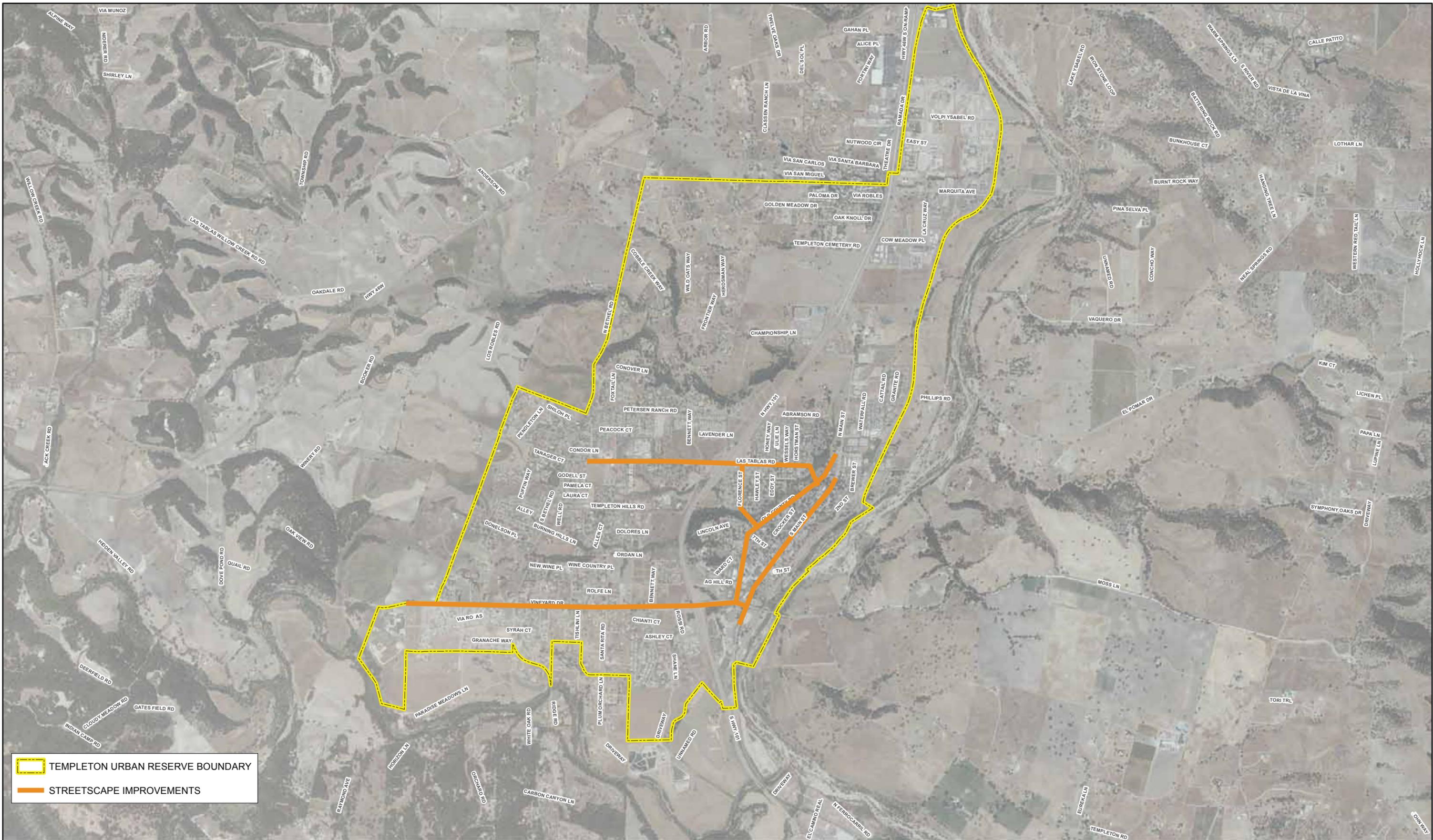
**COUNTY OF SAN LUIS OBISPO**  
**COMPLETE COMMUNITES SURVEY (EXISTING) - TRANSPORTATION**  
**SIDEWALKS**

**COMMUNITY OF TEMPLETON**



1 inch:2,400 feet





**FIGURE 3-13**

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

**COMMUNITY OF TEMPLETON**



1 inch=2,400 feet





## 1 P S

### a. Fire Protection

The Templeton Community Services District (TCSD) Volunteer Fire Department is responsible for providing fire protection and life safety services for all lands and properties within the TCSD boundaries. The CSD has automatic aid agreements with the Cities of Paso Robles and Atascadero, and mutual aid agreements with the California Department of Forestry and Fire Protection (CalFire). CalFire Station 30 is located at the northern end of Templeton. CalFire has a plan to remodel the existing 15,000 square-foot facility by 2012, and to construct a new 13,000 square-foot station north of Templeton by 2020.<sup>8</sup>

One TCSD fire station is located at 206 5th Street. The TCSD fire station employs one full-time paid Fire Chief, one half-time Assistant Fire Chief, three Captains, and 20 volunteer Firefighters, for a total of 25 employees.<sup>9</sup> In 2011, the fire department responded to 536 calls, for an average of 45 calls per month, of which 356 were medical incidents.<sup>10</sup> The TCSD fire chief expressed a need for one more station of approximately 5,000 square feet in size by 2020, but the location and cost of the new station have not been determined.<sup>11</sup>

### b. Police Protection

Police protection is provided by the San Luis Obispo County Sheriff's Department through their North County Station, located at 356 Main Street, in Templeton. The Sheriff's Department goal in the North County is to provide a 10-minute response time for high priority, life-threatening calls.

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<sup>8</sup> Steve Crawford, Battalion Chief, CalFire, personal communication with The Planning Center |DC&E, March 22, 2012.

<sup>9</sup> Sphere Of Influence Updates Municipal Service Reviews, [http://www.slolafco.com/SOI\\_Updates/No\\_County\\_CSD\\_SOI.pdf](http://www.slolafco.com/SOI_Updates/No_County_CSD_SOI.pdf).

<sup>10</sup> Templeton Community Services District [http://templetoncsd.org/cm/fire\\_department/Home.html](http://templetoncsd.org/cm/fire_department/Home.html).

<sup>11</sup> Jim Langborg, Templeton Community Services District, personal communication with The Planning Center |DC&E, March 8, 2012.

Currently, the North Station has personnel shortages, but does not expect to expand or replace the existing facilities in the near future. However, in the next 25 years, when the North County Station is fully staffed, more space would be needed in the locker room, in the report writing room, at the workstations, and in the parking area. The Sheriff’s Department expects this will require a major remodeling of the existing facility or construction of an additional building, but no specific plans have been developed.<sup>12</sup>

**TABLE 3-14 PUBLIC SAFETY BUILDINGS**

	E	2020 I	2035 I
CSD Fire	One 1,700-square-foot station	A 5,000-square-foot station	Not Identified
CalFire	One 15,000-square-foot station	A 13,000-square-foot station (out of Templeton)	Not Identified
Police	Not known	None	Not Identified

Source: California Department of Forestry and Fire Protection, San Luis Obispo County Sheriff, Templeton Community Services District Volunteer Fire Department, Correspondence with The Planning Center | DC&E, 2012.

<sup>12</sup> Commander Ken Conway, San Luis Obispo County Sheriff Department, personal communication with The Planning Center |DC&E, March 28, 2012.

## 2.2 Community/Neighborhood Parks

Templeton offers approximately 21.41 acres of parkland to the community. The parks facilities include the Templeton Park (3.5 acres), a skate park (0.22 acres), the Evers Park (3.85 acres), the Bethel Road Park (2.59 acres), the Vineyard Dog Park (2.85 acres), and the Jack Allen Sports Field (8.40 acres) at Templeton High School. The locations of the parks are illustrated in Figure 3-14

Assuming a park standard of 3 acres of community/neighborhood parkland per 1,000 residents,<sup>13</sup> Table 3-15 shows required incremental park square footage for the projected population in 2020 and 2035, with the estimated costs of needed parkland.<sup>14</sup> As shown, Templeton currently provides sufficient parkland for the community. For planning purposes, only developed parkland that is maintained by the County or the Templeton CSD is calculated and included in Table 3-15. The County General Plan calls for providing natural areas and open space to its residents for recreation, conservation, and preservation purposes. Currently, Templeton does not provide any natural open space. The County General Plan proposes a natural area along the Salinas River corridor consisting of passive recreation, resource protection, and environmental education.

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

<sup>14</sup> 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 3-15 for those purposes.

**TABLE 3-15 EXISTING AND REQUIRED PARKLAND AND COST ESTIMATES IN TEMPLETON**

E				2020	2035	
E	R	D	R	D	R	D
(A)	(A)	(A)	(A)	2010	(A)	2020
(A)	(A)	(A)	(A)	(A)	(A)	(A)
21.4	20.9	0	23.2	1.8	27.4	4.2
<b>C</b>						
\$0		\$0.86 Million		\$2.0 Million		

<sup>a</sup> To accommodate population growth since 2010 and 2020.

<sup>b</sup> Cost estimates are based on a cost of \$480,000 per acre, as estimated in the County of SLO Public Facilities Financing Plan.

Source: San Luis Obispo County General Plan; Correspondence with San Luis Obispo County Parks Department.

**3 T**

Templeton has two trails. One, the Vineyard Trail, is an approximately 1-mile-long trail located along Vineyard Drive between Bethel Road and Semmlon Lane. The second is the Wildwood open space trail, a series of connected trails totaling approximately 1 mile, located east of South Bethel Road connecting to Ironwood Place. As shown in Table 3-16, six 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 are specified here.

**TABLE 3-16 EXISTING AND PROPOSED TRAILS**

E	P (C Y N K)
◆ Vineyard Trail	◆ Creston to Templeton Trail
◆ Wildwood open space trail	◆ Jaun Bautista de Anza Historic Trail
	◆ Templeton to Whale Rock Trail
	◆ Templeton to Atascadero Connector
	◆ Salinas River Trail
	◆ TOD Creek Corridor Trail

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

#### 4.1.1.1

The San Luis Obispo County Library provides library services in Templeton. There is no existing library in Templeton. Every Saturday, a Bookmobile comes to the community, providing limited library services. The Bookmobile's collection size is 3,144 books, with a circulation of 8,253 books per year. The annual operating cost for the year 2010-2011 was a total of \$25,000 for the Bookmobile. The projected operating cost in 2020 is approximately \$163,000. The Templeton Community Library Associations is currently fundraising for a new 4,200-square-foot library to be constructed on leased space, which is owned by the Templeton School District and located across from Templeton High School near Vineyard and South Main Street. The project is a community effort that will be constructed using donated materials and services together with local volunteer labor. The site was originally zoned Residential Suburban, but was changed to Public Facilities in 2003 to facilitate the construction of the library.

Assuming 0.68 square feet of library space per capita,<sup>15</sup> Table 3-17 shows required incremental library square footage for the projected population in 2020 and 2035, with the estimated costs of needed space. Future community growth could present an opportunity for library expansion by renting available space. The County Board of Supervisors Policy requires the community to share the costs to build a new library. The community share would be 50 percent of the total cost and the other 50 percent would come from the County Library.

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<sup>15</sup> Based on information provided by the San Luis Obispo County Library, 2012.

TABLE 3-17 EXISTING AND REQUIRED LIBRARY SPACE AND COST ESTIMATES

E		2020		2035	
E	R	E	R	D	D
				2010	2020
0	4,744	4,744	5,263	519	945
<b>C</b>					
<i>Remodel/Expansion</i>					
\$1.15 Million		\$0.13 Million		\$0.23 Million	
<i>New Construction</i>					
\$1.77 Million		\$0.19 Million		\$0.35 Million	

\* 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 Public Services Facilities**

Templeton contains various health care facilities, including Community Health Centers (CHC). CHC provides primary health services to the community, in partnership with the San Luis Obispo 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 3-18 EXISTING PUBLIC SERVICES FACILITIES**

<b>N</b>	<b>T</b>	<b>S</b> <b>F</b>
Community Health Center	Clinic	2,500
Community Health Center	Clinic	2,500
Community Health Center	Clinic	2,500
Community Health Center	Clinic	2,500
Vineyard Hills Health Center	Clinic	2,500
Community Health Centers - Dental	Clinic	2,500
Coastal Wellness Medical Group	Clinic	2,500
Serenity Natural Living Center	Clinic	2,500
Herron Steven J MD	Clinic	2,500
Central Coast Ob/Gyn Inc.	Clinic	2,500

Source: Rick Engineering, 2012. Square footage of 2,500 are based on an average since all these facilities are in multi-tenant buildings.

**7 ■ S ■ ■ ■ ■ ■ ■ ■ ■**

The Templeton Unified School District (TUSD) provides school services to K through 12<sup>th</sup> grade students in Templeton. The TUSD has two elementary schools, two middle schools, one high school, and one alternative education program, as shown in Table 3-19 and Figure 3-15. Private schools are not included in this discussion.

The TUSD does not have projected enrollments for the next 25 years. For planning purposes, this report estimates future enrollments for the TUSD schools by 2020 and 2035, as shown in Table 3-19. Currently, the TUSD is preparing a full Facilities Master Plan to define future demand and required improvements. The TUSD Facilities Master Plan is expected to be adopted by the fall of 2012.<sup>16</sup>

**TABLE 3-19 TUSD FACILITIES AND ENROLLMENTS IN TEMPLETON**

S ■ ■ ■ ■ ■ ■ ■ ■	S ■ ■ ■ ■ ■ ■ ■ ■ (S ■ ■ ■ ■ ■ ■ ■ ■ F ■ ■ ■ ■ ■ ■ ■ ■)	E ■ ■ ■ ■ ■ ■ ■ ■ E ■ ■ ■ ■ ■ ■ ■ ■	2020 P ■ ■ ■ ■ ■ ■ ■ ■ E ■ ■ ■ ■ ■ ■ ■ ■	2035 P ■ ■ ■ ■ ■ ■ ■ ■ E ■ ■ ■ ■ ■ ■ ■ ■
Templeton Home (K-8)	9,000	64		
Vineyard Elementary	33,000	441	490	578
Templeton Elementary	3,700	390	433	511
Templeton High School	180,000	726	806	951
Templeton Middle School	139,000	502	557	658
Eagle Canyon Cont. High School	12,000	10	11	13
Templeton Independent Study H.S.	11,000	116	129	152
<b>T ■ ■ ■ ■ ■ ■ ■ ■</b>		2,249	2,496	2,946

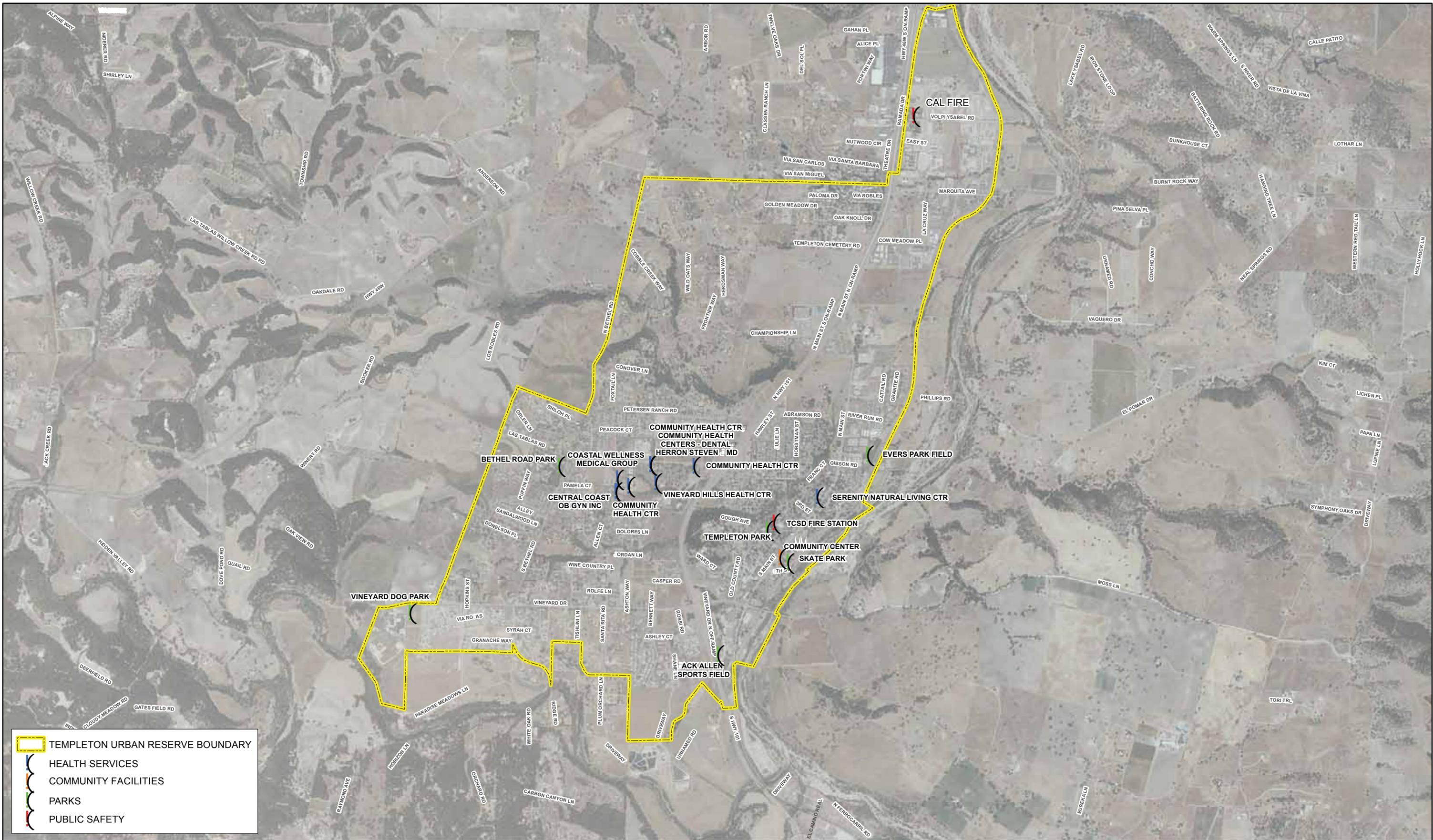
\* The 2020 and 2035 enrollments are projected based on the population growth rate in Templeton.

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

<sup>16</sup> Andrew Cherry, Templeton Unified School District, personal communication with The Planning Center | DC&E, May 23, 2012.

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TEMPLETON URBAN RESERVE BOUNDARY  
⌋ HEALTH SERVICES  
⌋ COMMUNITY FACILITIES  
⌋ PARKS  
⌋ PUBLIC SAFETY

**FIGURE 3-14**

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

**COMMUNITY OF TEMPLETON**



1 inch=2,400 feet



# CHAPTER 4 OCEANO

This chapter provides a list of facilities in the Ocean County area, the area within its Union Reserve Line (URL). This information covers vital information, transportation, and public facilities. Annual income projections for each county unit are included in Chapter 5 of this report.

Ocean County is divided into each county unit with 0,010 residents within the URL, according to the 2010 Census. The population in the Pacific Ocean to the West Atlantic in Table 4.1, this county unit population is expected to increase 20 percent in the next 20 years.

TABLE 4.1 OCEANO POPULATION PROJECTIONS

	Estimated	2020	2035
Population	0,010	0,000	0,001
Household Units	2,001	0,2000	0,0040
% Increase from 2010		10%	20%

2020 and 2035 household units are calculated based on the County population projection, based on 2010 Census data per household unit, which was derived from 2010 Census and 2010 Census Area Population Statistics of Ocean County. Source: Planning and Building Department, County of San Luis Obispo, 2011.

## AQUATIC FACILITIES

This section contains facilities inventory of aquatic infrastructure in Oceano, which consists of state parks, state recreation, state parks, state recreation, and other state

**1 WATER SUPPLY**

The Ocean Community Service District (OCSD) provides water service in Oceano. The OCSD depends on water from the local water treatment plant and the Tidewater Municipal Agency. The Ocean Community Service District Board in the State of California. An additional source of water is the local water supply. The OCSD continues to meet the water needs of the community, but the local water supply is limited. The existing facilities are shown in Table 4.2.

According to the San Luis Obispo County 2011 Draft Master Plan, the future water supply will meet the needs in 2030. No new water entitlements are identified in the Master Plan.

**TABLE 4.2 WATER SUPPLY**

Existing		2030		
Existing Facility	Existing Demand (AFY)	Existing Supply (AFY)	Future Demand (AFY)	Future Supply
♦ Tidewater				
♦ A line delineate between the City of Oceano Beach and the OCSD, which consists of a pipe connection located on the Pipe between 1st and 1st Street	0	1,000	1,200 1,410	Adequate Supply

The 2011 Draft Master Plan assumes a 10 percent water use reduction for the end of the forecast period. The OCSD projects 12,000 additional population in 2030 within the existing CSD boundaries.  
Source: San Luis Obispo County Future Community Development District, San Luis Obispo County Draft Master Plan, 2011 Ocean Community Service District, Master Plan Update, 2009



### 3 WASTEWATER SYSTEM

The OCSD is responsible for collecting, transporting, and treating wastewater from communities in Oceano. The system includes one lift station and 1 mile of sewer line. The OCSD is a member agency of the South San Luis Obispo County Sanitation District, which contains approximately 100 miles of town sewer line. Wastewater treatment is handled by the South San Luis Obispo County Sanitation District Wastewater Treatment Plant. The 2000 Wastewater Collection System Study concludes that a continued maintenance and inspection program should occur for the lifetime of the system and that an periodic replacement of main infrastructure should be required to serve the projected demand at project<sup>2</sup>. No Capital Improvement Projects are identified in the 2000 Wastewater Collection System Study, as shown in Table 4.4. Figure 4.1 illustrates the existing wastewater system in Oceano.

TABLE 4.4 WASTEWATER SYSTEM

EXISTING	FINANCIAL IMPACT
<ul style="list-style-type: none"> <li>◆ One lift station</li> <li>◆ 1 mile of sewer line</li> </ul>	<ul style="list-style-type: none"> <li>◆ Continued collection system maintenance</li> <li>◆ No Capital Improvement Projects are planned</li> </ul>

Source: Oceano Community Services District, Wastewater Collection System Study, 2000

<sup>2</sup> The 2000 Wastewater Collection System Study estimates an increase in population of up to 12,200 at project 2000 within the CSD boundaries. This is 0,200 more residents than the County projection for the Oceano URL, which is 0,001 residents 2000.



**TABLE 4 STORMWATER DRAINAGE**

E	F	C I N	2020 P	2035 I - -
		<ul style="list-style-type: none"> <li>◆ Construction of retention detention/infiltration facilities</li> <li>◆ Direction signage at Highway 1</li> <li>◆ Construction of culverts, pipe openings/inlet structures and infiltration facilities</li> <li>◆ Arroyo Stone Creek Levee Protection</li> <li>◆ San Bernardino Renton Meadows Creek Levee Flood Mitigation</li> </ul>		Not identified

**E** 14.0 Million retention fund: 100,000

Source: County of San Luis Obispo, Office of Transportation Planning and Construction, Project State of California Department of State Resources Grant Agreement No. 4-00004-0, 2009; County of San Luis Obispo Ocean County Unit Drainage and Floodplain Study, 2011.

## 5. SOUTH WOODS

The OCSD has an Agreement with South County Sanitation Service to collect, store, and transport this in, and recycle from the residence and business in the District. The Agreement is for 10 years and expires in 2020. Currently, South County Sanitation Service uses 24,401 residential curbside and 10 trucks and 2,142 cubic yards of curbside and 10 trucks. Based on the current service pattern,<sup>4</sup> South County Sanitation Service would need one additional truck to serve the increasing residential curbside in Oceano in 2010. South County Sanitation Service indicates that the existing fleet of 10 trucks would be adequate to serve the growth and that the growth would be handled by increasing additional equipment depending on how much the growth is in the area.

The collected solid waste is taken to the Coast Canyon Landfill, which is owned and operated by Connection, Inc., the parent company of South County Sanitation Service. South County Sanitation Service reports that approximately 4,000 tons of solid waste is collected and disposed from Oceano annually.

The existing permitted capacity of the Coast Canyon Landfill is 100,000 tons in 2010. An environmental impact report (EIR) is underway for the Coast Canyon Landfill to obtain a Conditional Use Permit (CUP) for an indefinite extension that would increase capacity to 40 years of capacity. The Coast Canyon Landfill reports that the forecasted growth of Niobrara in Oceano

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<sup>3</sup> Tom Martin, South County Sanitation Service. Personal communication with The Planning Center/DCOE, March 2, 2012.

<sup>4</sup> Approximately 201 residential curbside and 10 trucks are 10th year old (this includes the trucks with 11-12 years old).

<sup>5</sup> 2004 residential curbside in 2000 and 2,001 residential curbside in 2010. 2004 residential curbside trucks are 2000 and 2002 models. Assume that a truck will be replaced 40 hours of use, 20 hours of use per day of 1 truck per day.

<sup>6</sup> Tom Martin, South County Sanitation Service. Personal communication with The Planning Center/DCOE, March 2, 2012.

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not necessarily in condition appropriate to its facilities  
and that it is recommended in its continuing evaluation.

**TABLE 4 LANDFILL CAPACITY AND CLOSURE DATE**

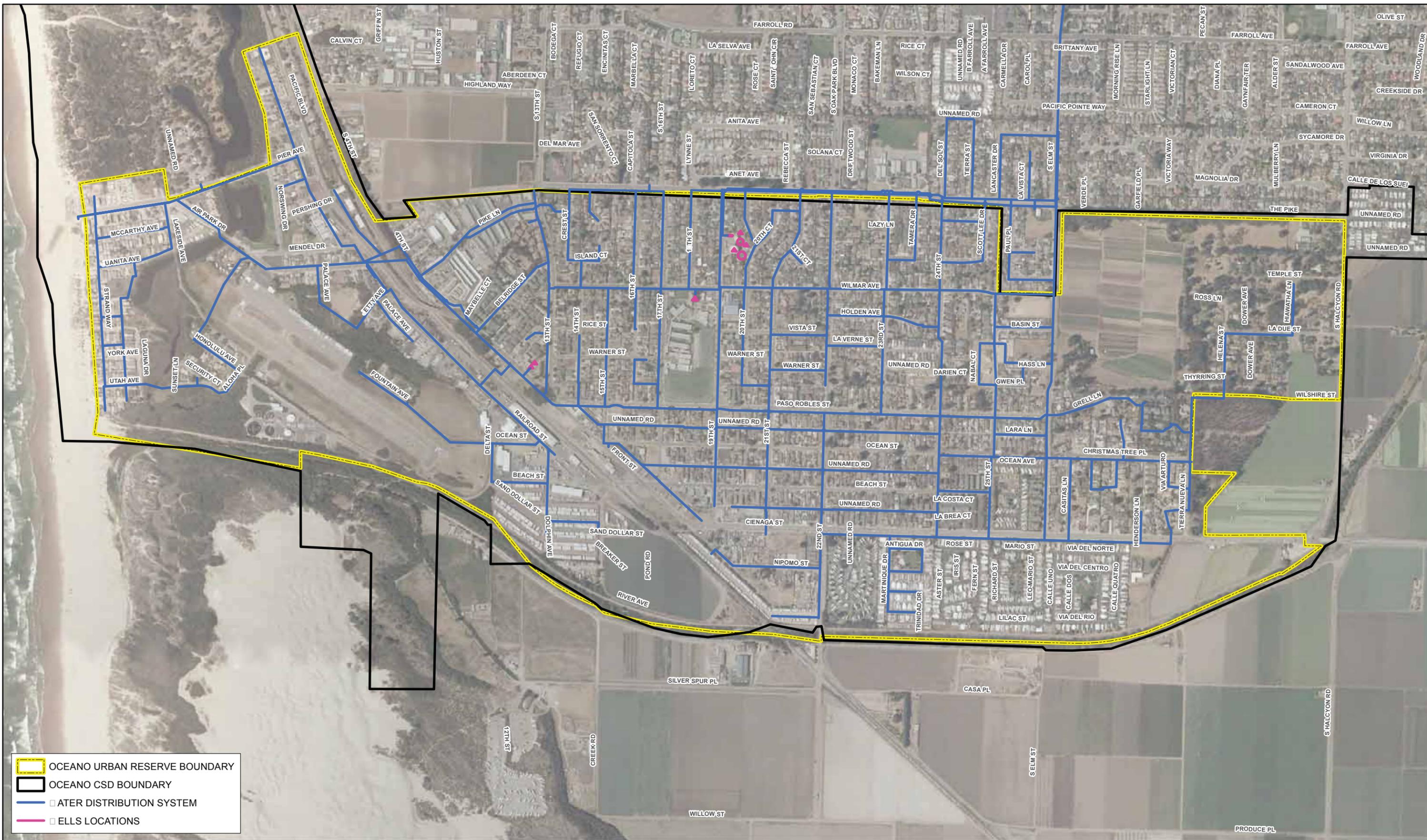
Location	Proposed Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)	Months of Processing (Tons/Day)	Closure Date
County Center	10,000,000	1,000,000	1,200	2011 (if CUP is not in effect)

Source: County Records Conference with the County Center Landfill, 2012

<sup>1</sup> LCB Board, Site Management Committee Center Landfill Permitting Process Meeting with The Planning Center/DCE, March 1, 2012

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- OCEANO URBAN RESERVE BOUNDARY
- OCEANO CSD BOUNDARY
- WATER DISTRIBUTION SYSTEM
- WELLS LOCATIONS

**FIGURE 4-1**

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

**COMMUNITY OF OCEANO**



1 inch = 100 feet

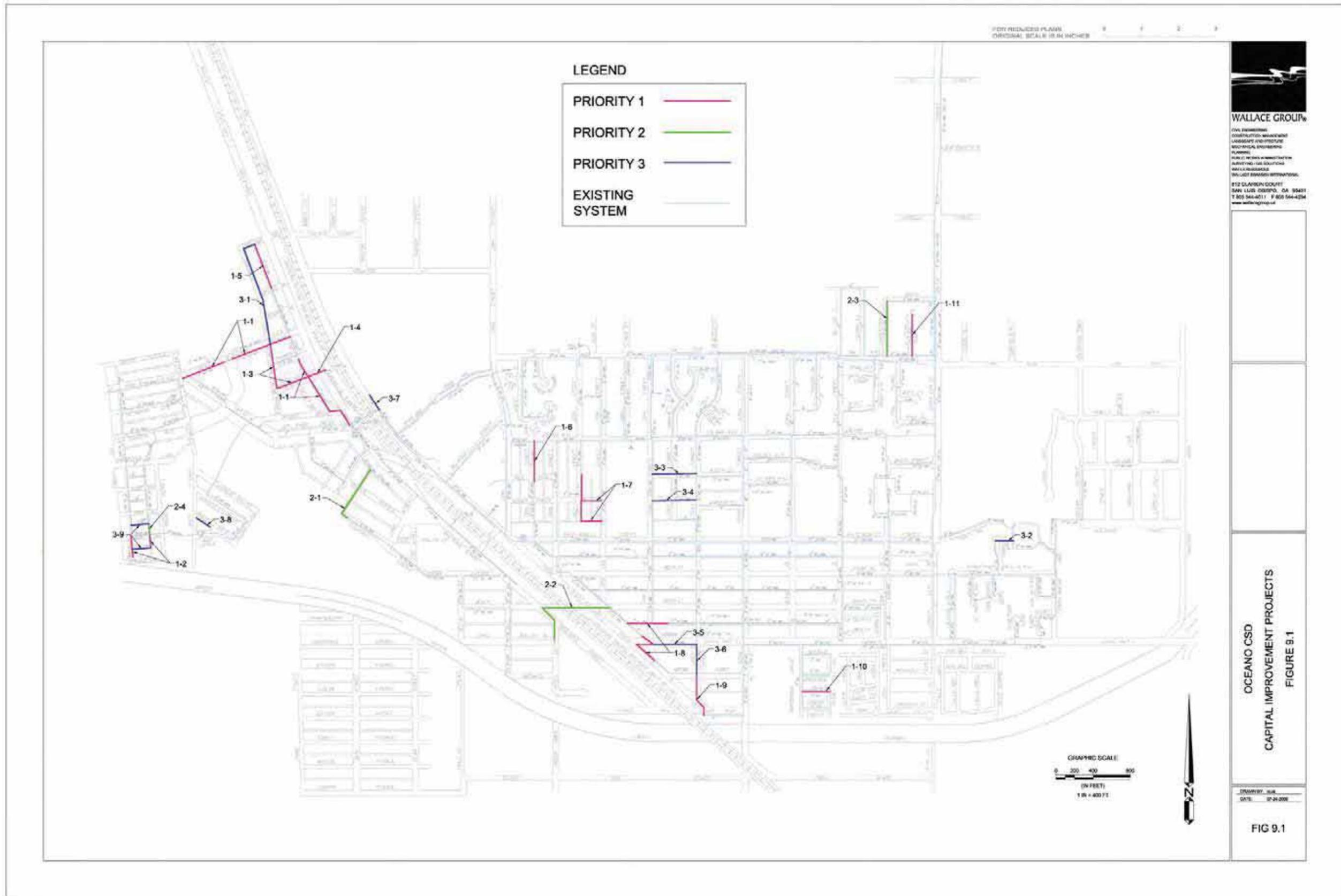
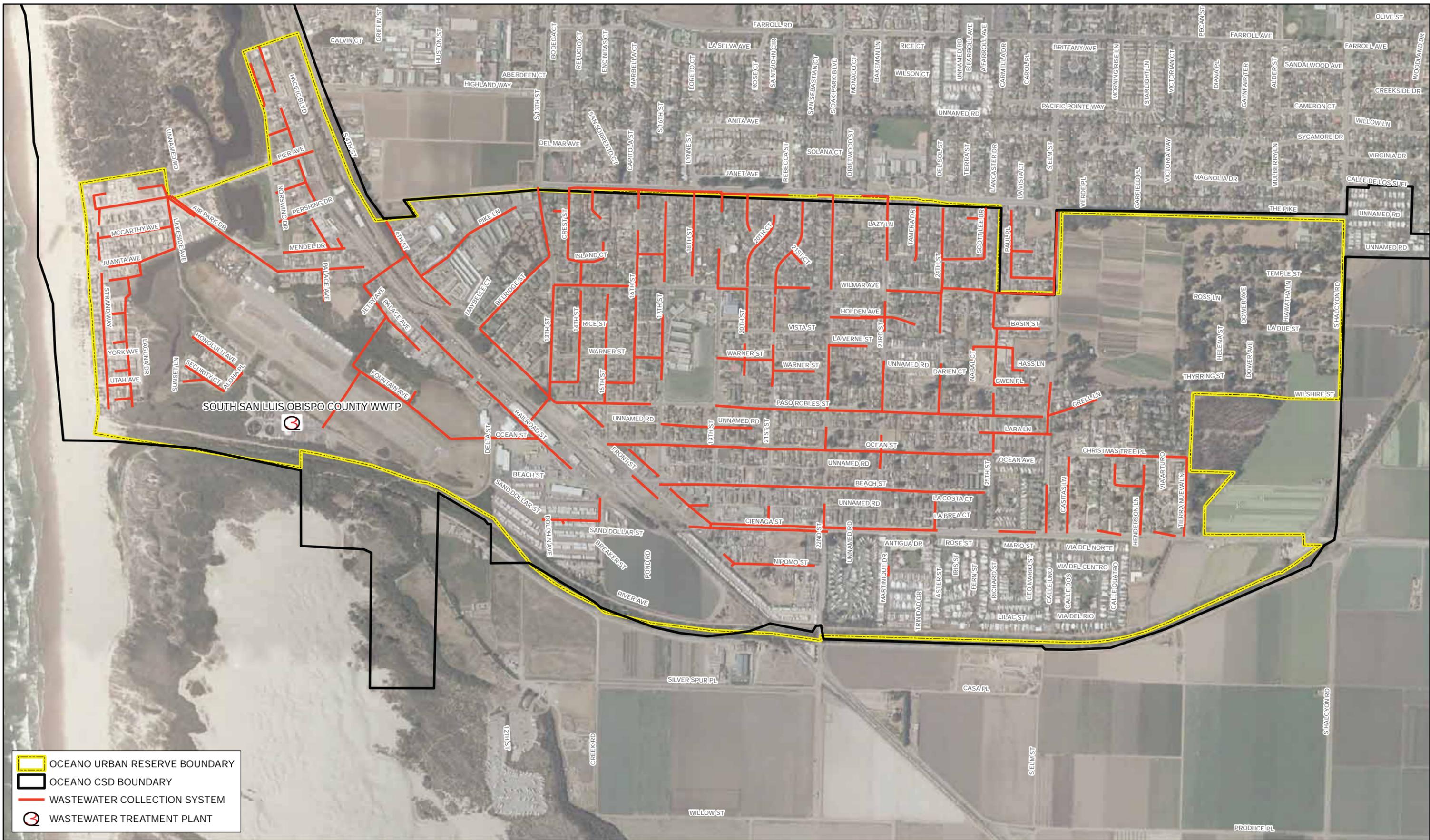


FIGURE 4-2

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

COMMUNITY OF OCEANO



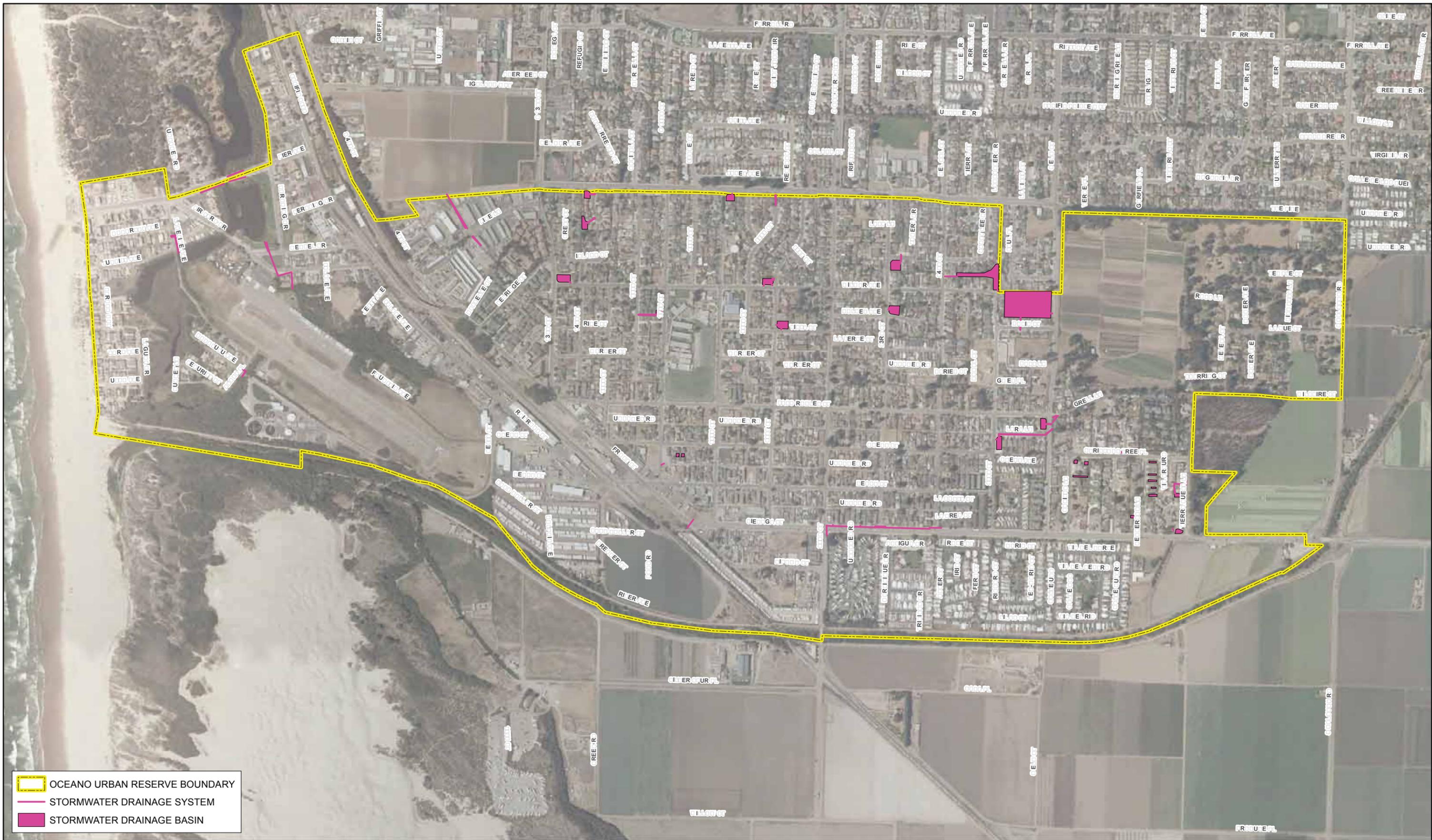
**FIGURE 4-3**

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

COMMUNITY OF OCEANO



1 inch = 800 feet



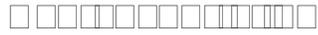
**FIGURE 4-4**

U O F O O U I O O I O O O  
 O O O O E E O O O U I E O O U R E O E O O O G - I F R O O R U O O U R E  
 O O O R O O O E R O R I O O G E

O O O O U I O O O F O O E O O O







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.

ROADS AND STREETS

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.<sup>8</sup> 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 Pavement Condition Index by Road Type

Road Type					Estimated Annual Cost	
County Road	State Road	Federal Road	Gravel Road	Other Road	At current level (PCI of 65)	Up to desired level (PCI of 70)
Number of Miles	Million	Million				
0.09	2.7	4.0	9.0	2.3	\$6.75	\$8.86
					Million	Million

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

<sup>8</sup> 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.

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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** Existing Bikeway Inventory

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 Bikeway Inventory**

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

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

**4.0** **Public Transportation**

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 Public Transportation**

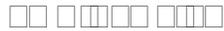
Public Transportation Facility	Number of Routes	Facility Description	Number of Buses	Number of Drivers
Routes 22, 23, and 24	7	Route Map, Bench, Trash Can	1	1

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

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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.



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.<sup>9</sup> 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.<sup>10</sup>

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<sup>9</sup> The sidewalk status represents the length of sidewalk segments, not the length of streets.

<sup>10</sup> 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.

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TABLE 4-10 Existing Street Inventory

Existing	18.8	Facility Type	Count	Width (ft)	Cost (\$/ft)	Total Cost (\$)	
						Linear	Area
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.

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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 **E**□□□□**G** □□□ □**R**□□□□**E** □□**REE**□□□□□**E**  
□□□**R**□□**E**□**E**□□□□ □□□**E**□□□□

R□□□□ □ □□□□□ □□□□□□ □□□□□	□□□□ <b>E</b> □□□□ □□□□□□ □□□□□□	□□□□	□□ <b>3</b> □
◆ 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.

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OCEANO

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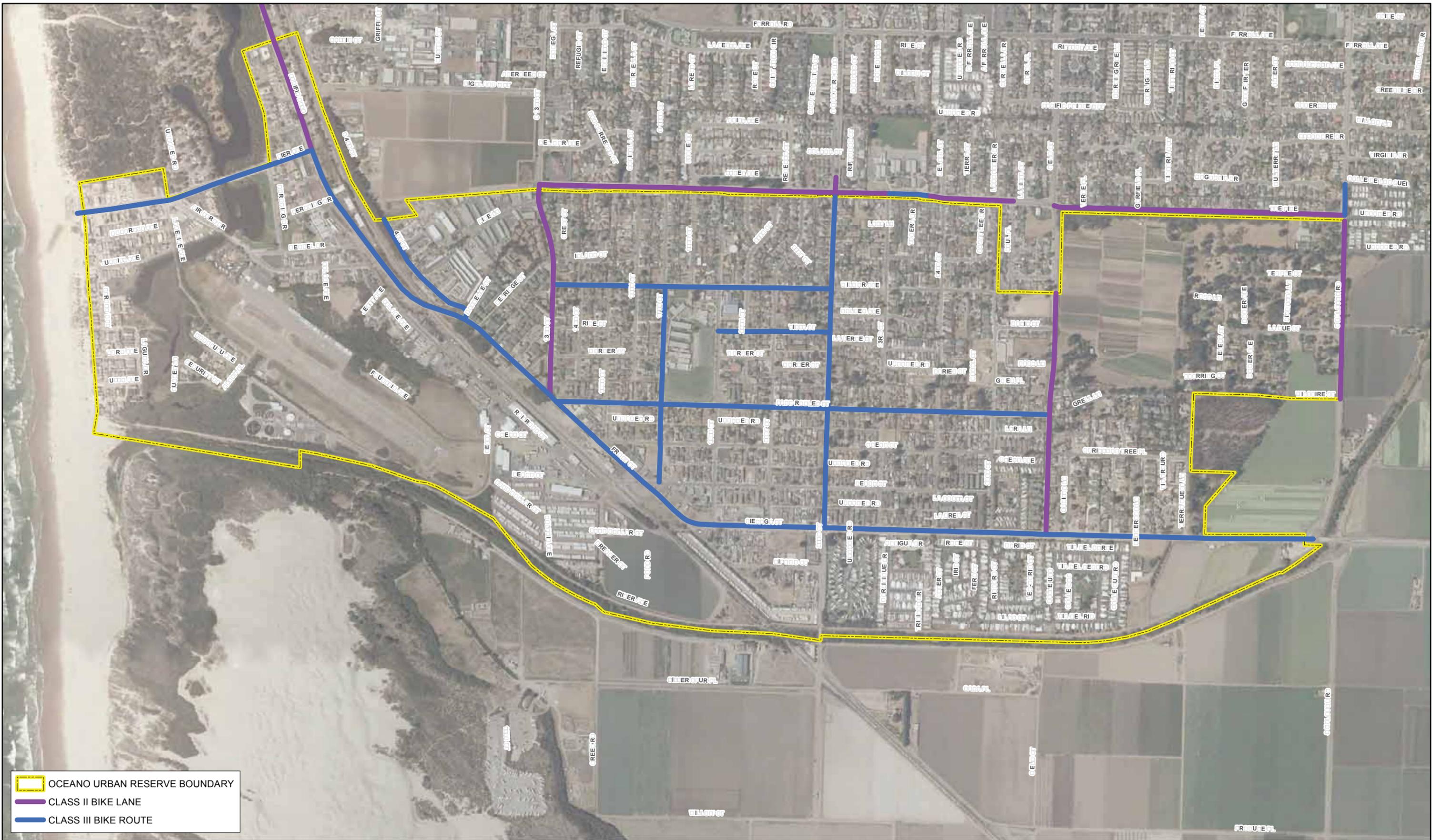


FIGURE 4-

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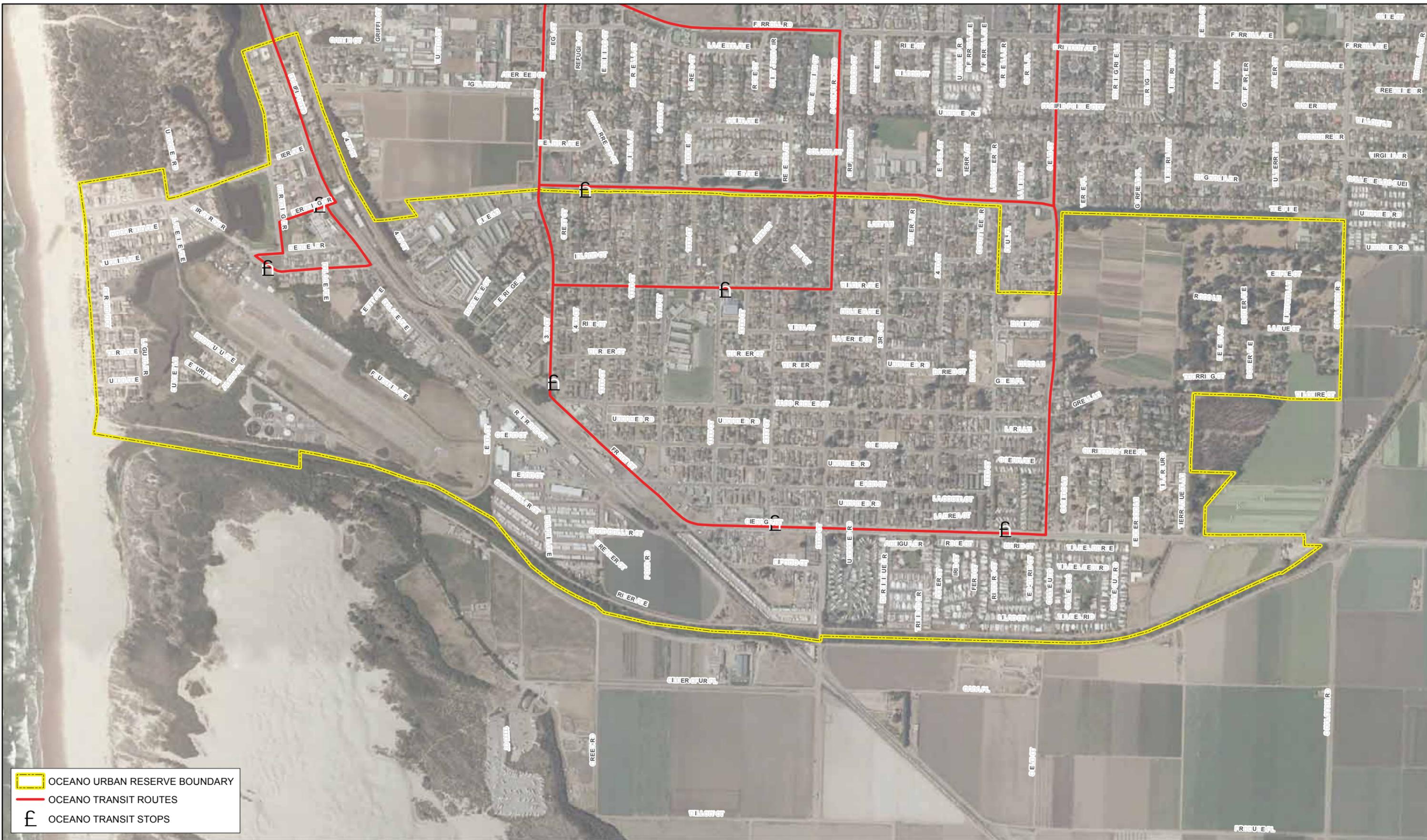


FIGURE 4-□

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1 inch=800 feet

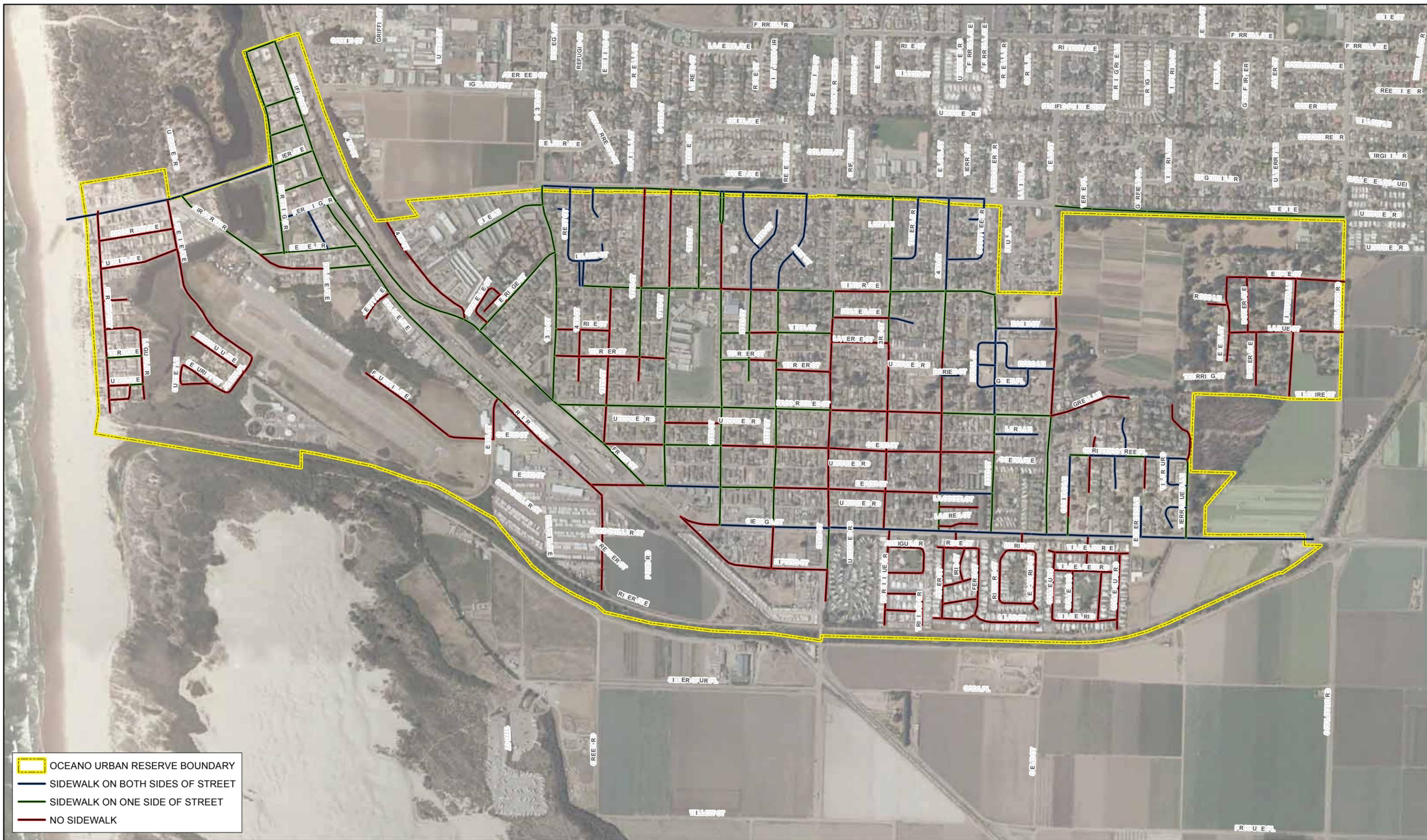


FIGURE 4-□□

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1 inch:800 feet



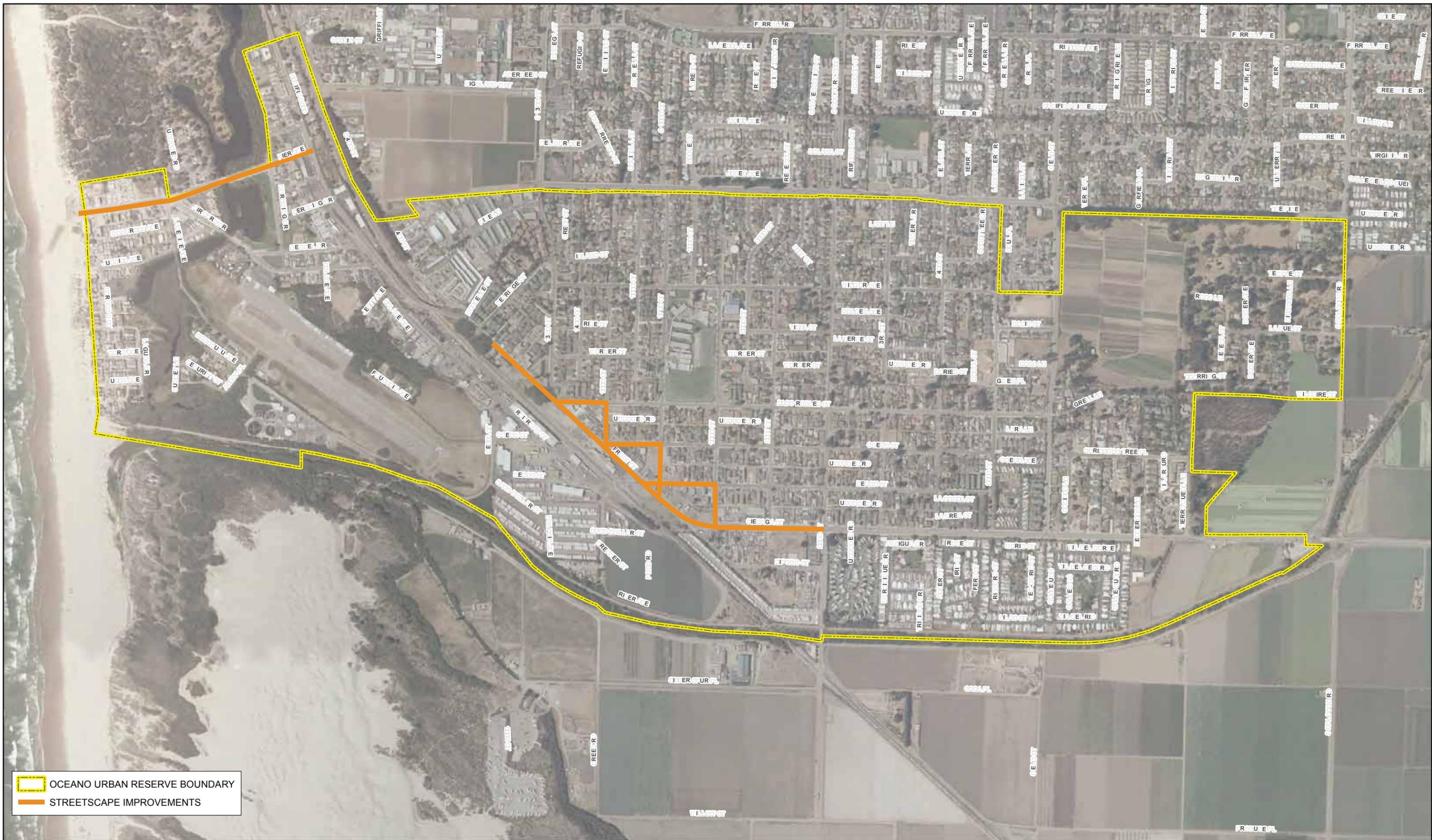


FIGURE 4-11

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1 inch=800 feet



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.



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.<sup>11</sup>

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,<sup>12</sup> 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.

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

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

TABLE 4-12 **UNIFORM FIRE ENGINEERING**

	<b>ENGINEERING</b>	<b>ENGINEERING</b>	<b>ENGINEERING</b>
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.

COMMUNITY 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,<sup>13</sup> Table 4-13 shows required incremental park square footage for the projected population in 2020 and 2035, with the estimated costs of needed parkland.<sup>14</sup> 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.

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

<sup>14</sup> 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 **Elementary School Requirements for 2030**  
**Elementary School Requirements**

Elementary School			Middle School		High School	
Elementary	Elementary	Elementary	Middle	Middle	High	High
1.6	21.3	19.7	23.4	2.1	27.0	3.6
<b>Elementary School Requirements</b>			<b>Middle School</b>		<b>High School</b>	
\$9.5			\$1.0		\$1.7	

<sup>a</sup> To accommodate population growth since 2010 and 2020.  
<sup>b</sup> 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.

4.1.1.1

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. ELEMENTS OF THE PARKS AND RECREATION ELEMENT

Element	Location
None	<ul style="list-style-type: none"> <li>◆ California Coastal Trail</li> <li>◆ Arroyo Grande Creek Trail</li> </ul>

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



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,<sup>15</sup> 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.

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<sup>15</sup> Based on information provided by the San Luis Obispo County Library, 2012.

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TABLE 4-15 **E** **G** **R** **E** **U** **I** **R** **E** **E**  
**E**

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<b>E</b>	<b>R</b>	<b>E</b>	<b>R</b>	<b>F</b>	<b>R</b>	<b>F</b>
1,400	4,833	3,433	5,303	470	6,121	817
<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.

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Currently, Oceano has one community center, located at 1425 19<sup>th</sup> 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.<sup>16</sup>

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

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 Unpermitted Facilities

Facility Name	Facility Type	Area (sq ft)
Oceano Senior Center	Senior Center	3,800
Community Health Center	Clinic	13,000

Source: Rick Engineering, 2012.



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FIGURE 4-3

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U I F E



FIGURE 4-4

U F UI I  
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U I F E



1 inch=800 feet

# San Luis Obispo County General Plan 2015-2035

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** San Luis Obispo County Urban Reserve Line Communities

	2010	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.

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.



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).<sup>1</sup> 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 II<sup>2</sup> 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 III<sup>3</sup> 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

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<sup>1</sup> [http://www.slolafco.com/SOI\\_Updates/Z\\_NCSD\\_SOI-MSR\\_JULY-2010.pdf](http://www.slolafco.com/SOI_Updates/Z_NCSD_SOI-MSR_JULY-2010.pdf).

<sup>2</sup> 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.

<sup>3</sup> 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 User and Demand

	Existing	2030			Future Demand
		Existing	Existing	Future	
	Existing	Existing	Existing	Future	Future
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.



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.<sup>4</sup>

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.<sup>5</sup> Figures 5-1 illustrates the existing water distribution system and Figure 5-2 illustrates the recommended improvements.

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<sup>4</sup> Sphere of Influence Updates Municipal Service Reviews, [http://www.slolafco.com/SOI\\_Updates/Z\\_NCSD\\_SOI-MSR\\_JULY-2010.pdf](http://www.slolafco.com/SOI_Updates/Z_NCSD_SOI-MSR_JULY-2010.pdf).

<sup>5</sup> 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 UTILITIES

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

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



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TABLE 5-4 Existing Future Water Services

Agency	Existing	Future	2013	
			Estimated Cost	Estimated Cost
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
	◆ 11 lift stations			\$6,10
County of San Luis Obispo	Galaxy Mobile Home Park: ◆ 3.1 miles of sewer pipe ◆ one lift station		Not Identified	Not Identified

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





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.<sup>7</sup> Based on the current service pattern,<sup>8</sup> South County Sanitary Service would need two additional trucks<sup>9</sup> 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.<sup>10</sup>

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

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

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

<sup>9</sup>  $1,538$  ( $6,576$  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.

<sup>10</sup> 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.<sup>11</sup>

**TABLE 5-6** **Facilities Inventory** **Facility Name**

Facility Name	Estimated Construction Cost (\$)	Estimated Operating Cost (\$)	Estimated Annual Operating Cost (\$)	Estimated Useful Life (Years)
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.

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

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