

## 6 Public Services

### 6.1 Introduction

The DRSP is served by several public services including schools, police and fire/emergency/ambulance service protection, solid waste disposal, recycling, green waste, postal service, and library services as discussed in more detail below.

### 6.2 Schools

Public education for the DRSP will be provided by Lucia Mar Unified School District (LMUSD), which includes elementary, middle, comprehensive high school, continuation high school, and adult education. The DRSP falls in the boundary area for the Lange Elementary School, Mesa Middle School, Central Coast New Tech High School, and Nipomo High School.



*Nipomo High School outdoor common green and courtyard.*

It is anticipated that the DRSP would increase demand for public school services at existing LMUSD facilities. Published LMUSD enrollment rates for 2017-18 combined with the District's Facilities Master Plan (2014) portrays existing capacity for Lange Elementary at 85%, Mesa Middle School at 88%, and Nipomo High School at 91%, as shown in Table 6.1 below.

*Table 6.1: Existing LMUSD School Capacity (2023-2024)*

<i>School</i>	<i>2017/18 Student Enrollments<sup>1</sup></i>	<i>2021/22 Student Projections<sup>2</sup></i>	<i>Planned Capacity<sup>2</sup></i>	<i>Current Available Capacity</i>
Lange Elementary	585	608	687	102
Mesa Middle	545	535	618	73
Nipomo High	970	1,172	1,071	101
<i>Sources:</i> <sup>1</sup> 2018 School Plans for Student Achievement <sup>2</sup> 2015/2016 LMUSD FM				

Table 6.2 identifies the anticipated number of school-age children generated by the DRSP and is based on the California Statewide Average Student Generation Rates.

*Table 6.2: Student Generation by DRSP*

Grade Level	Generation Rates	Homes/Units	Additional Students
Elementary (K-6)	0.5 <sup>1</sup>	<del>1,242</del> 1,370	<del>685</del> 621
Middle (7-8)	0.2 <sup>1</sup>	<del>1,242</del> 1,370	<del>274</del> 248
High (9-12)	0.2 <sup>1</sup>	<del>1,242</del> 1,370	<del>274</del> 249
Total (K-12):			1, <del>233</del> 118
Notes:			
<sup>1</sup> Statewide Average Generation Rates.			

New students will be added to the existing LMUSD system over the build-out of the DRSP, which will occur over several phases for a period of several years. These phases are shown in sequence below; however, they are not intended to occur in any particular sequence, as discussed further in Section 5.8. Table 6.3 below portrays the anticipated number of new students generated by phases of development, as noted in Chapter 5, Figure 5-6: Proposed Conceptual Phasing.

*Table 6.3: Anticipated Student Generation Rate by DRSP Phasing*

Phase <sup>1</sup>	Elementary (K-6)	Middle (7-8)	High (9-12)	Total Student Generation
Phase 1 (NBDs 1, 2, 3, 5 <del>and 10A</del> )	<del>347</del> 287	<del>139</del> 114	<del>139</del> 114	<del>625</del> 515
Phase 2 (NBDs 7, 8, 9)	<del>208</del> 203	<del>83</del> 81	<del>84</del> 81	<del>375</del> 365
Phase 3 (NBDs 4, 6 and 10 <del>B</del> )	<del>129</del> 132	<del>53</del> 52	<del>52</del> 53	<del>233</del> 238
Total:				1, <del>233</del> 118
Notes:				
<sup>1</sup> This sequence is for illustrative purposes only. Implementation may not occur in this sequence.				

As mandated by State law, developer impact fees will be paid to LMUSD as the DRSP area is built out over time to accommodate the anticipated increase in demand for public school facilities.

## 6.3 Police

Police services for the DRSP will be provided by the County of San Luis Obispo and will be based out of the San Luis Obispo County Sheriff Department offices located at 1681 Front Street in Oceano; the California Highway Patrol also assists in area calls for service. The Sheriff's Department divides the County into three areas – North Station, Coast Station, and South Station. Each of these is large in geographic area and may lead to delays in response times. Under the County's FY 2017-18 to 2021-2022 Infrastructure and Facilities Capital Improvement Plan, a new 6,000 square foot South County Substation is to be constructed in the Nipomo area to provide more timely service to the community.

Developer impact fees will be paid to the County Sheriff's Department to accommodate new demand for police services as the DRSP area is built out over time.



*Public services, including police and fire stations.*

#### 6.4 Fire and Emergency Services

The San Luis Obispo County Fire Department and the California Department of Forestry and Fire Protection (CDF) will provide fire protection services to the DRSP area. Development will be primarily served by Fire Station No. 20, located off of North Oakglen Avenue at 450 Pioneer Avenue in Nipomo, approximately one-half mile away from the southern edge of the DRSP area. The Department also deploys resources from other nearby stations and personnel, such as Fire Station No. 22 located at 2391 Willow Road in Arroyo Grande, to maintain adequate response times. The County's FY 2017-18 to 2021-2022 Infrastructure and Facilities Capital Improvement Plan identifies that a new property in the West Nipomo area will be acquired to develop a new fire station to serve the community. It is anticipated that the County's current levels of fire services are sufficient to serve the DRSP area.



*Fire truck and engines.*

The San Luis Obispo County Fire Department and the CDF provide emergency paramedic services from both Fire Station No. 20 and No. 22. These stations have designated Medic Engines, which are staffed by a Fire Captain and a Fire Apparatus Engineer, which maintains a licensed paramedic on staff. However, the County also contracts with San Luis Ambulance to provide paramedic services throughout the County. Ambulances are dispatched via radio through the San Luis Obispo County's Sheriff Dispatch Center and respond to emergency, non-emergency, and Critical Care Transport calls. San Luis Ambulance maintains a location in Nipomo, located at 720 South

Frontage Road, with response times to the project site generally just over 5 minutes. Each ambulance is staffed with a minimum of one Paramedic and one Emergency Medical Technician.

Developer impact fees will be paid to the County Fire Department and CDF to accommodate new demand for fire as the DRSP area is built out over time. The applicant has offered to donate an improved 2-acre fire station site at the northwest intersection corner of Collector A and Cherokee Place, which will include street frontage improvements on Collector A and utilities stubbed to serve the site.

## 6.5 Solid Waste, Recycling, and Green Waste

Solid waste, recycling, and green waste generated by the new development will be serviced by the South County Sanitary Services. The solid waste, recycling, and green waste will be disposed of at the Cold Canyon Landfill. Based on current disposal rates, this facility has a capacity to accept solid waste until at least the year 2040. South County Sanitary Services has reviewed the conceptual plans and will provide solid waste, recycling, and green waste pick-up service to the DRSP area.

## 6.6 Postal Service

Postal Service for the DRSP area will be provided by the United States Postal Service (USPS) from their location at 706 West Tefft Street. The location of and type of mailbox required for each land use within the DRSP will be based upon and adhere to requirements outlined in the USPS National Delivery Planning Standards: A Guide for Builders and Developers and the Delivery Growth Management Program. Below is a discussion of the mailbox locations envisioned for each area within the DRSP, each of which will be ultimately approved by the USPS prior to construction.

For each single-family residential neighborhood and commercial within the DRSP area, a centralized delivery location will be provided. The specific location and equipment type will adhere to the USPS requirements for both USPS and customers related to access, locks, safety, accessibility, placement, and specific Americans with Disabilities Act (ADA) requirements. In specifically considering the single-family residential neighborhoods, the centralized delivery locations will be within the individual neighborhood parks.



*Examples of mailbox enclosures for individual residences and multifamily neighborhoods.*



For each multi-family residential community within the DRSP area, a centralized mailbox location, whether internal or external, will be provided for each of the multi-family residential communities. The centralized mailbox equipment will be approved by USPS and will meet the minimum 1:10 parcel locker/mailbox requirement. If located exterior to a building, a canopy will be provided to provide protection from weather and provide adequate nighttime lighting, per USPS requirements.

## 6.7 Library

Library services for the DRSP area will be provided by the existing Nipomo Library, located at 918 West Tefft Street in Nipomo. The library features a wide variety of book titles such as children, adult fiction and non-fiction, teen collection, and audiobooks as well as DVD's and music. Twelve computers, free public WIFI internet access, and a public meeting room are also provided for use by the public.

Developer impact fees will be paid to the County Public Library to accommodate new demand for library facilities as the DRSP area is built out over time.



*Example of library computer desk stations.*

## 6.8 General Government Services

Since the property lies within the unincorporated area of the County of San Luis Obispo, the DRSP area will be serviced by the County's government services, which includes, but is not limited to: administration, planning, voting, courts, environmental/public health, public works, etc.

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