Nipomo Community Plan Update

Community Workshop #4

- *Introduction*
- *Community Engagement*
- *Partner Updates*
- *Public Works & Parks and Rec.*
- *Public Review Draft*
- *Q & A*

Background

Nipomo Community Plan Update

Update Start
Spring 2025

1a
1b
2

Fueling Up with Community Input

May 2025	1a.	**The Gather 'Round** - Community Workshop #1
May 2025	1b.	**Online Community Survey**
July 2025	2.	**Funding the Journey** - Community Workshop #2
Oct. 2025	3.	**Forging the Path** - Community Workshop #3
Sep. 2026	4.	**The Final Round Up** - Community Workshop #4

Update Community Vision
Spring - Summer 2025

3

4

Community Plan Public Review
Fall 2026

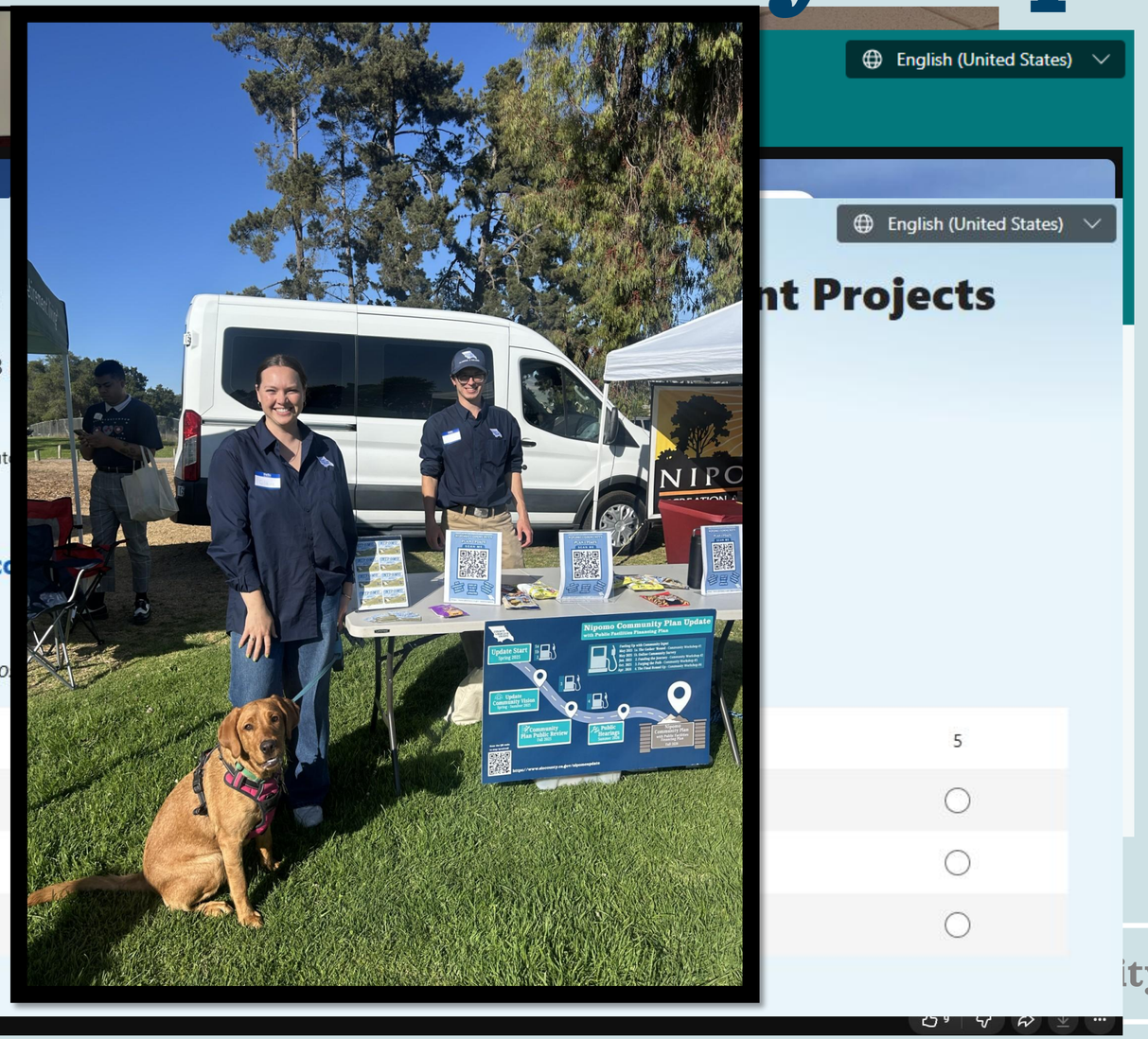
Public Hearings
Early 2027

Updated Nipomo Community Plan
Spring 2027

Scan the QR code to stay involved!

https://www.slocounty.ca.gov/nipomoupdate

Valuable Community Input



Four Categories of Community Needs

- Community Services
- Pedestrian Connectivity
- Travel Choices
- Traffic Flow

Community Projects Currently Underway

NIPOMO
COMMUNITY INVESTMENTS

NIPOMO SHERIFF SUBSTATION



A new station for the Sheriff's Office complete with offices, evidence storage, locker rooms, armory, secured parking, and a community meeting room.

JIM MILLER PARK



A new neighborhood park with a small playground, gazebo, gathering space, veterans memorial, and more in the heart of Olde Towne Nipomo.

NIPOMO COMMUNITY PARK PERIMETER TRAIL – PHASE 1



A new multi-use trail along the Osage Street corridor to improve safety for students and families and begin building the park's perimeter trail.

NIPOMO

101

N

Nipomo Sheriff Substation

- $14.4 million project approved in April
- Benefits include faster response times, improved public safety presence, & a community meeting room
- Breaking ground Spring 2027
- Operational by end of 2028



Jim Miller Park

- $1M secured by our State Senator/Pro Tem Monique Limón
- Community project led by Olde Towne Nipomo Association
- May feature gazebo, veterans memorial, small playground, and gathering space
- Full buildout will require community support

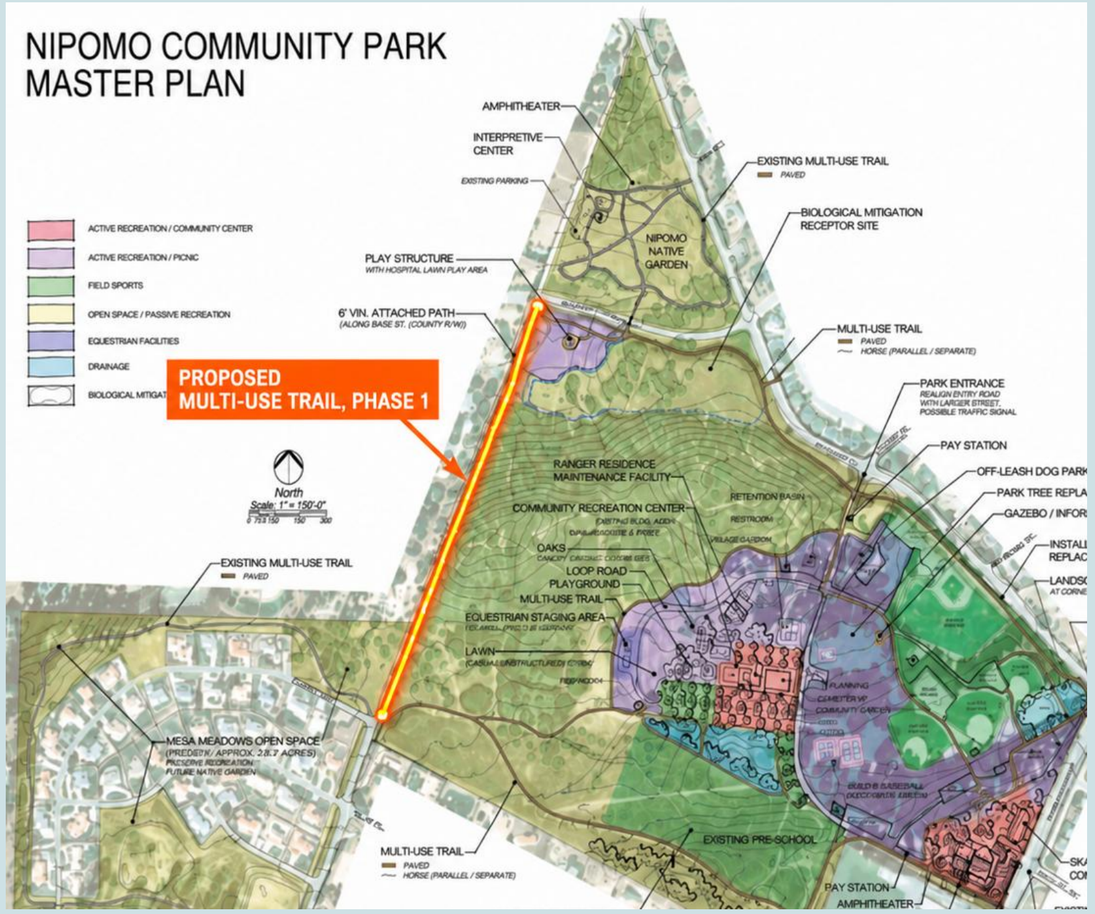


COUNTY OF SAN LUIS OBISPO

Projects Underway

Nipomo Park Perimeter Trail Phase 1

- $800k secured by State Senator Limón
- 2012 Nipomo Community Park Master Plan included multi-use perimeter trail proposal
- First phase may focus on Osage Street between Charro Way and Camino Caballo
- Osage St segment could serve as a SRTS for Dorthea Lange & Dana elementary schools
- Full perimeter trail buildout will require additional funding



COUNTY OF SAN LUIS OBISPO

Projects Underway

Project Updates from Key Community Partners

Partner Updates

Margo Byrne
President & CEO
Channel Islands YMCA

Partner Updates

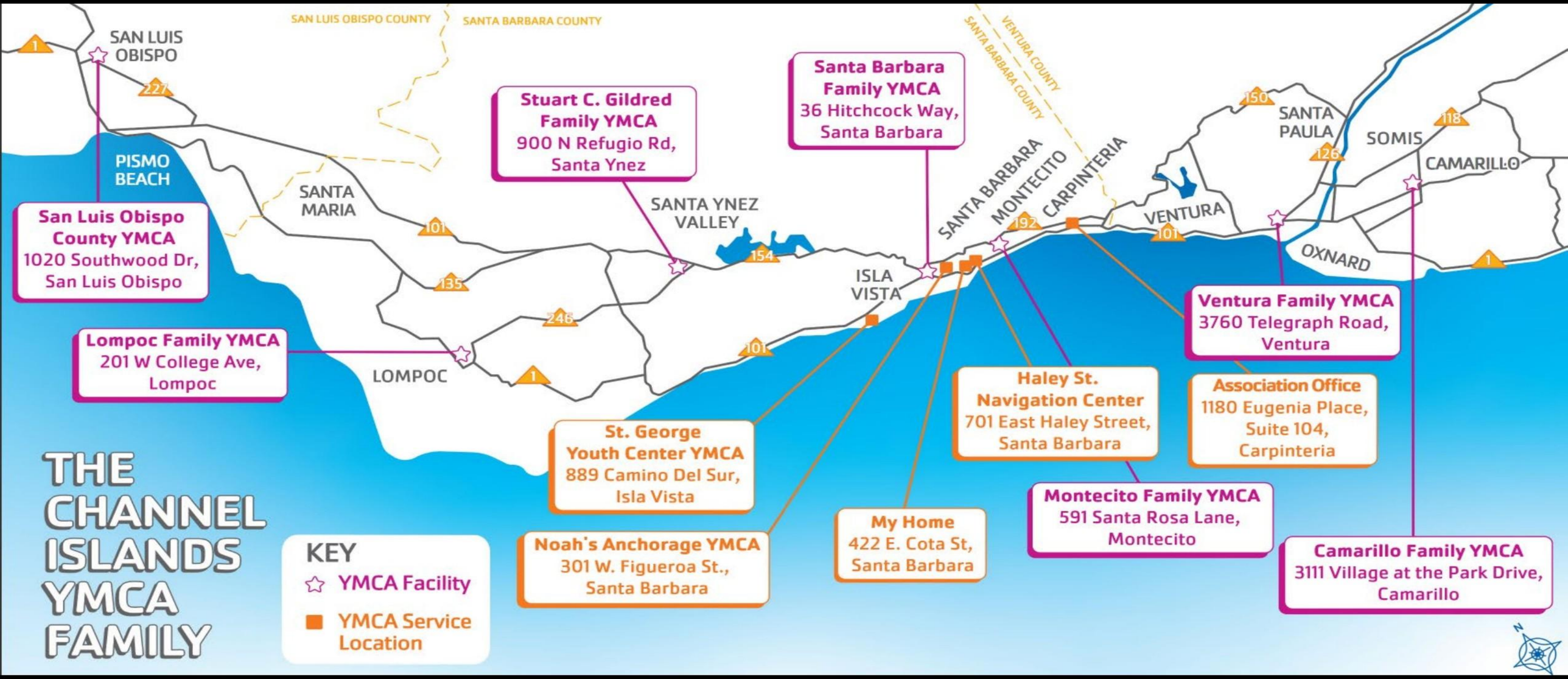


COMMITTED TO COMMUNITY

PLANNING FOR A COMMUNITY YMCA

the YMCA™

CHANNEL ISLANDS YMCA



THE Y IS A CAUSE: STRENGTHENING COMMUNITIES IN THREE AREAS OF FOCUS

FOR SOCIAL RESPONSIBILITY
Giving back and providing support to our neighbors

FOR HEALTHY LIVING
Improving the nation's health and well-being.

FOR YOUTH DEVELOPMENT
Nurturing the potential of every child and teen.



Capital Development Planning Process



SUCCESSFUL PROJECTS

Community Desire and Need	Community partners
Land	50% of Ys are on municipal property
Resources	Local advocacy Public & Private Partners Funding

DEVELOPMENT PROCESS

Collaborative Exploration	
Community Needs and research	*market study
Project scope definition	
Facility development and site selection	*property assessment
Project funding/campaign readiness	*feasibility study
Capital Campaign preparation and launch	
Facility design and construction	
Start up and stewardship	

COMMUNITY-DESIGNED FACILITIES

- Swimming pools
- Basketball courts
- Soccer fields
- Racquetball courts
- Baseball fields
- Football fields
- Pickleball courts



- Teen Crisis Shelter
- Teen Activity Centers
- School site afterschool centers
- Dance studios
- Group exercise rooms
- Gymnasiums
- Wellness centers – exercise equipment
- Back-yard Private Swim locations



- Preschool Centers
- Summer Day Camps
- Kids Gym
- Community Rooms



For a Better Community -The Vision

- Wellness Center
- Group Exercise Studios
- Child Watch/Kids Adventure
- Group Exercise Studios
- Indoor warm water pool
- Locker Rooms
- Half to Full–Gym
- Teen/Intergenerational Center
- Community/MP Rooms
- Outdoor Family Aquatics Center

- Instructional Kitchen







THANK YOU

Jim Corridan
Board President
Dana Adobe Nipomo Amigos



Partner Updates

The Dana Adobe at Historic Rancho Nipomo



- Captain William Goodwin Dana moved cattle here in 1835.
- In 1839 the Dana Adobe was constructed as a one-story building with four rooms.
- By 1851 it was 14 rooms and two stories and looked like today.

DANA Adobe at Historic Rancho Nipomo



Resources at DANA

- 140 acres to explore
- More than 4 miles of hiking trails
- Nipomo Creek
- Nearly 150 plants and animals across multiple eco-systems
- Chumash encampments from 9,000 and 2,000 years ago
- Gardens, Orchard and Vineyard
- Museum about Nipomo, the Rancho and early California

Looking Forward: DANA Rail Trail



- Completion of the Rail Trail and its significance, connecting DANA to Tefft Street & beyond
- Significance of the Trail
  - Indigenous Trading Route for 1,000s of years
  - Became the El Camino Real connecting Missions San Luis Obispo and La Purisima
  - Stagecoach line starting in the 1860s
  - Pacific Coast Railway in 1882
  - Returns to the beginning as a trail in 2027

Looking forward at the DANA Adobe at Historic Rancho Nipomo



Old St. Joseph's Church, Nipomo's first Church

- Begun in 1898, located at Tefft and Thompson, the church will remain a center of the community:
  - Continue as a church with the Calvary Chapel
  - Becomes a venue rental opportunity
  - Developing a Nipomo History Museum inside the entryway
  - Launching the Visit Nipomo tourism office to greet visitors and encourage exploring the region as the Southern gateway to SLO County.

Looking forward at the DANA Adobe at Historic Rancho Nipomo



The Dana Carrillo Nature Preserve

- Next month, anticipate receiving a 389-acre donation of property on the backside of the Temettate Ridge on the eastside of Nipomo.
- The land has been in the Dana family since 1835 and largely resembles California pre-European contact.
- The Nature Preserve will have a conservation easement managed by the SLO Land Conservancy.
- Public Access will be limited and controlled by appointment only with guided docents leading hikes, etc.



Thank You To Our Partners

Partner Updates

County of San Luis Obispo Dept. of Public Works

John Waddell – Deputy Director

Projects Underway

County of San Luis Obispo Dept. of Parks & Recreation

Mary Hofmockel – Parks Development Manager

Projects Underway

Parks & Recreation Planning Framework

Policy Foundation

- **County General Plan - Parks & Recreation Element**

15 Year Roadmap

- **Systemwide Parks & Recreation Master Plan**
  (In Progress)

Local Companion

- **Nipomo Community Plan Update**
  (In Progress)

Park Site Master Plan

- **Nipomo Community Park – Master Plan**

COUNTY OF SAN LUIS OBISPO

Projects Underway

Nipomo Community Park – Implementation Projects Progress



$ 4.4 Million Invested

State Grants, Developer Impact Fees, Community Partners

- **2012** • Nipomo Community Park Master Plan - **Approved**
- **2015** • Gazebo Project - **Completed**
- **2018** • Playground Improvement Project - **Completed**
- **2020** • New Basketball Courts and Pickleball/Tennis Court Upgrades Project - **Completed**
- **2023** • Skate Park Project – **Completed**
- **2025** • Temporary Disc Golf Course Project – **Completed**
- **What's Next** • Off-Leash Dog Park Relocation Project
  Perimeter Trail - Osage Street Connection Phase 1
  (as funding resources become available)

COUNTY of SAN LUIS OBISPO

Projects Underway

County of San Luis Obispo Dept. of Planning and Building

Mason Denning – Senior Planner

Public Review Draft



Nipomo High School

Photo Courtesy of 19six Architects

COUNTY OF SAN LUIS OBISPO

Public Review Draft



New Tech High School

Photo Courtesy of homes.com

COUNTY OF SAN LUIS OBISPO

Public Review Draft



Nipomo Library

Photo Courtesy of Friends of Nipomo Library

COUNTY OF SAN LUIS OBISPO

Public Review Draft



Nipomo Skate Park

Photo Courtesy of westcoastskatepark.com

COUNTY OF SAN LUIS OBISPO

Public Review Draft



Dana Adobe Cultural Center

Photo Courtesy of highway1roadtrip.com

COUNTY OF SAN LUIS OBISPO

Public Review Draft

Nipomo Community Plan Update Public Review Draft

Chapter 1: Introduction

Chapter 2: Population and Economy

Chapter 3: Public Facilities, Services, and Infrastructure

Nipomo Community Plan Update Public Review Draft

Chapter 4: Land Use and Community Design Standards

Chapter 5: Circulation Element

Chapter 6: Combining Designations

Public Review Draft

Zooming In: Chapter 3

Public Facilities, Services, and Infrastructure

COUNTY OF SAN LUIS OBISPO

Public Review Draft

Four Categories of Community Needs

Section 3.4

- Community Services
- Pedestrian Connectivity
- Travel Choices
- Traffic Flow

Community Services

Public services enhancing livability.

NCP Program Examples:

- School Facilities
- Community Center
- Fire Station
- Sheriff Substation

Community Need

Pedestrian Connectivity

Infrastructure or facilities supporting safe community connection.

NCP Program Examples:

- Sidewalks & Crosswalks
- Safe Routes to School

Community Need

Travel Choices

Infrastructure that facilitates alternative transportation options.

NCP Program Examples:

- Transit Services
- Bike Lanes

Community Need

Traffic Flow

Infrastructure that relieves traffic congestion.

NCP Program Examples:

- Road Widening
- Traffic Calming

Community Need

Public Facilities Financing

Existing Funding Options

New Funding Objectives:

- Provide range of funding options
- Ensure sustainable funding

Public Facilities Financing Types

Development Impact Fee (DIF)

Community Facilities District (CFD)

Lease Revenue Bond (LRB) / Certificate of Participation (COP)

Community Facilities District (CFD)

Flexible

Predictable

Project Variety

Implementation:

- 2/3 Voter Approval

Bonds (LRB) (COP)

Bonds Issued

Lease Repayments

Implementation:

- Debt Advisory Committee
- Board of Supervisors Approval
- Finance Authority Formation
- Sale of Bonds

Public Facilities Financing Types

- Developers: Pays DIF
- New & Existing Residents: Supports CFD
- County: Issues Bonds

From Vision to Reality

How Projects Get Funded With Finite Resources

We Have a Vision: How Do We Get There?

- The Community Plan identifies what Nipomo needs and wants: safer roads, parks, trails, recreational facilities, and public infrastructure.
- But how do we fund and deliver those improvements?

Where Do My Tax Dollars Go?

Local Schools ~62%

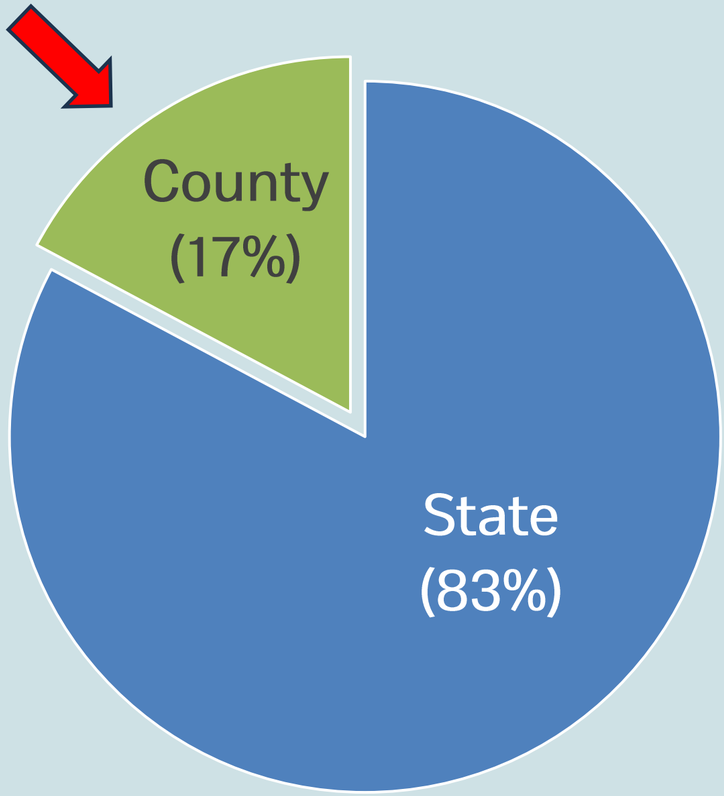
Special Districts 7%

Local Cities 7%

County General Fund, Roads, and Libraries 24%



Property Tax



Sales Tax (7.25%)

COUNTY OF SAN LUIS OBISPO

From Vision to Reality

The Reality: Limited Resources, Significant Needs

- Most major capital projects require a combination of funding sources: existing taxes, developer impact fees, state and federal grants, and other dedicated funds.
- New development contributes funding toward infrastructure, but developer impact fees are restricted and generally cannot pay for all existing community needs.
- Grant funding is competitive, often restricted to specific project types, and can take years to secure.

Real Examples: Why Some Projects Take Decades

Jim Miller Park (30+ years)

- First envisioned in the 1990s.
- After decades of community advocacy, $1 million in state funding was secured in 2026 to help move the project forward.

Nipomo Park Perimeter Trail (14+ years)

- Included in the 2012 Park Master Plan. The first phase received $800,000 in state funding in 2026.
- Other major amenities envisioned in the master plan remain unfunded.

Southland Interchange (Major investment)

- A full-scale interchange improvement could exceed $100 million and take years to construct once funded.

Two Different Funding Approaches, Two Different Timelines

Existing Resources

Continue relying on existing revenues, developer contributions, and grants.

Progress generally occurs incrementally over many years as funding becomes available.

Additional Local Investment

Explore voter-approved local funding dedicated to Nipomo improvements.

Could provide a more predictable funding source and accelerate eligible projects but would impose additional costs on affected residents or property owners.

Nipomo's Future Is a Community Conversation

- The updated community plan includes options for funding strategies
- It will be up to the Board of Supervisors and the community to decide and approve how to fund the improvements in the plan
- Any future local revenue proposal would require additional public discussion and an applicable approval process

Draft Community Plan Comments

- Submit comments on the comment form at:

https://www.slocounty.ca.gov/nipomoupdate

What are the next steps?

Planning Commission and Board of Supervisors early 2027

Katcho Achadjian Government Center
1055 Monterey Street, San Luis Obispo

South County Community Advisory Council

The community's voice to the County

4th Monday of each month

6:30 p.m.

Dana Adobe & Cultural Center
671 S. Oakglen Ave., Nipomo

COUNTY OF SAN LUIS OBISPO

Thank you!

Call to action:

- Public Review Draft
- Planning Commission
- Board of Supervisors
- Sign up to interest list at:

https://www.slocounty.ca.gov/nipomoupdate