



Community Workshop #2

Funding Community Needs Making the Vision for Nipomo Real

County Planning & Building

-

July 13, 2025

-

Nipomo Community Plan Update

Welcome !

Catching Up 2:30 - 2:45 pm

Community Feedback 2:45 - 3:15 pm

Funding Community Needs 3:15 - 3:55 pm

Break 3:55 - 4:10 pm

Booth Conversations 4:10 - 5:00 pm

Nipomo Community Plan Update

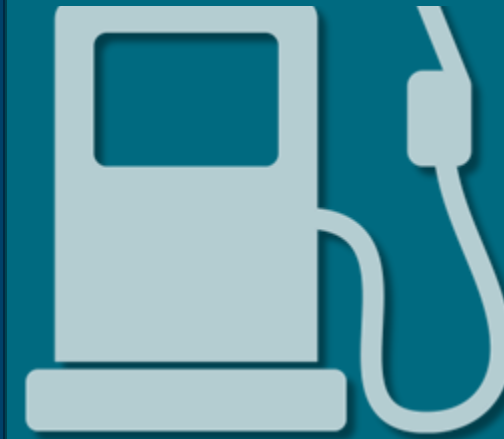
with Public Facilities Financing Plan

Update Start
Spring 2025

1a
1b
2



**WE
ARE
HERE**



Fueling Up with Community Input

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

3



4



 **Update
Community Vision**
Spring - Summer 2025

 **Community
Plan Public Review**
Spring 2025

 **Public
Hearings**
Summer 2026

**Nipomo
Community Plan
with Public Facilities
Financing Plan**
Fall 2026

What is this Update all about?

Community Growth

Growing population

More housing units

Regional attraction

Increased commercial interest



Community Infrastructure

Parks

Sidewalks

Roads/Transportation

Safety services (fire, sheriff)

Commercial/retail investment

Catching Up

Public Facilities Financing Plan (PFFP)

An **implementation** document that **identifies** and **advances** public facilities infrastructure projects and is typically included in a community plan.

Public Facilities Financing Plan (PFFP)

What

Community improvements like, road fixes, sidewalks, parks, utility connections, etc.

Who

Responsible parties like Public Works, Community Services District, etc.

When

Project timelines for near- and long-term projects

How

Funding options like taxes, development fees, etc. and Guiding policies for how to take action

Catching Up

**What you
can expect
out of
today's
workshop...**

Connect

Learn

Share

Be Heard

Shape Nipomo



Catching Up

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



Catching Up



Community Workshop #2

Community Feedback

County Planning & Building

-

July 13, 2025

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Nipomo Community Plan Update

Community Workshop #1 Recap

May 3, 2025

Community
Visioning

Infrastructure
Prioritizing

Mapping
Out Needs

Community Feedback



Community Workshop #1 Recap

May 3, 2025

**Nipomo is
a community
that desires
easy connection,
adequate
services, and
balanced
solutions to
community
needs**

Community Feedback



Nipomo Community Plan Update

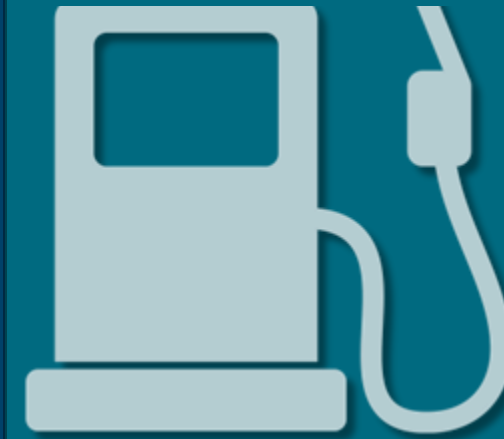
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Nipomo Community Survey

*To get a sense of
Nipomo's top priorities
and explore **community-**
driven ways to meet
them, even with limited
resources*

- 39 days (May 3 - June 10)
- 1,239 responses
- Ages <18 to 75+
- Residents and Workers
- Renters and Owners



Community Feedback

Nipomo Community Survey

*Gave the County
insight into...*

- What **types of improvements** the community wants
- The support level for generating **local funding**
- How people **feel** about Nipomo and its future
- **Who** has and hasn't been reached



Community Feedback

Nipomo Community Survey

Some thoughts from community members...

“I love Nipomo and have lived here for nearly 30 years...would love to see it become more sophisticated with infrastructure, traffic flow, businesses with a tax base...”



Nipomo Community Survey

Some thoughts from community members...

“I love living here. The biggest issue is traffic congestion and lack of proper infrastructure...”

“Great place but dated, needs investment in public facilities that encourage athletics / outdoor community activities.”



Community Feedback

Nipomo Community Survey

Some thoughts from community members...

“I grew up in Nipomo and enjoy living in this town/community. We need more sidewalks on streets to protect people who walk. With limited buses for schools, the children need to be safe when walking.”



Community Feedback

Nipomo Community Survey

Highest Priority Needs

Ranked by survey participants

1. Traffic, road, and circulation improvements
2. Sidewalks, bike lanes, and street crossings
3. Improvements to existing parks and trails

Addressing Highest Priority Needs

1. Traffic, road, and circulation improvements



Sample of pre-identified projects:

- **Signalize roads** around W Tefft St.
- **Widen roadways** that lead to S. Frontage Rd.



Addressing Highest Priority Needs



Sample of pre-identified projects:

- **Right-of-way bike lanes** on streets connecting to W Tefft St.
- **Safe Routes to School** around Nipomo schools

2. Sidewalks, bike lanes, and street crossings



Community Feedback

Addressing Highest Priority Needs



Sample of pre-identified projects:

- Nipomo Community Park
multi-use perimeter trail
- Mesa Meadows **trail repair**

3. Improvements to existing parks and trails



Community Feedback



Community Workshop #2

Funding Community Needs

County Planning & Building

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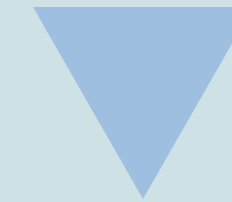
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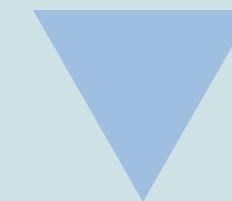
Nipomo Community Plan Update

General Infrastructure Funding Process in the County

Infrastructure project is
identified as a need



Responsible parties and funding
mechanisms are identified



Funding is allocated (from County taxes/fees,
County Board of Supervisors, or State or
Federal grant) to be used towards the priority
infrastructure project

An infrastructure project typically gets **prioritized** for implementation either because **new development** creates a demand for it or the **County determines its importance** in benefitting the community

Infrastructure project is identified as a need

Responsible parties and funding mechanisms are identified

Funding is allocated (from County taxes/fees, County Board of Supervisors, or State or Federal grant) to be used towards the priority infrastructure project

Funding Community Needs



Where Funding Comes From



Funding Community Needs

Where
Funding
Comes
From

Funding Community Needs



Funding Mechanism	Traffic (circulation)	Parks or Trails	Services (police, fire, animal)

*Limited to certain types of projects

Where
Funding
Comes
From

Funding Community Needs



FEDERAL PROGRAMS (a few examples)			
Funding Mechanism	Traffic (circulation)	Parks or Trails	Services (police, fire, animal)
Safe Streets and Roads for All (SS4A)			
Surface Transportation Block Grants (STBG)			
Federal Emergency Management Agency (FEMA)			

*Limited to certain types of projects

Where
Funding
Comes
From

Funding Community Needs



STATE PROGRAMS (a few examples)			
Funding Mechanism	Traffic (circulation)	Parks or Trails	Services (police, fire, animal)
Active Transportation Program (ATP)			
CA Infrastructure & Economic Development Bank			
Storm Water Grant Program			

*Limited to certain types of projects

Where Funding Comes From

Funding Community Needs



***Limited to certain types of projects**

LOCAL/COUNTY (a few examples)

Funding Mechanism	Traffic (circulation)	Parks or Trails	Services (police, fire, animal)
Road Improvement Fee (RIF)			
Public Facilities Fee (PFF)			
Parkland (Quimby)			
Donations/Sponsorships			
Bonds			
Taxes: property, sales, transient occupancy, gas			

How property tax dollars are distributed in the County

(Fiscal Year 2025-2026 Budget)



Funding Community Needs *Examples*

An example from the past: **Willow St. interchange**

- Total cost was **\$48 million**
- **20+ years** from identifying the need to getting full funding
- **RIF funding had to be supplemented:**
RIF, County General Fund, San Luis Obispo Council of Governments (SLOCOG), Proposition 1B program grants, and Caltrans
- Existing conditions were favorable for grants

Funding Community Needs

**A proposed
example:**

**Southland
Rd. /
HWY 101
interchange**

- 2015 cost estimate of \$25 million
- RIF to fund 53% (\$13,250,000)
- “Other sources” to fund 47%
- Total RIF collected since 2015 = \$2 million
 - average \$200,000/yr
 - 67 years for the RIF to = \$13,250,000





Community Workshop #2

**Booth
Conversations**

County Planning & Building

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July 13, 2025

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Nipomo Community Plan Update

Comment box at the sign-in table

Booth Conversations

Booth 1 - 2025 Nipomo Community Plan Update Process

County Planner Dominic Dal Porto

Booth 2 - Community Feedback

County Planner Claire Momberger

County Public Works Transportation Tyler English

Booth 3 - County Departments and Partners

County Planning Division Manager Cory Hanh

County Public Works Division Manager John Waddell

County Parks & Rec. Development Manager Mary Hofmockel

SLOCOG Deputy Director James Worthley



Booth Conversations



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



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[@slocoplanning](https://www.instagram.com/slocoplanning)



[County of San Luis Obispo Department of Planning and Building](#)

Scan the QR code to stay involved!



Stay Involved

