

## 4.15 PUBLIC SERVICES

The following setting and impact evaluation assesses the condition of existing public service facilities, pertinent regulations, thresholds of significance, and potential impacts of the project related to public service facilities. The existing setting is based on County documents, including the *Nipomo Community Plan*, County's *2016–2018 Resource Summary Report*, and County LUO; the *Dana Reserve Fire Protection Plan* (Resolute Associates 2021); and correspondence with representatives from applicable public agencies, including CAL FIRE, the San Luis Obispo County Sheriff's Office, and the Lucia Mar Unified School District (LMUSD).

### 4.15.1 Existing Conditions

#### 4.15.1.1 Fire Protection

Under the laws of the State of California, only the state and incorporated cities are obligated to provide fire protection services. The state provides wildland and watershed fire protection within State Responsibility Areas (SRAs); it does not provide structure protection, rescue and emergency service, or hazardous materials response. Counties provide fire services at their discretion and service levels vary from county to county. The County chose to protect residents and property within its jurisdiction by creating County Fire in partnership with CAL FIRE. The partnering and consolidation between County Fire and CAL FIRE are documented through contractual agreements that direct CAL FIRE/County Fire to provide fire protection and emergency response services and shared funding for the provision of such services.

In the unincorporated community of Nipomo, fire protection and emergency medical services are provided by CAL FIRE Station 20, located on North Oakglen Avenue, east of US 101 in Nipomo, approximately 1.6 miles southeast of the project site (County of San Luis Obispo 2014). Travel time from Station 20 to the project site using the North Frontage Road access point is 7 minutes (Resolute Associates 2021). Nipomo is also served by CAL FIRE Mesa Station 22 (Station 22) located on SR 1 on the west side of the mesa, located approximately 4.7 miles west (County of San Luis Obispo 2014). Travel time from Station 22 to the project site using the Willow Road entry point is 6 minutes (Resolute Associates 2021). Although Station 20 is closer to the Specific Plan Area, due to traffic and other typical road conditions along West Tefft Street and North Frontage Road, there is an increased travel time to the project site.

##### 4.15.1.1.1 EXISTING FIRE PROTECTION FACILITIES

Station 20 is one of the busiest fire stations in the county and serves a large and varied response area. Generally, firefighters from Station 20 respond to incidents in the Nipomo core village, along an approximate 12-mile segment of US 101 from the Santa Maria River bridge north to the city of Arroyo Grande, and east through the SR 166 corridor. In addition to a large and varied response area, the Station 20 service population has experienced an increase in growth over the past 5 years (CAL FIRE 2021a). The Nipomo area is also served by CAL FIRE Station 22, which has experienced a substantial increase in calls for service over the past 3 years due to an increase in new development and population in the Nipomo Mesa area. Table 4.15-1 identifies current conditions of CAL FIRE Stations 20 and 22, including staffing, equipment, and response times.

**Table 4.15-1. Existing CAL FIRE Facilities**

CAL FIRE Station	Staff	Equipment	Travel Time to the Specific Plan Area
Station 20	<ul style="list-style-type: none"> <li>• 1 Fire Captain</li> <li>• 1 fire apparatus engineer</li> <li>• 1–2 licensed paramedics</li> <li>• 25-member Paid Call Firefighter company</li> <li>• 1 Company Officer/Operator and 2–3 firefighters<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• 1 State Type III wildland fire engine</li> <li>• 1 County Type I fire engine</li> <li>• 1 Type III rescue engine</li> <li>• 1 medic engine</li> <li>• 1 Engine 3467, a Type III 4x4 wildland fire apparatus<sup>1</sup></li> </ul>	6 minutes
Station 22	<ul style="list-style-type: none"> <li>• 1 Fire Captain</li> <li>• 1 Fire Apparatus Engineer</li> <li>• 1–2 firefighters who are also licensed paramedics<sup>2</sup></li> <li>• 25-member Paid Call Firefighter company</li> </ul>	<ul style="list-style-type: none"> <li>• 1 Medic Engine 22</li> </ul>	7 minutes

Source: CAL FIRE (2021a); Resolute Associates (2021)

Notes:

<sup>1</sup> During the declared fire season, Station 20 houses Engine 3467, a Type III 4x4 wildland fire apparatus. Engine 3467 responds to many of the same calls as Medic Engine 20, as well as most vegetation fires in southern San Luis Obispo County and northern Santa Barbara County.

<sup>2</sup> This allows Advanced Life Support (ALS) to begin as soon as fire crews arrive, resulting in a high level of service and higher rates of survival.

Due to increasing response times and call volumes, the County Fire Strategic Plan identifies the need for an additional fire station on the west side of US 101 in Nipomo (Resolute Associates 2021).

#### **4.15.1.1.2 FIRE PROTECTION RESPONSE TIMES**

According to the National Fire Protection Association (NFPA) Standard 1710, the goal response time for an emergency call for fire services is 7 minutes or less (Resolute Associates 2021). According to the County LUO, the goal response time for San Luis Obispo County Fire is 7 minutes for urban areas and 8 minutes for suburban areas at least 90% of the time (Resolute Associates 2021). These goal response times include the time it takes for dispatch to process the call and for firefighters to board the engine, which is 3 minutes. Therefore, travel time to a project area should be between 3 and 4 minutes to meet the goals established in the LUO. Currently, travel time to the project site is approximately 7 minutes from Station 20 and approximately 6 minutes from Station 22, which would exceed the goal response time established in the LUO (Resolute Associates 2021).

#### **4.15.1.2 Police Protection**

The County Sheriff's Office provides police protection services throughout the unincorporated county. There are three stations that serve the county: the North Station, located in Templeton, approximately 37 miles north of the community of Nipomo; the South Station, located in Oceano, approximately 8 miles northwest of the community of Nipomo; and the Coast Station, located in Los Osos, approximately 26 miles northwest of the community of Nipomo. The Dispatch Center is the primary public safety contact and is responsible for all 911 calls in the county and the cities of Arroyo Grande and Morro Bay. The County Sheriff's Office is staffed 24 hours a day, 365 days a year. In 2020 the Sheriff's Dispatch Center received 108,712 calls for service or law enforcement, averaging 9,000 calls per month. Calls received include approximately 27,000 medical calls, 52,198 911 calls, and approximately 249,831 other calls (County Sheriff's Office 2020).

#### **4.15.1.2.1 EXISTING POLICE PROTECTION FACILITIES**

The community of Nipomo is served by the South Station, which also serves the city of Arroyo Grande and the unincorporated communities of Oceano, Halcyon, Los Berros, Huasna, and New Cuyama; as of 2020, this service population is approximately 45,225 people (U.S. Census Bureau 2021). Based on correspondence with the County Sheriff's Office, staffing requirements at the South Station include 24 deputies, two sergeants, and two legal clerks. However, due to difficulty hiring and staffing shortages, these staffing requirements are not met on a consistent basis (County Sheriff's Office 2022). According to the County Sheriff's Office 2020 Annual Report, in 2020 the South Station patrol staff responded to over 22,490 calls for service. Reported criminal activity ranged from theft and property crimes to homicide. Typical calls to the South Station include theft, vandalism, public disturbances, drug and alcohol offenses, and other situations that may threaten the public's quality of life (County Sheriff's Office 2020).

The County's 2022–2023 Draft Capital Improvement Plan includes construction of a new Sheriff's Patrol Station in Nipomo along Tefft Street. The new patrol station is planned to begin construction in 2022 or 2023 and is anticipated to be completed in 2025 or 2026; however, actual timing of construction may vary (County of San Luis Obispo 2022).

#### **4.15.1.2.2 POLICE PROTECTION RESPONSE TIMES AND SERVICE RATIOS**

The South Station is located approximately 10 miles northwest of the community of Nipomo. Response times from the South Station are generally poor because of the large service area, limited staffing, and traffic conditions. Response times to calls for service in Nipomo are generally slower due to the geographic barrier that US 101 presents, and traffic congestion along the Tefft Street corridor, which is the primary travel route through the community. The County Sheriff's Office aims to provide one deputy per 1,000 people in order to adequately respond to calls for service throughout the community (County Sheriff's Office 2022). There are 24 deputies serving the South Station service area, which has a population of approximately 45,225 people (U.S. Census Bureau 2021). Therefore, there is currently 0.53 deputies per 1,000 people in the South Station service area. In order to provide one deputy per every 1,000 residents, the South Station would need to employ 45 to 46 deputies.

#### **4.15.1.3 Schools**

The project site is within the LMUSD, which is the largest school district in the county, covering approximately 550 square miles and serving the communities of Arroyo Grande, Grover Beach, Nipomo, Oceano, Pismo Beach, and Shell Beach. The LMUSD is governed by a seven-member Board of Education and consists of 11 elementary schools, three middle schools, three comprehensive high schools, one continuation high school, one independent student study school, and one adult education program. There are more than 10,000 students within the LMUSD (LMUSD 2021a).

Countywide, several school districts have been experiencing enrollment declines over the past several years, particularly in elementary schools. The decline may be attributed to high housing costs in some parts of the county, which deter families with young children from locating there (County of San Luis Obispo 2019b). In the past 10 years, general enrollment trends of the LMUSD show a steady increase in elementary school enrollment and a decrease in middle school and high school enrollment (County of San Luis Obispo 2019b).

#### **4.15.1.3.1 LMUSD FACILITIES SERVING THE PROJECT AREA**

The Specific Plan Area falls within the boundaries of Dorothea Lange Elementary (Lange Elementary), Mesa Middle School, Nipomo High School, and Central Coast New Tech High School. Lange Elementary is located approximately 1.6 miles southwest of the Specific Plan Area, Mesa Middle School

is located approximately 4.5 miles northwest of the Specific Plan Area, and Nipomo High School and Central Coast New Tech High School are located approximately 0.2 mile east of the Specific Plan Area. Other proximate schools include Dana Elementary School, located approximately 1 mile south of the Specific Plan Area, and Nipomo Elementary School, located approximately 1.3 miles southeast of the Specific Plan Area. Table 4.15-2 below identifies the current capacities at the elementary and middle schools, based on the current 2021 to 2022 school year enrollment.

**Table 4.15-2. LMUSD School Capacities**

School	Enrollment (as of December 2021)	Maximum Capacity <sup>1</sup>	Percent Capacity
Lange Elementary	561	646	86%
Dana Elementary	578	615	94%
Nipomo Elementary	374	450	83%
Mesa Middle School	454	570	80%
Nipomo High School	<del>875</del> <sup>1,915</sup>	1,320	<del>66</del> <sup>145</sup> %
Central Coast New Tech High School	249	540	46%

Source: LMUSD (2022a\_2023)

<sup>1</sup> Maximum capacities change based on state laws and would likely fluctuate.

#### **4.15.1.3.2 MEASURE I**

Measure I was approved by voters and authorizes up to \$170,000,000 in general obligation bond funds to provide funding for school improvement projects within the LMUSD (LMUSD 2021b).

Improvements associated with this measure were selected with the purpose of conducting necessary maintenance and repairs, providing upgraded classrooms and labs, upgrading security and safety systems at schools, and updating instructional technology (LMUSD 2021b).

As of February 2021, the LMUSD has developed 57 new classrooms in replacement of portables, 19 new student restrooms, and seven new staff rooms, and modernized 40 classrooms and four restrooms in schools throughout the district (LMUSD 2021b).

#### **4.15.1.4 Parks**

The County provides several different recreational opportunities to residents within the incorporated and unincorporated areas of the county. A more detailed discussion of recreational facilities provided by the County is included in Section 4.16, *Recreation*. County Parks recognizes and provides different types of parks within the county, including mini, linear, neighborhood, community, and regional parks. Nipomo Community Park currently provides 136 acres of community parkland to residents of Nipomo. In addition to Nipomo Community Park, there is a planned 30-acre park (Jack Ready Park) that would provide additional recreational facilities within the community of Nipomo. However, the timeframe for buildout is currently not known. Recreational facilities within Nipomo and within other areas of the county are identified in Table 4.15-3.

**Table 4.15-3. Existing County Recreation Facilities**

	Agency	Location	Distance from Project Site	Park Acres	Natural Area Acres
<b>Regional Parks (Urban)</b>					
Biddle Park	County Parks	Arroyo Grande	8.7 miles northeast	27	20
Duveneck Park (undeveloped)	--	Templeton	--	80	0
El Chorro Park	County Parks	San Luis Obispo	23 miles north	40	450
Heilmann Park	County Parks	Atascadero	30 miles northeast	102	0
Coastal Dunes RV Park & Campground	County Parks	Oceano	8 miles northwest	5	0
<i>Total Regional Parks (Urban)</i>				<i>254</i>	<i>470</i>
<b>Regional Parks (Rural)</b>					
Lopez Lake Recreation Area	County Parks	Arroyo Grande	10 miles northeast	200	4,076
Santa Margarita Lake Park	County Parks	Santa Margarita	19 miles northeast	21	7,101
<i>Total Regional Parks (Rural)</i>				<i>221</i>	<i>11,177</i>
<b>Mini, Neighborhood, and Community Parks</b>					
Avila Park/Plaza	County Parks	Avila	16 miles northwest	2.5	0
Cuesta Park	County Parks	San Luis Obispo	18 miles north	5	0
C.W. Clarke Park	County Parks	Shandon	42 miles northeast	11.5	0
Hardie Park	County Parks	Cayucos	36 miles northeast	4	0
Lampton Cliffs Park	County Parks	Cambria	48 miles northeast	2.2	0
Los Osos Community Park	County Parks	Los Osos	26 miles northwest	6.2	0
Norma Rose Park (undeveloped)	--	Cayucos	--	1.5	0
Nipomo Community Park	County Parks	Nipomo	0.8 mile south	74	80
Oceano Memorial Park	County Parks	Oceano	8 miles northwest	11.8	0
Paul Andrew Park	County Parks	Cayucos	35 miles northwest	1	0
Jack Ready Park (undeveloped)	--	Nipomo	--	30	0
San Miguel Park	County Parks	San Miguel	50 miles north	4.3	0
Santa Margarita Community Park	County Parks	Santa Margarita	24 miles north	2	0
See Canyon Park (undeveloped)	--	Avila Valley	--	8.7	0
Shamel Park	County Parks	Cambria	49 miles northwest	6	0
Templeton Park	County Parks	Templeton	36 miles north	3.5	0
<i>Total Mini, Neighborhood, and Community Parks</i>				<i>174.2</i>	<i>80</i>
<b>Special Places (Natural Areas, Coastal Accessways, Historic Sites)</b>					
Bishop Peak	County Parks	San Luis Obispo	21 miles northwest	0	104.3
Cayucos Beach	County Parks	Cayucos	36 miles northwest	14	0
Coastal Accessways	County Parks	Coastal Area	--	7.2	0
El Moro Elfin Forest	County Parks / California State Parks	Los Osos	27 miles northwest	0	38.7
Monarch Grove	Morro Coast Audubon Society	Los Osos	27 miles northwest	0	18

	Agency	Location	Distance from Project Site	Park Acres	Natural Area Acres
Mesa Meadows	County Parks	Nipomo	0.8 mile southwest	0	20
Rios Caledonia Adobe	Friends of the Adobes	San Miguel	49 miles north	2.8	0
<i>Total Special Places</i>				<i>24.1</i>	<i>181</i>
<b>Golf Courses</b>					
Chalk Mountain Golf Course	County Parks	Atascadero	30 miles north	212	0
Dairy Creek Golf Course	County Parks	San Luis Obispo	24 miles north	224	0
Morro Bay Golf Course (California State Parks owned, County operated)	County Parks / California State Parks	Morro Bay	29 miles northwest	125	0
<i>Total Golf Courses</i>				<i>561</i>	<i>0</i>
<b>Trails and Staging Areas (Outside Parks)</b>					
Bob Jones Pathways	County Parks	Avila Valley	15 miles northwest	1.8	0
Cypress Ridge Trail	County Parks	Nipomo	3.8 miles northwest	1	0
Hi Mountain Trail and Staging Areas	U.S. Forest Service	Huasna	15 miles northeast	7	0
San Miguel Staging Area (Salinas River)	County Parks	San Miguel	50 miles north	2	0
<i>Total Trails and Staging Areas</i>				<i>11.8</i>	<i>0</i>
<b>Total Operated Acreage</b>				<b>1,246.1</b>	<b>11,908</b>
<b>Community Parks (Nipomo)</b>					
Nipomo Community Park	County Parks	Nipomo	0.8 mile south	136	0
Cypress Ridge Trail	County Parks	Nipomo	3.8 miles northwest	1	0
Mesa Meadows	County Parks	Nipomo	0.8 mile south	0	20
Jack Ready Park <sup>1</sup>	--	Nipomo	--	30	0
<b>Total Community Parks</b>				<b>137</b>	<b>20</b>

Source: County of San Luis Obispo (2006, 2019b).

<sup>1</sup> Funding to complete construction of Jack Ready Park has currently not been secured.

#### 4.15.1.4.1 DETERMINING PARK NEEDS

The 1983 National Recreation and Park Association (NRPA) park standards were established to guide communities in planning for future park demands. The NRPA park standards provide a starting point for assessing current need for parks within a community and recommends developing individual local standards for assessing the need for parkland (County of San Luis Obispo 2006).

The County’s most recent resource summary report is the *2016–2018 Resource Summary Report* evaluates existing resources using a Resource Management System, which helps decision makers balance land development and existing resources by assessing resource levels and determining the level of development those resources could sustain. The Resource Management System identifies the following three alert levels called “levels of severity” to identify potential resource deficiencies:

- **Level 1.** For regional parks, the County provides between 10 and 15 acres of regional parkland per 1,000 persons in the entire county (i.e., incorporated and unincorporated areas). For

community parks, the County provides 2 to 3 acres of community parkland per 1,000 persons in an unincorporated community.

- **Level 2.** For regional parks, the County provides between 5 and 10 acres of regional parkland per 1,000 persons in the entire county. For community parks, the County provides 1 to 2 acres of community parkland per 1,000 persons in an unincorporated community.
- **Level 3.** For regional parks, the County provides less than 5 acres of regional parkland per 1,000 persons in the entire county. For community parks, the County provides 1 acre or less of community parkland per 1,000 persons in an unincorporated community.

#### **4.15.1.4.2 EXISTING REGIONAL PARKLAND LEVEL OF SEVERITY**

As described in the County's *2016–2018 Resource Summary Report*, the County aims to provide 10 to 15 acres of regional parkland per 1,000 residents within the County. To assess the level of severity for regional parks, the total acreage of regional parks was divided by the estimated total 2018 county population, which includes cities and unincorporated areas. The total 2018 county population was estimated to be 282,544 and the total acreage of regional parks was estimated to be 11,991 acres. Based on these statistics, the County provides 42.4 acres of parkland per every 1,000 residents. Therefore, the County provides more than 10 to 15 acres of regional parkland per 1,000 persons and this resource has not been assigned a recommended level of severity (County of San Luis Obispo 2019b). It should be noted that the Resource Summary Report only measures parkland and does not measure parkland developed with recreational features. As an example, even though the proximate Nipomo Community Park is 136 acres, only 35 acres are developed with recreational amenities. The remaining 100 acres or more is natural area.

#### **4.15.1.4.3 EXISTING COMMUNITY PARKLAND LEVEL OF SEVERITY**

As described in the County's *2016–2018 Resource Summary Report*, the County aims to provide 2 to 3 acres of community parkland per 1,000 residents within a community. To assess the level of severity for community parks, the population within a 5-mile radius of the Nipomo URL for the 10 unincorporated communities was determined using 2010 census block data. The resulting population was adjusted by applying the population growth rate for 2010 to 2018 to reflect the 2018 population (County of San Luis Obispo 2019b). For the community of Nipomo, the total population in 2018 was estimated to be 29,040. Nipomo Community Park provides 136 acres of parkland for the community; therefore, the community of Nipomo provides approximately 4.23 acres of parkland per every 1,000 residents and has not been assigned a level of severity since there are more than 2 to 3 acres of community parkland per 1,000 residents in the community. Jack Ready Park is a planned, undeveloped park within the community, which would provide an additional 30 acres of parkland. This resource has not been assigned a recommended level of severity (County of San Luis Obispo 2019b).

#### **4.15.1.5 Libraries**

The San Luis Obispo County Library is a department of the County, operating under the authority of the County Board of Supervisors. The County library was established in 1919 under authority of the County Free Library Act. According to the Library 2019–2022 Strategic Plan, the mission of the County library is to connect the community to knowledge, culture, and creativity through exceptional service (County of San Luis Obispo 2019a). The County library consists of 14 branches and provides service to residents in six of the seven incorporated cities and the unincorporated areas of San Luis Obispo. The County library offers circulation of books, magazines, newspapers, government publications, and other special publications, and also offers downloadable media of all types (County of San Luis Obispo 2019c). The nearest County public library to the Specific Plan Area is the Nipomo Library. The Nipomo Library is one of 14 County-operated public library facilities and is located at 918 Tefft Street, approximately 1 mile

southwest of the project site. The Nipomo Library provides three computers, five Chromebooks, wireless printing, one public meeting room, and wireless internet connection.

## **4.15.2 Regulatory Setting**

### **4.15.2.1 Federal**

#### **4.15.2.1.1 CODE OF FEDERAL REGULATIONS**

Under 29 CFR 1910.38, an employer is required to have an Emergency Action Plan that is accessible to employees within a workplace. Such plans shall include information regarding emergency reporting, evacuation and exit routes, roles and responsibilities in the event of an emergency, accounting for employees following an emergency evacuation, and the need for performing rescue or medical duties.

#### **4.15.2.1.2 NATIONAL FIRE PROTECTION ASSOCIATION 1710**

Key minimum requirements for emergency services, including staffing, response levels, and response times are identified in NFPA 1710. NFPA 1710 requirements intend to provide effective, efficient, and safe protective services to help prevent fires, reduce risk to lives and property, deal with incidents that occur, and help prepare for anticipated incidents.

### **4.15.2.2 State**

#### **4.15.2.2.1 LEROY F. GREENE SCHOOL FACILITIES ACT**

The Leroy F. Greene School Facilities Act of 1998 (AB 331) authorizes a state bond to provide funds for school facilities within the state in order to modernize facilities, develop new facilities, employ additional staff members, and provide hardship funding. The state provides local school districts with financial support for new school construction and modernization projects through the School Facility Program (SFP). Under the SFP, new school construction projects are funded on a 50/50 state and local matching basis. In order for the state to provide these funds, the state requires payment of school fees on all new development types (California Education Code Section 17620), typically payable at the time of building permits.

#### **4.15.2.2.2 CALIFORNIA EDUCATION CODE**

California Education Code Section 17620 coincides with the Leroy F. Green School Facilities Act and authorizes the governing board of any school district to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the school district, for the purpose of funding the construction or reconstruction of school facilities.

California Education Code Sections 41376 and 41378 identify the maximum class sizes and penalties for school districts with any classes that exceed the following established limits:

- Kindergarten: the average class size shall not exceed 31 students; no class larger than 33 students.
- First through Third Grades: the average class size shall not exceed 30 students; no class larger than 32 students.
- Fourth through Eighth Grades: in the current fiscal year (2018), the average number of students per teacher shall not exceed 29.9 (the statewide average number of students per teacher in 1964) or district's average number of students per teacher in 1964.



#### **4.15.2.2.3 THE QUIMBY ACT**

The Quimby Act (AB 1191) authorizes the legislative body of a county or city to require the dedication of land or to impose fees for park and recreational purposes as a condition of the approval of a tentative or parcel subdivision map if specified requirements are met. Existing laws require fees collected to be committed within 5 years after the payment of fees or issuance of building permits on half of the lots created by the subdivision, whichever occurs later. Existing law also requires fees not committed to be distributed and paid to the then-record owners of the subdivision, as specified. The Quimby Act allows fees to be collected for up to 3 acres of parkland per 1,000 residents to serve the needs of residents of the county.

#### **4.15.2.2.4 CALIFORNIA GOVERNMENT CODE SECTION 66000**

California Government Code Section 66000 allows fees to be enacted and imposed on development projects and provides local agencies with guidelines regarding imposition and enforcement of fees.

#### **4.15.2.3 Local**

##### **4.15.2.3.1 CALIFORNIA GOVERNMENT CODE SECTION 65995**

At the local level, California Government Code 65995 et seq. authorizes school districts to collect development impact fees to help offset the cost of new school facilities needed to serve new development. The fees are levied on a per-square-foot basis of new construction and must be supported by a Fee Justification Study that establishes the connection between the development coming into the district and the assessment of fees to pay for the cost of the facilities needed to house future students. The following three levels of impact fees may be levied:

- Level I is assessed if a Fee Justification Study documents the need for new school facilities and associated costs.
- Level II is assessed if a district makes a timely application to the State Allocation Board for new construction funding, conducts a School Facility Needs Analysis pursuant to California Government Code Section 65995.6, and satisfies at least two of the four requirements listed in California Government Code Section 65995.5(b)(3) that relate to the characteristics of current enrollment and district efforts to fund school facility construction.
- Level III is assessed if the state bond funds are exhausted, and the district may impose a developer's fee up to 100% of the School Facility Program new construction project cost.

In addition, California Government Code 65995(h) specifically states that the payment of required fees for schools “. . . is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”

##### **4.15.2.3.2 COUNTY OF SAN LUIS OBISPO GENERAL PLAN**

###### **Safety Element**

The County's Safety Element has two basic principles: to be ready for disaster, and to manage development to reduce risk. The Safety Element provides goals, policies, and programs to reduce the risk of loss due to potential natural hazards, including seismic hazards, within the county, with the purpose of providing standards for reducing the risk of exposure to hazards.

## **Parks and Recreation Element**

The County's Parks and Recreation Element, adopted in 2006, establishes goals, policies, and implementation measures for the management of existing and development of new parks and recreational facilities within the county. The Parks and Recreation Element includes policies regarding land acquisition, development, and maintenance that are especially relevant to the project's proposal to offer land in lieu of Quimby fees. The intent of these goals, policies, and implementation measures is to meet existing and projected needs of residents and assure an equitable distribution of parks throughout the county. The purpose of the Parks and Recreation Element is to provide policy guidance regarding the provision of park and recreation services, document the County's existing park and recreation resources, and facilitate the evaluation of park and recreation needs including those resources that are outside of the County's management during the land use decision process.

## **Framework for Planning (Inland)**

The County's Framework for Planning (Inland), Part I of the County's LUCE, provides a comprehensive overview of the County's land use policies and defines land use categories for all unincorporated areas within the county (County of San Luis Obispo 2015). The Framework for Planning (Inland) also explains the criteria used in applying land use categories and combining designations to the land and the operation of the Resource Management System. The framework includes planning principles, policies, and implementing strategies for the management of growth within the sustainable provision and capacity of resources, public services, and facilities.

## **South County Area Plan**

The County's Area Plans are included as Part II of the County's LUCE. The South County Inland Area Plan refines the general land use policies of the Framework for Planning and serves as a guide for future development within the South County Inland Planning Area (County of San Luis Obispo 2014a). The South County Area Plan identifies where land use categories are applied within the planning area and establishes policies and programs for land use, circulation, public facilities, services and resources that apply areawide, in rural areas, and/or unincorporated urban areas adjacent to cities.

## **Nipomo Community Plan**

The Nipomo Community Plan, included in Part III of the LUCE, is intended to provide a long-term guide for land use and transportation within the community of Nipomo (County of San Luis Obispo 2014b). The Nipomo Community Plan provides programs that are more specifically applicable to the community of Nipomo. The Nipomo Community Plan is consistent with other General Plan elements and provides the guidance related to the provision of public services within Nipomo.

### **4.15.2.3.3 COUNTY OF SAN LUIS OBISPO MUNICIPAL CODE**

California Government Code Section 66000 provides that public facilities fees may be enacted and imposed on development projects. Title 18 of the San Luis Obispo County Code authorizes the County to impose Public Facilities Fees to implement the goals and objectives of the County's General Plan and to mitigate impacts caused by new development projects within the county. The fees are needed to finance public facilities and to assure that new development projects pay their fair share for these facilities.

#### 4.15.2.3.4 SAN LUIS OBISPO COUNTY LIBRARY 2019–2022 STRATEGIC PLAN

The San Luis Obispo County Library 2019–2022 Strategic Plan identifies goals, objectives, and strategies to connect the community to knowledge, culture, and creativity; to maintain core values and core services; and to become a community hub.

#### 4.15.2.4 **Applicable State, Regional, and Local Land Use Plans and Policies Relevant to Public Services**

Table 4.15-4 lists applicable state, regional, and local land use policies and regulations pertaining to public services that were adopted for the purpose of avoiding or mitigating an environmental effect and that are relevant to the proposed project. A general overview of these policy documents is presented in Section 4.15.2, *Regulatory Setting*, and Chapter 3, *Environmental Setting*. Also included in Table 4.15-4 is an analysis of project consistency with identified policies and regulations. Where the analysis concludes the proposed project would potentially conflict with the applicable policy or regulation, the reader is referred to Section 4.15.5, *Project-Specific Impacts and Mitigation Measures*, or Section 4.11, *Land Use and Planning*, for additional discussion.

**Table 4.15-4. Preliminary Policy Consistency Evaluation**

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<b>County of San Luis Obispo General Plan</b>		
<b>Safety Element</b>		
<p><b>Policy S-1 Response.</b> Support the response programs that provide emergency and other services to the public when a disaster occurs. The focus of response activities is saving lives and preventing injury and reducing immediate property damage.</p>	<p>The intent of this policy is to support emergency response services.</p>	<p><b>Potentially Consistent.</b> The project would result in an increased need for fire protection services, which would be offset through payment of Public Facilities Fees, and implementation of identified mitigation would provide land for future development of a new fire station. The project would contribute to the existing need for expanded police services within the project area; however, the contribution would be offset through the payment of Public Facilities Fees to provide funding for construction of the planned patrol station in Nipomo.</p>
<p><b>Policy S-2 Emergency Preparedness.</b> Continue to improve preparedness programs that educate and organize people to respond appropriately to disasters. They include education and awareness programs for individuals, families, institutions, businesses, government agencies and other organizations.</p>	<p>The intent of this policy is to improve emergency preparedness programs.</p>	<p><b>Potentially Consistent.</b> The project would be consistent with applicable emergency response and evacuation plans with implementation of identified mitigation. Mitigation Measure WF/mm-1.1 has been identified in Section 4.20, <i>Wildfire</i>, to require HOA coordination with the County Fire Department to identify temporary refuge areas and develop a method of public outreach to provide information regarding emergency planning and alerting within the Specific Plan Area.</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p><b>Policy S-14 Facilities, Equipment, and Personnel.</b> Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in San Luis Obispo County based on the level of service set forth in the fire agency's master plan.</p>	<p>The intent of this policy is to maintain adequate service levels for firefighting in the county.</p>	<p><b>Potentially Consistent.</b> The project would result in an increased demand for fire protection services, which would be offset through payment of Public Facilities Fees and implementation of identified mitigation, including a provision that the project provide land for future development of a new fire station.</p>
<p><b>Policy S-15 Readiness and Response.</b> The CDF/County Fire Department will maintain and improve its ability to respond and suppress fires throughout the County.</p>	<p>The intent of this policy is to maintain and improve County responsiveness to fires.</p>	<p><b>Potentially Consistent.</b> The project would result in an increased demand for fire protection services, which would be offset through the payment of Public Facilities Fees and implementation of identified mitigation, including a provision that the project provide land for future development of a new fire station. The County has consulted with CAL FIRE/County Fire Department regarding the project during preparation of this EIR.</p>
<p><b>Parks and Recreation Element</b></p>		
<p><b>Policy 2.1.</b> Provide parks which are aesthetic and consistent with community needs.</p>	<p>The intent of this policy is to provide sufficient parks for county residents.</p>	<p><b>Potentially Consistent.</b> The DRSP includes the proposed development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; a 10-acre public neighborhood park; and 49.8 acres of open space areas. The DRSP includes a concept plan for the neighborhood park, pocket park facilities, and equestrian trail that demonstrates the proposed recreational facilities' visual appeal and compatibility with the surrounding proposed development.</p>
<p><b>Policy 2.2</b> When acquiring parkland or considering the acceptance of a parkland donation give first priority to sites that would:</p> <ol style="list-style-type: none"> <li>1. Augment needed park or recreation opportunities as defined in this Element.</li> <li>2. Serve a good mix of users at a reasonable cost.</li> <li>3. Provide an appreciable amount of parkland or recreation as a result of being adjacent to a compatible site, such as a school.</li> <li>4. Allow development in a reasonable time period. The County should not obtain lands that have extensive permit and mitigation requirements that may conflict with the project's proposed use(s) or County policy.</li> <li>5. Serve an important existing or future need. The site should be able to be developed consistent with that need.</li> <li>6. Accommodate planned uses in terms of size, location, and existing constraints. The property should be largely devoid of constraints or hazards.</li> </ol>	<p>The intent of this policy is to provide priorities for the acquisition of parklands.</p>	<p><b>Potentially Inconsistent.</b> County Parks has commented that the proposed park would not meet an identified need due to its size, lack of park facilities, and proximate location to the existing Nipomo Community Park. However, the park would serve a good mix of users from within the Dana Reserve and would provide an appreciable amount of parkland adjacent to a compatible use, such as the childcare facility proposed in the park concept plan or surrounding affordable or workforce housing. County Parks has commented that the park would not serve an important existing or future need <u>because the proposed park site is offered as undeveloped land that:</u></p> <ul style="list-style-type: none"> <li>• <u>Does not augment needed recreational opportunities. To develop a park on the neighborhood park site would cost the County tens of millions of dollars and more money to maintain. The applicant does not propose to fund development of the neighborhood park with recreational amenities or maintain this park.</u></li> <li>• <u>The cost of development does not allow for development in a reasonable time period.</u></li> </ul>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>7. Adequately accommodate long-term maintenance.</p> <p>8. Concentrate park acquisition efforts on sites larger than ten acres, except when (a) the proposal is for a linear park connecting important community components or providing key alternative transportation (such as a link between two schools), (b) a proposed park provides the only available park site in a community, (c) another agency will provide maintenance for the park, or (d) a smaller parcel has outstanding characteristics or unique features.</p>		<ul style="list-style-type: none"> <li>• <u>The proposed park does not accommodate planned uses. A neighborhood park less than 0.25 mile from Nipomo Community Park is not a good use of sparse resources.</u></li> <li>• <u>The project does not propose a long-term maintenance instrument.</u></li> <li>• <u>The net size of the park if drainage features and daycare site are removed could be less than 8 acres. This is smaller than the more than 10 acres needed to qualify for acquisition of a park site. The site is devoid of any special features that make acceptance of this sub-par sized site beneficial to the community.</u></li> <li>• <u>The location is less than a mile from Nipomo Community Park which does not allow for equitable distribution of parkland within the community of Nipomo because it would create two parks within a 1-mile area and no parks in the other 14 miles of the community of Nipomo.</u></li> </ul>
<p><b>Policy 2.4.</b> Preserve county parkland for active and passive recreation. Community facilities, which have little to no recreational component, shall be placed outside of an existing or proposed park.</p>	<p>The intent of this policy is to prioritize active and passive recreation on parkland over community facilities with little to no recreational component.</p>	<p><u>County Parks has also commented and that the proposed park site is too small and encumbered with drainage features that should not count toward acres used for park land. The applicant has requested a Quimby Fee credit for conveyance of the park land to the County. However, County Parks has stated that a waiver of Quimby Fees would delay development of recreational amenities needed in Nipomo while increasing the number of people using existing recreational amenities. The DRSP would add up to 4,554 people to the area without the benefit of Quimby fees that are meant to expand recreational uses as residents are added to the community. The proposed dedication of land for undeveloped neighborhood parkland will not provide recreation to residents of the Specific Plan Area or Nipomo until it is developed as a park. If the County accepted the neighborhood park site, it would cost the County tens of millions of dollars to develop it into a park and it would likely take 20 to 50 years to fund development of this park mean the long-term maintenance of the park would not be adequately accommodated.</u></p> <p><b>Potentially Consistent.</b> The DRSP includes the proposed <u>dedication of undeveloped parkland as well as development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; and 8.5 to 12 acres of pocket parks within proposed neighborhoods; and a 10-acre public neighborhood park. Park facilities would be developed with both active and passive recreational amenities, such as the following:</u></p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
		<p>bicycle racks, playground or play features, group and individual picnic areas, sports courts, shade canopies, natural play areas, trail connections, etc.</p> <p>The neighborhood park concept plan shows the childcare facility and associated parking located within the park and childcare facilities are identified as an allowed use in the Recreation district. However, the intent of this policy is met through the provision of trails and open space amenities in the public park (pickleball, small courts, etc.), which would meet passive and active recreational needs. The childcare facility is proposed to be located on a separate legal parcel and would not be part of the parkland.</p>
<p><b>Policy 2.5.</b> Encourage private development of parklands and facilities, to assist with meeting park needs.</p>	<p>The intent of this policy is to encourage development of private parklands and facilities.</p>	<p><b>Potentially Consistent.</b> The DRSP includes the proposed development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; and a 10-acre <u>dedication of undeveloped parkland</u> <del>public neighborhood park</del>. Park facilities would be developed with both active and passive recreational amenities, such as bicycle racks, playground or play features, group and individual picnic areas, sports courts, shade canopies, natural play areas, trail connections, etc.</p>
<p><b>Policy 3.1.</b> To provide an equitable distribution of recreation throughout the county, County Parks should attempt to provide new or expanded recreation (as a first priority) in those Planning Areas that have:</p> <ol style="list-style-type: none"> <li>1. Experienced faster growth rates.</li> <li>2. Very limited existing park acreage and/or recreation opportunities in relation to population density. When assessing existing park acreage and/or recreation opportunities consider parks and recreation offered by all entities provided that entity offers comparable service to the County's unincorporated population.</li> </ol>	<p>The intent of this policy is to provide equitable distribution of recreation facilities throughout the county.</p>	<p><b>Potentially Consistent.</b> The community of Nipomo has experienced faster growth rates than other areas of San Luis Obispo County. Therefore, the provision of additional recreational facilities in Nipomo is consistent with this policy. However, Nipomo is also currently meeting or exceeding County goals for the number of acres of parkland per population. Nevertheless, accelerated park growth, consistent with the accelerated population growth in Nipomo, is potentially consistent with this policy.</p>
<p><b>Policy 3.2.</b> Provide recreation at the County's parks consistent with community needs.</p>	<p>The intent of this policy is to provide recreation opportunities consistent with community needs.</p>	<p><b>Potentially Consistent.</b> The community of Nipomo has experienced faster growth rates than other areas of San Luis Obispo County. Therefore, the provision of additional recreational facilities in Nipomo is consistent with this policy. However, Nipomo is also currently meeting or exceeding County goals for the number of acres of parkland per population. Nevertheless, accelerated park growth, consistent with the accelerated population growth in Nipomo, is potentially consistent with this policy.</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<b>Framework for Planning (Inland)</b>		
<p><b>Principal 1, Policy 2.</b> Keep the amount, location and rate of growth allowed by the Land Use Element within the sustainable capacity of resources, public services, and facilities.</p> <p><b>Implementation Strategy 4.</b> Direct the extension of urban services (water, sewers, police services, fire protection, parks, ambulance, libraries, etc.) to areas within urban and village reserve lines and restrict urban services from being provided outside urban or village areas.</p>	<p>The intent of this policy is to sustainably manage County resources.</p>	<p><b>Potentially Inconsistent</b> Although the project, as mitigated, was determined to be within the sustainable capacity of resources, the project proposes provision of multiple urban services (public park, roads, fire station location, extension of water, wastewater and solid waste services, etc.) to areas outside of the Nipomo URL and NCSD service area, potentially inconsistent with this implementation strategy.</p>
<p><b>Policy 4.</b> Provide parks, natural areas and recreation facilities with new urban development to enhance a community's quality of life and improve public health.</p>	<p>The intent of this policy is to provide parks and other recreation facilities with new urban development.</p>	<p><b>Potentially Consistent.</b> The DRSP includes the proposed development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; a 1-acre equestrian staging area; and a 10-acre public park. Park facilities would be developed with both active and passive recreational amenities, such as bicycle racks, playground or play features, group and individual picnic areas, sports courts, shade canopies, natural play areas, trail connections, etc.</p>
<b>South County Inland Area Plan</b>		
<i>Public Facilities, Services, and Resources</i>		
<p>Secure adequate means of generating revenues that can provide necessary public resources, services, and facilities to better serve the existing population as well as future growth.</p>	<p>The intent of this policy is to generate revenue to provide public resources to serve the existing and future population.</p>	<p><b>Potentially Inconsistent.</b> The project would result in an increased demand on fire protection services, police protection services, existing school district facilities, and library services. The demand on police protection services, existing school district facilities, and library services would be offset through payment of Public Facilities Fees. However, the applicant is requesting to waive the payment of Quimby Fees based on the dedication of a public park, which may be inconsistent with this policy. Additionally, the need for fire protection services, which would be offset through mitigation requiring the provision of land for future development of a new fire station.</p>
<p>Projects resulting from general plan amendments and urban expansion shall fund their share of public resources, services and facilities to the limits allowed by law.</p>	<p>The intent of this policy is to provide funding for public services through a general plan amendment.</p>	<p><b>Potentially Inconsistent.</b> The project would be subject to the payment of Public Facilities Fees to offset the increased demand on fire protection services, police protection services, existing school district facilities, and library services. However, the applicant is requesting to waive the payment of Quimby Fees based on the dedication of a public park, which may be inconsistent with this policy. Additionally, the project proposes to transfer land within the Specific Plan Area for development of a public park and a new fire station.</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
Evaluate the financial capability of service providers to accommodate additional growth by reviewing capital improvement plans before urban expansion or major projects are approved.	The intent of this policy is to ensure financial capability of service providers to support urban expansion.	<b>Potentially Inconsistent.</b> The project would offset the increased demand on fire protection services, police protection services, and library services through the payment of Public Facilities Fees. The project will also pay school impact fees to the LMUSD to offset its impact on school facilities. However, the applicant is requesting to waive the payment of Quimby Fees based on the dedication of a public park, which may be inconsistent with this policy. The capacity of service providers to accommodate additional growth associated with buildout of the Specific Plan Area has been evaluated in this EIR.
<i>Police Protection</i>		
Sheriff Patrols/Substation, South County (South). The community should consider funding additional Sheriff patrols in the South County as well as funding a new substation in the Nipomo area.	The intent of this policy is to provide funding for additional Sheriff patrols in South County.	<b>Potentially Consistent.</b> The project would contribute to the existing demand for expanded police services within the project area; however, the contribution would be offset through the payment of Public Facilities Fees to provide funding for construction of the planned patrol station in Nipomo.
<b>Nipomo Community Plan</b>		
<i>Police Protection</i>		
<b>Sheriff Patrols/Substation.</b> The community should consider funding additional Sheriff patrols in the South County as well as funding a new substation in the Nipomo area.	The intent of this policy is to provide funding for additional Sheriff patrols in South County.	<b>Potentially Consistent.</b> The project would contribute to the existing demand for expanded police services within the project area; however, the contribution would be offset through the payment of Public Facilities Fees to provide funding for construction of the planned patrol station in Nipomo.
<i>Fire Protection</i>		
<b>Urban Fire Jurisdiction.</b> The NCSD should assume responsibility for providing year round urban fire protection services within the Nipomo Urban Reserve Line. A mutual aid agreement with the County Fire Department (CDF) should be reached for serving areas outside of the district also.	The intent of this policy is to encourage the NCSD to assume responsibility for providing year-round urban fire protection services within the Nipomo URL.	<b>Potentially Consistent.</b> Implementation of the project would not affect the ability for the NCSD to assume responsibility for providing urban fire protection services within the Nipomo URL. The project includes mitigation to provide land for development of a future fire station to provide services to the existing and future population. The project would also be subject to Public Facilities Fees.
<b>SLOCOG 2019 Regional Transportation Plan (RTP)</b>		
<b>Goal 4.</b> Improve public safety and security.	The intent of this goal is to improve public safety and security related to transportation.	<b>Potentially Consistent.</b> The project would contribute to the existing need for expanded police services within the project area; however, the contribution would be offset through the payment of Public Facilities Fees to provide funding for construction of the planned patrol station in Nipomo.



Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<b>NCSD 2018 Strategic Plan</b>		
<b>Goal 8. Additional Community Services.</b> Staff should focus on meeting the goals and objectives of existing services. Adding new services will be considered on a case-by-case basis and entered into only if funding can be found and existing services are not harmed.	The intent of this policy is to maximize efficiency of existing services and add new services, as necessary.	<b>Potentially Consistent.</b> The project would be subject to the payment of Public Facilities Fees to offset demand on public facilities. The County and applicant have coordinated closely with the NCSD regarding the provision of additional services within the Specific Plan Area. The NCSD conducted an extensive evaluation of the impact the DRSP would have on NCSD water and wastewater facilities. A detailed list of off-site improvements to NCSD facilities has been identified, and which the DRSP project would be required and/or conditioned to implement prior to future development.

### 4.15.3 Thresholds of Significance

The determinations of significance of project impacts are based on applicable policies, regulations, goals, and guidelines defined by CEQA and the County. Specifically, the project would be considered to have a significant effect on public services if the effects exceed the significance criteria described below:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - o Fire protection
  - o Police protection
  - o Schools
  - o Parks
  - o Other public facilities.

Each of these thresholds is discussed under Section 4.15.5, *Project-Specific Impacts and Mitigation Measures*, below.

### 4.15.4 Impact Assessment and Methodology

The following impact assessment evaluates the potential for the proposed project to result in the need for new or physically altered public service facilities. Existing conditions and significance thresholds were identified using County documents, including the *Nipomo Community Plan, County’s 2016–2018 Resource Summary Report*, and *2022–2023 Draft Capital Improvements Plan*, and through correspondence with applicable public agencies, including CAL FIRE, the County Sheriff, and the LMUSD. The project would have a significant environmental impact if it were to directly result in the need for new or expanded public service facilities. The project’s potential to result in the need for new or physically altered public service facilities was evaluated by determining if growth associated with the project would exceed service goals established by the County and applicable agencies.

## 4.15.5 Project-Specific Impacts and Mitigation Measures

**WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, NEED FOR NEW OR PHYSICALLY ALTERED GOVERNMENTAL FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL IMPACTS, IN ORDER TO MAINTAIN ACCEPTABLE SERVICE RATIOS, RESPONSE TIMES OR OTHER PERFORMANCE OBJECTIVES FOR ANY OF THE PUBLIC SERVICES?**

### Specific Plan Area

***PS Impact 1: The project would result in an increased need for fire protection services. Impacts would be less than significant with mitigation (Class II).***

The Specific Plan Area would be provided fire protection services by CAL FIRE Station 20. According to the County Fire Department Strategic Plan, due to recent and ongoing growth in the Nipomo area, there is an increasing need for a new fire station to meet increasing demand for fire protection services and achieve response time goals (Resolute Associates 2021). ~~There are no planned capital improvement projects that would satisfy the increasing demand for fire protection facilities in Nipomo (County of San Luis Obispo 2022).~~ The Capital Improvement Plan for fire protection services identifies a location for a future fire station within the Black Lake community in Nipomo; however, this location is no longer optimal. Therefore, CAL FIRE has requested that future funds be allocated to a new fire station on the DRSP site. The Specific Plan Area is located within a high fire hazard severity zone (FHSZ) and would be at risk of wildfire (CAL FIRE 2021b). Buildout of the Specific Plan Area would result in the construction of 831 new residential single-family units, 458 new residential multi-family units, an estimated 152 ADUs, and approximately 203,000 square feet of land dedicated to commercial development. Full buildout of the Specific Plan Area is anticipated to generate a total population of 4,554 residents and 272 new employees (4,826 people). Although the exact timeline for buildout of the DRSP is not known at this time, buildout and associated population growth is estimated to occur over a span of 6 years beginning in 2024 (see Table 2-11 in Chapter 2, *Project Description*). Based on the nature and scale of proposed development and associated population growth within a high FHSZ, the project would contribute to the increasing demand for fire protection services and the need for a new fire station in Nipomo.

The goal response time for County Fire is 7 minutes for urban areas and 8 minutes for suburban areas. These goal response times include the 3 minutes it takes for dispatch to process the call and for firefighters to board the engine. Therefore, travel time to a project area should be between 3 and 4 minutes to meet the goals established in the LUO. Currently, travel time to the project site is approximately 7 minutes from Station 20, which exceeds the established goal response time (Resolute Associates 2021).

Construction activities associated with buildout of the Specific Plan Area would likely require traffic controls on nearby roadways, slow the flow of traffic near the site due to heavy vehicle and equipment movement, and result in temporary closure of access roads into Dana Reserve. There is potential for construction activities to temporarily increase emergency response time to calls for fire protection within the community of Nipomo. However, impacts related to a potential temporary increase in response times during construction would be less than significant because future construction activities would be conducted by individual developers and would occur incrementally. Therefore, any traffic controls or heavy vehicle and equipment movement associated with future development projects would be short term

and would include detour routes as necessary to allow for movement and access to the site and surrounding areas.

The community of Nipomo is oriented in an east-to-west direction and is bisected by US 101. Due to the location of US 101 through the central portion of the community, vehicle traffic must utilize either Tefft Street or Willow Road to travel over the US 101 and through the community. Station 20 is located to the east of US 101 and must use the Tefft Street or Willow Road interchange to access the western portion of the community or US 101. Full buildout of the project is anticipated to result in 18,662 additional daily trips (CCTC 2021b). Therefore, there is potential for the increase in vehicles on the local road network to increase the time it takes to respond to an emergency call for fire protection services throughout the community. Although there would be an increase in vehicles on the road, the project includes extension of North Frontage Road through the project site to Willow Road (Collector A) and extension of Pomeroy Road through the Specific Plan Area to Willow Road (Collector B), which would ultimately reduce traffic congestion in the community by shifting traffic away from the Tefft Street corridor (CCTC 2021a; refer to Figure 2-15 in Chapter 2, *Project Description*). Construction of Collector A would be completed as an initial site improvement at the project site and would be accessible for use during buildout of the Specific Plan Area. Due to this reduction in traffic along Tefft Street, additional vehicle trips generated by buildout of the Specific Plan Area are not anticipated to increase congestion on the local road network and would not impede overall response times from Station 20.

Although the project would reduce traffic congestion along the Tefft Street corridor, population growth in the community would ultimately increase demand on existing fire protection services through increased calls for service. A new fire station in Nipomo would provide additional fire protection services, which would decrease overall response times to the DRSP site and to the community of Nipomo. In order to offset the project’s incremental demand on the existing need for fire protection services in the community, Mitigation Measure PS/mm-1.1 has been included to require the project to set aside land to provide a location for future development of a new CAL FIRE station. In addition, the project would be subject to payment of the County’s Public Facilities Fees, which would provide funding for maintenance of existing facilities and development of an additional fire station. Implementation of Mitigation Measure PS/mm-1.1 and required payment of Public Facilities Fees would offset project-specific impacts related to the increased demand for expanded fire protection services. Therefore, potential impacts would be *less than significant with mitigation*.

<b>PS Impact 1 (Class II)</b>	
The project would result in an increased need for fire protection services.	
<b>Mitigation Measures</b>	
<i>PS/mm-1.1</i>	<b>Provision of Land for a New Fire Station.</b> <i>The project applicant shall be required to coordinate with the County of San Luis Obispo and California Department of Forestry and Fire Protection to identify and dedicate land for the future construction and operation of a new fire station in the community of Nipomo. The dedication of land for the new fire station shall be included in the Development Agreement between the project applicant and the County of San Luis Obispo.</i>
<b>Residual Impacts</b>	
<p><i>Following implementation of Mitigation Measure PS/mm-1.1, project-specific impacts related to the need for new or physically altered fire protections services would be considered less than significant (Class II).</i></p> <p><i>Although the project-specific details related to construction of a new station are not currently known, it is anticipated that construction of a new station has the potential to result in the following secondary environmental impacts:</i></p>	

**PS Impact 1 (Class II)**

1. *Aesthetics. The project would be constructed in close proximity to an eligible scenic highway; however, short-term vehicle and equipment staging and permanent structures would likely be blocked from the viewshed of the US 101 by existing, intervening oak trees.*
2. *Agriculture. The new fire station would not be located on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, which is protected farmland under PRC Section 21060.1. The new fire station would also not be located on land zoned as forest land, agricultural land, or land under a Williamson Act Contract.*
3. *Air Quality. Construction activities would result in a short-term increase in construction-related emissions that would be subject to standard applicable SLOAPCD mitigation to reduce emissions as feasible. Long-term operation of the fire station is not anticipated to result in long-term impacts related to air quality.*
4. *Biological Resources. Construction activities may result in potential impacts to special-status plant and wildlife species located within or adjacent to the development area. In addition, construction activities may increase pollution to any nearby surface waters or wetlands if present within or adjacent to the development area. Future development activities would be required to undergo subsequent environmental review to determine if there are sensitive biological resources within the project area, to provide mitigation as necessary, and to ensure compliance with the FESA and CESA.*
5. *Cultural Resources/Tribal Cultural Resources. Ground disturbance associated with development of a new fire station has the potential to disturb historical resources, subsurface archaeological and/or historical resources, tribal cultural resources, and/or human remains if present within the project area. Future development activities would be subject to subsequent environmental review to determine if there are sensitive cultural or tribal cultural resources within the project area, conduct necessary AB 52 consultation, and provide mitigation as necessary.*
6. *Energy. Short-term energy use would occur in the form of fuel for construction vehicles and equipment and is not anticipated to result in significant impacts due to required compliance with state and local diesel idling restrictions. Operational components of the new fire station would utilize energy from PG&E, which has committed to providing energy derived from clean energy sources.*
7. *Geology and Soils. The new fire station would be subject to the most recent CBC standards to safeguard development from risk associated with geologic hazards. The new fire station may result in a short-term increase in erosion but would be subject to Central Coast RWQCB Post-Construction Requirements and required to implement a SWPPP with BMPs during construction activities.*
8. *Greenhouse Gas Emissions. The use of fuel during construction is not anticipated to result in significant impacts due to required compliance with state and local diesel idling restrictions. Operation of a future fire station may result in increased vehicle trips and a marginal increase in population due to the creation of new jobs; however, significant long-term GHG emissions are not anticipated.*
9. *Hazards and Hazardous Materials. The use of hazardous materials during construction and operation of the project would be subject to federal and state regulations for transport, use, and storage. Other site-specific potential hazards, including distance from an airport or location of the nearest hazardous materials spill would be evaluated during subsequent environmental review.*
10. *Hydrology and Water Quality. The new fire station may result in a short-term increase in erosion but would be subject to Central Coast RWQCB Post-Construction Requirements and required to implement a SWPPP with BMPs during construction activities.*
11. *Noise. Construction would be subject to the County's LUO for allowable construction hours. Operation of a fire station may slightly increase long-term ambient noise levels due to the use of sirens and alarms.*
12. *Population and Housing. Operation of a new fire station would create new employment opportunities that may marginally increase population growth within the area.*
13. *Public Services. Operation of a new fire station would create new employment opportunities that may marginally increase population growth within the area that may increase demand on existing public services and facilities.*
14. *Recreation. Operation of a new fire station would create new employment opportunities that may result in marginal population growth within the area. However, there is an adequate amount existing recreational facilities to support planned population growth.*

**PS Impact 1 (Class II)**

15. *Transportation. Short-term construction activities may require temporary traffic controls along roadways; however, these impacts would be short term and would not result in significant impacts. Implementation of a new fire station would increase employee vehicle trips and calls to service. Consistency with VMT thresholds would be analyzed during subsequent environmental review.*
16. *Utilities and Service Systems. Operation of the new fire station would require expanded utility infrastructure and/or connections to existing utility systems. The project would be subject to state and County waste reduction requirements.*
17. *Wildfire. The new fire station would be subject to CBC, California Fire Code, CAL FIRE, and County Public Works Department requirements for emergency access, driveways, and other fire safety requirements.*

*As previously stated, project-specific details related to development of a new fire station are not currently known. Construction and operation of a new fire station would require subsequent environmental review to determine potential project-specific environmental impacts and mitigation measures. A conceptual plan for the fire station is included in Section 9-4 of the Final EIR.*

***PS Impact 2: The project would not contribute to the existing need for expanded police protection services within the project area. Impacts would be less than significant (Class III).***

The Specific Plan Area would be provided police protection services by the County Sheriff's South Station, which is located approximately 8 miles northwest in Oceano. Buildout of the Specific Plan Area would result in 831 new residential single-family units, 458 new residential multi-family units, and an estimated 152 ADUs. In addition, buildout of the Specific Plan Area includes approximately 203,000 square feet of land dedicated to flex commercial development. Exact timing of buildout is currently not known and dependent on market factors; however, for the purposes of analysis, buildout of the Specific Plan Area is anticipated to occur over a span of 6 years beginning in 2024. Full buildout of the Specific Plan Area is anticipated to generate a total population of 4,554 residents and 273~~2~~ new employees, which would increase demand on the South Station through increased calls for police protection service. Calls to the South Station typically include theft, vandalism, public disturbances, and drug and alcohol offenses (County Sheriff's Office 2020). The project would introduce a substantial number of new homes, businesses, and people into a previously unoccupied area, which would increase the number of calls for police protection and contribute to the demand for expanded police protection facilities in the South County area.

The South Station provides police protection services to the city of Arroyo Grande and the unincorporated communities of Oceano, Halcyon, Los Berros, Huasna, and New Cuyama and has an approximate service population of approximately 45,225 people (U.S. Census Bureau 2021). Response times from the South Station are generally poor because of the large service area, limited staffing, and traffic conditions. Specifically, response times to calls for service in Nipomo are generally slower due to the distance from the South Station, the US 101 barrier, and traffic congestion along the Tefft Street corridor, which is the primary roadway to travel through the community. The County Sheriff's Office aims to provide one deputy per 1,000 residents in order to adequately respond to calls for service throughout the service area (County Sheriff's Office 2022). In order to meet the goal service ratio, the South Station would need to employ 45 to 46 deputies to serve the current service population; however, the South Station currently employs 24 deputies and has a service ratio of 0.53 deputies per 1,000 people within its service area. Table 4.15-5 shows the average annual growth rate of the South Station service population and the projected population estimates at the time of full buildout of the Specific Plan Area.

**Table 4.15-5. Average Annual Growth Rate of South Station Service Population**

Unincorporated Community	2010 Population	2020 Population	2010–2020 Average Annual Growth Rate	Projected 2030 Population (using the 2010–2020 Average Annual Growth Rate)
Nipomo	16,714	18,176	0.9%	19,498 <sup>4</sup> <del>842</del>
Arroyo Grande	17,252	18,441	0.7%	19,731
Oceano <sup>2</sup>	7,286	7,183	-0.1%	7,111
New Cuyama	517	660 <sup>1</sup>	2.7%	838
Los Berros	641	528 <sup>1</sup>	-1.8%	433
Huasna <sup>3</sup>	237	237	--	237
<b>Total</b>	<b>42,647</b>	<b>45,225</b>	<b>--</b>	<b>48,162</b>

Source: U.S. Census Bureau (2021); World Population Review (2021)

<sup>1</sup> Due to the population and size of these communities, the latest census information is from 2018.

<sup>2</sup> The population of Halcyon is included in the Oceano population estimates.

<sup>3</sup> The population of the Huasna River Watershed in 2010 was 237 (Coastal San Luis Resource Conservation District 2014). Based on a lack of updated population information, this population estimate has been included for the community of Huasna.

<sup>4</sup> The projected 2030 population for the community of Nipomo is based on the 2050 Regional Growth Forecast for San Luis Obispo County as evaluated in Section 4.14, *Population and Housing*, of the EIR.

Based on Table 4.15-5, the estimated South Station service population in 2030 would be 48,162 people. The project would generate a buildout population of approximately 4,826 people, which would result in a total South Station service population of approximately 52,954 people. In order to meet the goal service ratio of one deputy per 1,000 residents, the South Station would need to employ 53 deputies. Based on correspondence with the County Sheriff’s Office, the South Station needs additional staffing to serve its existing service population (County Sheriff’s Office 2022). The County’s 2022–2023 Capital Improvement Plan includes the construction of a new Sheriff’s Patrol Station in Nipomo along Tefft Street. The new patrol station is planned to begin construction in 2022 or 2023 and is anticipated to be completed in 2025 or 2026; however, actual timing of construction may vary (County of San Luis Obispo 2022). The new patrol station would require additional staff, vehicles, and other equipment. Operation of a new patrol station would reduce demand on the existing South Station and would allow for improved response times to emergency calls by providing additional deputies in closer proximity to the community of Nipomo.

As discussed in PS Impact 1, proposed construction activities associated with buildout of the Specific Plan Area would likely require traffic controls on nearby roadways, slow the flow of traffic near the site, and result in temporary closure of access roads into the Specific Plan Area, which may result in temporarily increased emergency response time to calls for police protection services at the site and within the community of Nipomo. Potential construction-related traffic impacts associated with future development projects would be temporary in nature and would include detour routes as necessary to allow for movement and access to the site and surrounding areas. Therefore, construction-related impacts would be temporary and would not affect long-term response times. Full buildout of the project is anticipated to result in 18,662 additional daily vehicle trips (CCTC 2021a). Although there would be an increase in vehicles on the local road network, the project includes extension of North Frontage Road through the project site to Willow Road and extension of Pomeroy Road through the project site to Willow Road, which would ultimately reduce traffic congestion in the community by providing new roads that would reduce vehicle trips along the Tefft Street corridor (CCTC 2021a; refer to Figure 2-14 in Chapter 2, *Project Description*). Construction of Collector A would be completed as an initial site improvement at the project site and would be accessible for use during buildout of the Specific Plan Area. Due to this reduction in traffic along Tefft Street, additional vehicle trips generated by buildout of the Specific Plan

Area are not anticipated to increase congestion on the local road network and would not impede overall response times for police protection services.

Since construction of a new patrol station is included in the County’s Capital Improvement Plan, the required payment of Public Facilities Fees through a Development Agreement by the project applicant and/or prior to issuance of construction permits for subsequent development would provide the project’s share of funding for expanded police services and facilities. Specific development plans for the new patrol station are not currently known; however, future development of the planned patrol station would be subject to its own environmental review process. The project would be subject to the payment of Public Facilities Fees through a Development Agreement and/or prior to issuance of construction permits for subsequent development as a standard condition of approval, which would offset the project’s demand for increased police protection services and facilities in the South County area, and potential impacts would be *less than significant*.

<b>PS Impact 2 (Class III)</b>
The project would not contribute to the existing need for expanded police protection services within the project area.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Based on the payment of Public Facilities Fees, residual impacts related to the need for new or physically altered police protection services would be considered less than significant (Class III). Development of the planned patrol station would be conducted as a separate project and would not occur as a result of the proposed project. As such, development of the planned patrol station would be subject to separate environmental review.</i>

**PS Impact 3: The project could increase demand on existing LMUSD facilities. Impacts would be less than significant (Class III).**

The Specific Plan Area is located within the LMUSD service area. The LMUSD serves more than 10,000 students in the city of Arroyo Grande and unincorporated communities of Grover Beach, Nipomo, Oceano, Pismo Beach, and Shell Beach, making the LMUSD the largest school district in the county (LMUSD 2021a). Within the LMUSD, elementary school enrollment over the past 10 years has generally trended upward while middle and high school enrollment has trended downward (County of San Luis Obispo 2019b). Based on current enrollment for the 2021 to 2022 school year, Lange Elementary is at 87% capacity, Dana Elementary is at 94% capacity, Nipomo Elementary is at 83% capacity, Mesa Middle School is at 80% capacity, Nipomo High School is at 66% capacity, and Central Coast New Tech High School is at 46% capacity (LMUSD 2022a; LMUSD 2023).

Proposed residential development associated with buildout of the Specific Plan Area includes 831 new residential single-family units, 458 new residential multi-family units, and an estimated 152 new ADUs, for a total of 1,441 new residential dwelling units. In addition, buildout of the Specific Plan Area also includes development of 203,000 square feet of flex commercial and light industrial uses that would create new employment opportunities. Based on the Statewide Student Generation Rate, each new residential unit is estimated to generate 0.5 new elementary school students, 0.2 middle school students, and 0.2 high school students; therefore, development of 1,441 new dwelling units would result in approximately 721 new elementary school students, 283 new middle school students, and 283 new high school students within the LMUSD. Based on the tentative buildout schedule identified in Table 2-11, included in Chapter 2, *Project Description*, buildout of proposed DRSP residential homes is anticipated to

occur over a span of 6 years beginning in 2024. Table 4.15-6 identifies the estimated number of school-aged children that would be generated by residential development according to the tentative buildout schedule. Since buildout of ADUs would be at the discretion of future land and/or homeowners, the buildout schedule for ADUs is unknown; therefore, the following estimate does not include the number of students that may be generated by the development of ADUs.

**Table 4.15-6. Projected Number of Students Generated by Buildout of the Specific Plan Area**

Anticipated Buildout Year	Total Number of New Residential Units <sup>1</sup>	Number of New Elementary Students (0.5/New Residential Unit)	Number of New Middle School Students (0.2/New Residential Unit)	Number of New High School Students (0.2/New Residential Unit)	Total Number of New Students per Year of Buildout <sup>1</sup>
2024	132	66	27	27	120
2025	213	107	43	43	193
2026	289	145	58	58	261
2027	270	135	54	54	243
2028	254	127	51	51	229
2029	123	62	25	25	112

<sup>1</sup> Total does not include the development of ADUs.

According to the existing LMUSD school boundaries, school-aged children within the Specific Plan Area that enroll in the LMUSD would be expected to attend Lange Elementary, Mesa Middle School, Nipomo High School, and/or Central Coast New Tech High School. Lange Elementary School is located approximately 2 miles southwest of the Specific Plan Area, Mesa Middle School is located approximately 4.5 miles northwest of the Specific Plan Area, and Nipomo High School and Central Coast New Tech High School are located approximately 0.2 mile east (driving distance of 2.5 miles due to the US 101). Based on current enrollment conditions for the 2021 to 2022 school year, Lange Elementary has capacity for 85 new students, Mesa Middle School has capacity for 116 new students, Nipomo High School has capacity for 445 new students ~~is at full capacity~~, and Central Coast New Tech High School has capacity for 291 new students. Based on Table 4.15-6, Lange Elementary would reach full capacity by the second year of buildout of the Specific Plan Area, Mesa Middle School would reach full capacity by the fourth year of buildout of the Specific Plan Area, and both Nipomo High School and Central Coast New Tech High School would have capacity to support the increase in high school students at full buildout of the Specific Plan Area. ~~However, Nipomo High School currently exceeds maximum capacity and buildout of the Specific Plan Area would further contribute to this exceedance.~~ In addition, it is anticipated that other school-aged children that are not associated with the Specific Plan Area would transfer into the LMUSD, which would increase the rate at which schools reach full capacity.

LMUSD elementary, middle, and high schools are in the process of undergoing Measure I improvements intended to serve existing student populations (LMUSD 2021b). However, Measure I improvements would not facilitate the expansion of existing school facilities necessary to accommodate new students generated by the project. Based on the anticipated increase of school-aged children generated by buildout of the project, it is anticipated that an expansion of LMUSD elementary school facilities and Mesa Middle School would be required to provide adequate facilities to serve the student population. ~~Additionally, some expansion may be necessary at Nipomo High School.~~ Based on correspondence with the LMUSD, expansion activities at Lange Elementary would not be feasible due to existing size and location constraints, which prohibits the placement of portable classrooms within the school site and the ability to provide adequate drop-off/pick-up facilities. It would be feasible to provide some expansion at Dana Elementary; however, due to existing location constraints, there is not adequate space to provide expanded drop-off/pick-up facilities. Expansion at Nipomo Elementary would be the most feasible due to



available land and the location within a residential area that would allow for expanded drop-off/pick-up facilities. Mesa Middle School is the only middle school within the project vicinity; therefore, expansion of Mesa Middle School would be necessary (LMUSD 2022b). It is unlikely that all elementary-aged children would attend Lange Elementary School based on the substantial increase in students generated by the project and the infeasibility of expansion of school-site facilities. It is likely that school-aged children generated by the project would attend Nipomo Elementary since expansion activities would be most feasible at this site. Additionally, school-aged children may also attend Dana Elementary since some expansion is possible at that school site. Dana Elementary is located approximately 1 mile south of the Specific Plan Area via Pomeroy Road to West Tefft Street and Lange Elementary is located approximately 2 miles southwest of the Specific Plan Area via Osage Street to Via Alta Mesa. Nipomo Elementary is located approximately 1.5 miles southeast of the Specific Plan Area via North Frontage Road or Pomeroy Road to West Tefft Street.

The future expansion of school facilities and/or development of new school facilities within the LMUSD would result in physical effects on the environment, such as construction-related dust, noise, and traffic, and long-term operational increases in water demand, traffic trips, and public services and utilities. The location and design of any future expansion of school facilities is not currently known; therefore, potential impacts cannot be specifically evaluated at this time. However, future school facilities would be subject to separate environmental review.

The Specific Plan Area is not within close walking distance of existing elementary school facilities; therefore, school-aged children would primarily be dropped off and picked up from school or would utilize bus services. Since it is anticipated that most elementary school students within the Specific Plan Area would attend Nipomo Elementary, there would be an increase in vehicle traffic along the West Tefft Street corridor. The project includes extension of North Frontage Road through the project site to Willow Road (Collector A) and extension of Pomeroy Road through the Specific Plan Area to Willow Road (Collector B), which would ultimately reduce traffic congestion in the community by shifting traffic away from the Tefft Street corridor (CCTC 2021a; refer to Figure 2-14 in Chapter 2, *Project Description*). Collector A would be developed as an initial site improvement at the DRSP site. Construction of these additional collector roads would ultimately reduce vehicle congestion, which would offset additional vehicle trips generated by the project. Impacts related to vehicle and pedestrian travel are included in Section 4.17, *Transportation*.

It is also anticipated that school-aged children would utilize bus services as a method of transportation to and from schools, which would increase demand on existing bus services. In addition, school-aged children within the Specific Plan Area would likely attend different elementary schools, which would result in the need for buses to make additional stops. Therefore, buildout of the project would require additional bus services (vehicles, routes, and bus stops) to provide safe and efficient public transportation to elementary schools.

The project would be subject to the payment of state taxes for public schools established by the Leroy F. Greene School Facilities Act and implemented by California Education Code Section 17620. As identified in California Government Code Section 65995(h), the payment of mandatory school development impact fees (through County Public Facilities Fees) “. . . is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Therefore, through the payment of state taxes for public schools included as a standard condition of approval for the project; potential impacts related to the need for new or altered public school facilities would be *less than significant*.

<b>PS Impact 3 (Class III)</b>
The project could increase demand on existing LMUSD facilities.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>With payment of state-mandated taxes for public schools, potential impacts related to the need for new or physically altered public school facilities would be less than significant (Class III). Any future projects required for the expansion of existing school facilities or construction of new school facilities would be subject to separate environmental review.</i>

***PS Impact 4: The project could result in an increased demand on public park facilities. Impacts would be less than significant (Class III).***

As discussed previously, the DRSP would generate a phased population increase of approximately 4,826 people. The exact timing of buildout of the Specific Plan Area is not currently known and would be based on market factors; however, buildout is anticipated to occur over a span of 6 years beginning in 2024 (see Table 2-11 in Chapter 2, *Project Description*).

The County aims to provide 10 to 15 acres of regional parkland per 1,000 county residents (County of San Luis Obispo 2019b). Based on the county’s estimated 2018 population of 282,544, there are approximately 42.4 acres of regional parkland per 1,000 residents within the county (County of San Luis Obispo 2019b). The population of the county in 2020 was 282,424, which is consistent with the evaluation of public park facilities in the County’s *2016–2018 Resource Summary Report* (U.S. Census Bureau 2021). Therefore, the County currently exceeds the goal of 10 to 15 acres of regional parkland per 1,000 county residents.

Buildout of the Specific Plan Area is anticipated to occur between 2024 and 2029; therefore, population growth associated with the project would not occur until that time. The projected population within San Luis Obispo County is estimated to be 284,334 in 2030 at the anticipated time of full buildout (see Table 4.14-2 in Section 4.14, *Population and Housing*). Using the 2030 population estimates, following an estimated population increase of 4,826 people generated by full buildout of the project, there would be approximately 289,160 people in the county. Following full buildout and the associated population increase, the County would provide approximately 41.5 acres of regional parkland per 1,000 residents in the county, which exceeds the goal of 10 to 15 acres of regional parkland per 1,000 county residents. Table 4.15-7 summarizes the County’s standard for regional parkland and the project’s impacts on existing regional parkland facilities.

**Table 4.15-7. Regional Parkland**

	2018 Population <sup>1</sup>	2020 Population	Estimated 2030 Population	Estimated 2030 Population + DRSP Population	Required Acreage of Public Parkland	Exceeds?
County Population	282,544	282,424	284,334	289,162		
Parkland Provided (acres)	11,991 acres	11,991 acres	11,991 acres	11,991 acres	10–15 acres	Yes
Ratio of Parkland per 1,000 Residents	42.4 acres	42.5 acres	42.1 acres	41.5 acres		

<sup>1</sup> Estimates from the County's 2016–2018 Resource Summary Report.

In addition, the County aims to provide 2 to 3 acres of community parkland per 1,000 residents within each community. Based on the estimated 2018 population, there are approximately 4.23 acres of community parkland per 1,000 residents in Nipomo and immediately adjacent areas. Additionally, Jack Ready Park is a planned park that would provide 30 additional community parkland acres; however, the timeframe for buildout is currently not known (County of San Luis Obispo 2019b). The population of Nipomo in 2020 was 18,176, which is less than what was analyzed in the County's 2016–2018 Resource Summary Report (U.S. Census Bureau 2021). Based on the 2020 population and existing parkland within the community, there are 7.48 acres of community parkland per every 1,000 residents within Nipomo. Therefore, the County currently exceeds the goal of 2 to 3 acres of community parkland per 1,000 residents.

As evaluated in Section 4.14, *Population and Housing*, the community of Nipomo is estimated to have a population of approximately 19,498 by the year 2030. Using the projected population for the community of Nipomo in 2030, there would be approximately 24,326 people in the community of Nipomo following full buildout of the Specific Plan Area. Based on the estimated buildout population, the County would provide approximately 5.6 acres of community parkland per 1,000 residents in the community of Nipomo, which would exceed the goal of 2 to 3 acres of community parkland per resident in the community of Nipomo. Table 4.15-9 summarizes the County's standard for community parkland and the project's impacts on existing community parkland facilities.

**Table 4.15-9. Community Parkland**

	2018 Population <sup>1</sup>	2020 Population	Estimated 2030 Population	Estimated 2030 Population + DRSP Population	Required Acreage of Public Parkland	Exceeds?
Nipomo Population	29,040	18,176	19,498	24,326		
Parkland Provided (acres)	137 acres	137 acres	137 acres	137 acres	2-3 acres	Yes
Ratio of Parkland per 1,000 Residents (acres/1,000 residents)	4.2 acres	7.5 acres	7.0 acres	5.6 acres		

<sup>1</sup> Estimates from the County's 2016–2018 Resource Summary Report

Although implementation of the proposed project would result in a permanent population increase within the community and the region, there is sufficient existing regional and community public park facilities to serve the additional population. Therefore, implementation of the project would not generate a need for new or physically altered public park facilities.

The project includes development of a new 110-acre public park and 1-acre equestrian staging area, and 8.5 to 12 acres of smaller pocket parks (equivalent to neighborhood parks) within the Specific Plan Area. Construction timing of proposed park facilities are unknown; however, it is anticipated that pocket parks would be constructed concurrently with the associated neighborhood it is intended to serve and the public park would be developed toward the end of buildout activities. Evaluation of potential environmental effects related to construction and operation of proposed recreational facilities is included in Section 4.16, *Recreation*. Construction of 11 additional acres of public park facilities would result in 147 acres of community parkland within Nipomo, not including the planned Jack Ready Park. Therefore, based on the total buildout population estimate of 24,326 residents in 2030 in the community of Nipomo, there would be approximately 6 acres of parkland per every 1,000 residents, which would continue to exceed the goal of 2 to 3 acres of community parkland per 1,000 residents. Implementation of the additional parkland areas within the Specific Plan Area is anticipated to reduce demand on existing public park facilities by providing accessible parkland to new residents generated by the project and to other residents within the community of Nipomo. The applicant has requested to waive the payment of Quimby Fees (for subdivisions) based on the dedication of a 10-acre public park. As a result, the project would not contribute funding for the purchase of new parkland ~~maintenance and development of existing and new recreational facilities included in the County's Capital Improvement Plan.~~

There is adequate existing regional and community park facilities to serve the additional population generated by the project, and implementation of the project would not facilitate the need for new or physically altered public park facilities. Therefore, impacts would be *less than significant*. Potential impacts related to potential inconsistency with applicable policies or plans is further discussed in Section 4.11, *Land Use and Planning*.

<b>PS Impact 4 (Class III)</b>
The project could result in an increased demand on public park facilities.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Residual impacts related to the need for new or physically altered public park facilities would be less than significant (Class III).</i>

***PS Impact 5: The project could increase demand on library services. Impacts would be less than significant (Class III).***

The nearest County library to the project site is the Nipomo Library. Buildout of the Specific Plan Area is anticipated to generate a population of 4,826, including 4,554 residents and 272 employees. The addition of 4,826 new people in the area would result in a total population of approximately 23,002 people within Nipomo, which would result in an associated increase in demand on existing library resources. The County's 5-year (2015–2016 to 2019–2020) Capital Improvement Plan identifies plans to expand the Nipomo Library as a potential future project (beyond the 5-year time frame) as funding becomes available (County of San Luis Obispo 2015). The County's 2022–2023 Capital Improvement Plan does not include any expansion or other projects related to the Nipomo Library (County of San Luis Obispo 2022). The project would be subject to the payment County Public Facilities Fees to provide funding for library facilities. The payment of Public Facilities Fees would offset the project's increased demand on library facilities; therefore, potential impacts would be *less than significant*.

<b>PS Impact 5 (Class III)</b>
The project could increase demand on library services.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Through payment of Public Facilities Fees, residual impacts related to the need for new or physically altered public library facilities would be less than significant (Class III).</i>

## Off-Site Improvements

### ***PS Impact 6: Off-site improvements would not result in an increased need for fire protection services. Impacts would be less than significant (Class III).***

Installation of proposed off-site NCSO water and sewer infrastructure and transportation improvements does not include features that would result in a substantial increase in population that could significantly increase demand on fire protection services. Expanded water and sewer infrastructure may allow for development of other residential or commercial projects within the NCSO service area; however, due to the capacity of existing NCSO facilities, it is unlikely that proposed infrastructure improvements would be adequate to serve additional large-scale development projects. Proposed off-site improvements are not anticipated to generate a substantial population increase in addition to the population increase associated with buildout of the Specific Plan Area or increased calls for fire protection services. Therefore, impacts related to the need for new or physically altered fire protection services associated with NCSO improvements would be *less than significant*.

Construction and installation of proposed off-site improvements would likely require traffic controls, including partial lane closures. Due to the location of proposed infrastructure improvements, it is likely that short-term construction activities would increase response times for fire protection services in the community of Nipomo. Proposed off-site improvement projects are anticipated to occur incrementally, which would reduce the amount of potential traffic congestion caused by lane closures or other traffic controls. In addition, traffic controls would be temporary and would provide detour routes as necessary. Off-site improvements would be installed at or below ground level, and the improvement areas would be returned to pre-disturbance conditions as necessary. Proposed off-site improvements would not result in aboveground features that would impede existing roadways or traffic flow. Operational components of off-site improvements would not result in long-term traffic-related impacts; therefore, potential impacts related to increased response times would be *less than significant*.

<b>PS Impact 6 (Class III)</b>
Off-site improvements would not result in an increased need for fire protection services.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Residual impacts related to the need for new or physically altered fire protection services would be less than significant (Class III).</i>

**PS Impact 7: Off-site improvements would not contribute to the existing need for expanded police protection services within the project area. Impacts would be less than significant (Class III).**

Installation of proposed off-site NCS D water and sewer infrastructure and transportation improvements does not include features that would result in a substantial increase in population that could significantly increase demand on police protection services. Expanded water and sewer infrastructure may indirectly facilitate development of other residential or commercial development projects within the NCS D service area; however, due to the capacity of existing NCS D facilities, it is unlikely that proposed improvements would facilitate additional large-scale development projects. Therefore, proposed off-site improvements are not anticipated to generate a substantial population increase in addition to the population increase associated with buildout of the Specific Plan Area, and impacts related to the need for new or physically altered police protection services would be *less than significant*.

Construction and installation of proposed off-site improvements would require traffic controls, including partial lane closures, which may temporarily increase emergency response times as it relates to police protection services within the community of Nipomo. Proposed improvement projects are anticipated to occur incrementally, which would reduce the amount of potential traffic congestion caused by lane closures or other traffic controls. In addition, traffic controls would be temporary and would provide detour routes as necessary. Proposed off-site improvements would not result in aboveground features that would impede existing roadways or traffic flow. Operational components of proposed off-site improvements would not result in long-term traffic-related impacts that may affect emergency response times; therefore, potential impacts would be *less than significant*.

<b>PS Impact 7 (Class III)</b>
Off-site improvements would not contribute to the existing need for expanded police protection services within the project area.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Residual impacts related to the need for new or physically altered police protection services would be considered less than significant (Class III). Development of the planned patrol station would be conducted as a separate project and would not occur as a result of the proposed project. As such, development of the planned patrol station would be subject to separate environmental review.</i>

**PS Impact 8: Off-site improvements would not increase demand on existing LMUSD facilities. Impacts would be less than significant (Class III).**

Installation of proposed off-site improvements does not include features that would result in an indirect increase of students within the LMUSD. Expanded water and sewer infrastructure may allow for development of other residential projects within the NCS D service area; however, due to the capacity of existing NCS D facilities, it is unlikely that proposed infrastructure improvements would be adequate to serve additional large-scale development projects. Therefore, proposed off-site improvements are not anticipated to generate a substantial number of new students within the area that would further increase demand on the LMUSD facilities. Therefore, impacts associated with proposed off-site improvements would be *less than significant*.

<b>PS Impact 8 (Class III)</b>
Off-site improvements would not increase demand on existing LMUSD facilities.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Residual impacts related to an increased demand on LMUSD facilities would be less than significant (Class III).</i>

**PS Impact 9: Off-site improvements would not result in an increased demand on public park facilities. Impacts would be less than significant (Class III).**

Proposed off-site improvements would not result in an indirect increase in the use of existing public parks. Proposed improvements are necessary to expand the capacity of existing NCSO facilities and provide transportation improvements to serve the proposed buildout of the Specific Plan Area. Expanded water and sewer infrastructure may allow for development of other residential or commercial projects within the NCSO service area; however, due to the capacity of existing NCSO facilities it is unlikely that proposed infrastructure improvements would be adequate to serve additional large-scale development projects. Therefore, proposed off-site improvements are not anticipated to generate a substantial population increase in addition to the population increase associated with buildout of the Specific Plan Area. Nevertheless, existing recreational facilities have adequate capacity to support planned population increases from other residential or commercial projects that may result from expanded water or sewer infrastructure. Therefore, proposed off-site improvements would not result in a significant population increase that could result in the need for new or expanded recreational facilities, and impacts would be *less than significant*.

<b>PS Impact 9 (Class III)</b>
Off-site improvements would not result in an increased demand on public park facilities.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Residual impacts related to the need for new or physically altered public park facilities would be less than significant (Class III).</i>

**PS Impact 10: Off-site improvements would not increase demand on library services. Impacts would be less than significant (Class III).**

Installation of proposed off-site improvements does not include features that would result in an indirect increase in population within the community of Nipomo. Since proposed improvements are necessary to provide water, wastewater, and transportation services to the existing population and the Specific Plan Area, implementation of these improvements is not anticipated to facilitate other large-scale development projects. Therefore, proposed off-site improvements would not result in an indirect increase in population that could increase demand on the County library and impacts would be *less than significant*.

<b>PS Impact 10 (Class III)</b>
Off-site improvements would not increase demand on library services.
<b>Mitigation Measures</b>
<i>Mitigation is not necessary.</i>
<b>Residual Impacts</b>
<i>Residual impacts related to the need for new or physically altered public library facilities would be less than significant (Class III).</i>

## 4.15.6 Cumulative Impacts

***PS Impact 11: The project could result in cumulative impacts related to public services. Cumulative impacts would be less than significant with mitigation (Class II).***

A cumulative development scenario for the project is provided in Chapter 3, *Environmental Setting*. As described in Chapter 2, *Project Description*, although the precise buildout schedule for the Specific Plan Area is not known at this time and is dependent on market factors, buildout is anticipated to occur over a span of 6 years from 2020 to 2029. The community of Nipomo experienced a 0.9% average annual growth rate between the years 2010 and 2020. As of 2020, the population in Nipomo was 18,176. Applying the 2010 to 2020 average annual growth rate over the next 10 years, the estimated population of the community of Nipomo in 2030 would be approximately 19,812 (U.S. Census Bureau 2021). Using the projected population for the community of Nipomo in 2030, there would be approximately 24,636 people in the community of Nipomo following full buildout of the Specific Plan Area. The proposed project and other reasonably foreseeable future development projects would result in increased demand on existing public services, including fire protection services, police protection services, public schools, parks, and libraries.

### FIRE PROTECTION SERVICES

As discussed in this section, there is an existing need to expand fire protection services and facilities in the South County area. In order to offset the project’s increased demand on fire protection services and facilities, Mitigation Measure PS/mm-1.1 has been included to require the project to dedicate land for future development of a new CAL FIRE station in the community of Nipomo. Proposed development and other reasonably foreseeable development projects would contribute to an increase in traffic that may increase emergency response times for fire protection services. Development of the Specific Plan Area would result in the construction of two new collector roads through the site that would reduce congestion along the Tefft Street corridor, which would offset the project’s contribution to an increase in vehicles on the local road network. Therefore, project-specific impacts related to an increase in vehicles would not impede emergency response times. Development of a new CAL FIRE station in the community of Nipomo would further reduce response times by providing additional firefighters, fire engines, and other equipment to serve the area. In addition, this project and other reasonably foreseeable projects would be subject to payment of the County’s Public Facilities Fees to provide funding for maintenance of existing facilities and development of a new station. Implementation of Mitigation Measure PS/mm-1.1 and required payment of Public Facilities Fees would offset project-specific impacts related to the increased demand for fire protection services and facilities and cumulative impacts related to the need for new or physically altered facilities would be *less than significant with mitigation*.



## POLICE PROTECTION SERVICES

In order to reduce response times and meet the goal service ratio of one deputy to 1,000 people, the South Station would require additional deputies, vehicles, and other equipment. The County's Capital Improvement Plan includes the construction of a new Sheriff's Patrol Station in Nipomo along Tefft Street, which is anticipated to be completed in 2025 or 2026; however, exact timing of construction may vary (County of San Luis Obispo 2022). Since construction of a new patrol station is included in the County's Capital Improvement Plan, the payment of Public Facilities Fees would offset the project's share of impacts related to increased demand for police protection services. Other reasonably foreseeable development project would also be subject to the payment of Public Facilities Fees to offset increased demand on police protection services and facilities.

Proposed road improvements would shift traffic away from the Tefft Street corridor, which would relieve existing congestion in the area that may contribute to slow emergency response times. Operation of a new patrol station in the community of Nipomo would reduce demand on the existing South Station and would facilitate improved response times to emergency calls in the Nipomo area. Payment of Public Facilities Fees would offset the project's increased demand on police protection services and facilities; therefore, impacts would be *less than cumulatively considerable*.

## PUBLIC SCHOOLS

The increase in students generated by the proposed project and other reasonably foreseeable residential development projects would require future expansion of LMUSD elementary schools and Mesa Middle School to provide adequate facilities to serve the growing student population.

The proposed project and all other reasonably foreseeable projects would be subject to the payment of state taxes for public schools and the payment of school impact fees directly to LMUSD to offset impacts to public school facilities and facilitate future expansion projects. As identified in California Government Code Section 65995(h), the payment of mandatory school development impact fees “. . . is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Therefore, the proposed increase of school-aged children generated by the proposed project and other reasonably foreseeable future projects would be offset through the payment of school impact fees to LMUSD and impacts would be *less than cumulatively considerable*.

## PARKS

Project-specific impacts related to increased demand on public park facilities would be less than significant because there are adequate existing regional and community park facilities to serve the proposed increase in population generated by the project. The project would also develop additional park facilities within the Specific Plan Area that would further increase the amount of parkland provided to the public. Additionally, the proposed VTTM and subsequent subdivisions would be subject to the payment of Parkland (“Quimby”) fees, in accordance with the Real Property Division Ordinance, Chapter 9: Parkland dedication and/or Fee (Title 21) to offset the project's increased demand on park facilities. Future building permits would also be subject to the payment of County Public Facilities Fees to offset impacts on park facilities. The project applicant is requesting a waiver of Quimby fees based on the proposed dedication of parkland for public park uses; however, there is adequate public park land and recreational facilities to serve the existing and future populations. Therefore, impacts would be *less than cumulatively considerable*.

## LIBRARIES

The project would be subject to the payment of Public Facilities Fees to offset incremental demands on library services. The County’s 5-year (2015–2016 to 2019–2020) Capital Improvement Plan identifies plans to expand the Nipomo Library as a potential future project (beyond the 5-year time frame) as funding becomes available (County of San Luis Obispo 2015). The County’s current 2022–2023 Capital Improvement Plan does not include any expansion or other projects related to the Nipomo Library (County of San Luis Obispo 2022). Other reasonably foreseeable future projects would also be subject to the payment of Public Facilities Fees to offset increased demand on library services. Therefore, impacts would be *less than cumulatively considerable*.

<b>PS Impact 11 (Class II)</b>
The project could result in cumulative impacts related to public services.
<b>Mitigation Measures</b>
<i>Implement Mitigation Measure PS/mm-1.1.</i>
<b>Residual Impacts</b>
<i>With implementation of Mitigation Measure PS/mm-1.1 and payment of Public Facilities Fees and state-mandated taxes for public schools, and Quimby Fees (if ultimately required), residual cumulative impacts would be less than significant (Class II).</i>