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Public Review Draft

Nipomo Community Park Master Plan

Prepared for:

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Obispo
General Services– Parks
Division

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1 – Introduction

1.1 Purpose and Background

The purpose of this Master Plan report is to establish the long range plan for the park. The County’s Draft Parks and Recreation Element (PRE) includes a policy that requires new development at parks to be consistent with an approved Master Plan.

Nipomo Community Park consists of about 156 acres of land situated at the corner of Tefft Street and Pomeroy Road. The park is only partially developed with about 23 acres of traditional park land including turf, sports fields, parking, etc and about 135 acres of undeveloped open space.

In 2001, the County added 22 acres of passive open space developed with a path as part of the Mesa Meadows subdivision. This land is contiguous to the park along Osage Road.

When the existing park improvements were made in the 1970’s and early 1980’s the land surrounding the park on the west, southwest and northwest was undeveloped. Today, in addition to Dana School to the south, all the lands around the park are developed with residences.

As the community has grown, the developed portion of the park has intensified in use. Recently, a pressing need for more sports fields has been met at the new Nipomo high school. However, many park and recreation needs remain unmet. This Master Plan is the result of a process of determining needs and priorities in the community and translating them into a park plan for the future.

1.2 Environmental Constraint Study and Design Responses

As part of the creation of this Master Plan, the County retained the Morro Group to prepare an environmental constraints analysis. This study is a prelude to preparation of the CEQA document for the Master Plan and is incorporated by reference into the Master Plan. The key findings of the Constraints Analysis as they relate to the Master Plan design are summarized below:

- The site contains areas of important and sensitive native plant communities that serve as wildlife habitat, including Oak Woodland and Maritime Chaparral. No endangered species were found on the

property. The Master Plan design avoids removing any substantial portion of these plant communities.

- The park site receives stormwater from nearby developed areas and percolates the water into the ground in a series of basins. Most of the park also drains to the basins and any increase in runoff from new paving or buildings in the park will impact that area. The Master Plan design proposes to capture the increase in stormwater runoff in a new basin in the center of the park that is shallow and attractively landscaped.
- The Tefft Avenue and Pomeroy Road has significant amounts of existing traffic. In addition, both existing park entrances off these streets are poorly located and need to be shifted for safety reasons as shown on the master Plan. Further, the proposed Master Plan uses will increase traffic and may require signalization at the new park entry aligned at Juniper Street.
- New and intensified recreation activities on the property have the potential to increase noise in the neighboring residential areas. The Master Plan locates activities that generate noise away from nearby homes. For example, the proposed sports fields are situated at least 100 feet away for residential property lines and 25 to 35 feet lower in elevation to attenuate noise increases.
- The park obtains water for domestic and irrigation purposes for the Nipomo Community Services District (NCSD) under an allocated agreement. Current park water use meets or exceeds this allocation. Development of new facilities at the park may be limited until the NCSD augments its water resources.

1.3 Community Survey

The County commissioned a public survey to find out what the citizens of Nipomo think about their parks and what additions or improvements may be needed. The survey was sent to 3000 households in Nipomo and Oceano. Responses were received from 552 households which provides a good level of statistical accuracy.

The survey found that, for the recreation opportunities currently provided, people wanted more walking trails, park restrooms, playgrounds, picnic areas, parking and sports fields. When asked what new recreation facilities they want most respondents favored a community recreation center, swimming pool, amphitheater and skateboard park.

The Master Plan includes all the facilities that ranked high in the survey as well as many lower on the list of facilities. Appendix A includes the Community Survey results tabulated in their entirety.

1.4 Public Workshops

Four Public workshops were conducted in two sets, at the initial stage and later to review the Conceptual Park Alternatives. Workshops one and two included an exercise to let groups of participants draw ideas on a park plan. The tabulated results of the workshops are presented in Appendix B. The facilities with the highest degree of consensus included:

- Preserve existing park facilities
- Preserve existing oaks and open space
- Retain existing multi-use trails
- New community center / recreation building
- Additional sports fields
- Multi-use path around park perimeter
- Equestrian staging area and multi use arena
- Enhance safety at both park entrances

The second set of workshops presented three alternative park designs. These conceptual alternatives include a range of park development intensities as well as options for the locations of some key elements. Appendix C includes the three alternative concept plans presented. The workshop participants did not arrive at a full consensus as to the level of development or precise locations for some elements, however most participants favored Scheme 1, the most intense alternative.

1.5 Conceptual Alternative Plans

The three Conceptual Alternative Plans were presented to the Nipomo Community Advisory Council in July 2004. At the meeting the Council took public testimony from about thirty persons before an audience of about 120 people. The Council recommended that the County proceed with the environmental (CEQA) review and land use permits for Scheme 1 with the understanding that 1) Scheme 1 represented to highest utilization of the park, 2) the CEQA document analyze an alternative to locate the community center to the Tefft Street frontage, and 3) the community would have an opportunity for more input upon completion of the CEQA document. There was consensus that it is preferable to plan for the most use and determine at phased increments whether all the Master Plan elements ultimately need to be built.

2 – Master Plan Project Description

2.1 Overview of Proposed Park Facilities

The Master Plan presented here is a refinement of the preferred Scheme 1 alternative. The Master Plan Alternative Project includes an alternative location for the proposed community center complex as described below.

Table 2.1 lists all the proposed Master Plan facilities and their approximate respective land areas, along with the existing facilities and areas to be substantially left undeveloped. The detailed list of Community Recreation facilities envisioned by the Nipomo Recreation Center is listed in Appendix D.

2.2 Park Programs and Operational Activities

In addition to the proposed facilities shown on the Master Plan map and on Table 2.1, the following activities and facilities are part of the project description for the Master Plan:

- Removal of diseased trees and replacement tree planting program.
- Utility infrastructure additions and maintenance.
- Cellular communication repeater station.

The Tree Replacement Program is needed because many of the existing park trees are Monterey Pine (*Pinus radiata*) which are highly susceptible to devastating disease. Trees need to be evaluated and removed and replaced on a regular, planned basis. Replacement trees need not await a removal to be installed. The Tree Replacement Program should be developed as a basis to fund regular removal and planting. The Program should identify suitable replacement trees. Examples of suitable park trees are California Live Oak, California Sycamore, California Pepper, Coast Redwood and Monterey Cypress.

2.3 Alternative Community Recreation Center Location

The Alternative Project shows a different location for the Community Recreation facilities. The NCAC requested that the environmental review analyze an alternative that shifts these facilities to the Tefft Street frontage area. However, not all the facilities envisioned by the Nipomo Recreation Center organization can be accommodated at this location. The facilities that can be accommodated at the location represent less than half of the total facilities envisioned by the Nipomo Recreation Center. The facilities included, based on the priorities of the Nipomo Recreation Center, are limited to:

- Gymnasium with locker rooms and restrooms (9,000 s.f.)
- Preschool and small play area (4,400 s.f.)
- Teen Center (5,000 s.f.)
- Administration office (1,000 s.f.)

Table 2.2 shows all the proposed Alternative Project facilities and their respective land areas, along with the existing facilities and areas to be substantially left undeveloped.

2.5 Parking Tabulation

The County Land Use Ordinance (LUO) contains the parking requirements for new development. However, for many of the proposed recreation uses there is no established standard. As a result, the parking requirement has been determined by applying the LUO where possible and referring to other park projects and traffic trip generation reports for similar uses and facilities. In addition, some double use is assumed. The various recreation activities provided in the Master Plan would rarely, if ever, all be used to the maximum capacity all at the same time. For example, evening use of the gym would not overlap with the day use of the ballfields, therefore the full parking requirement for both facilities need not be provided. Table 2.0 tabulates the parking provided for each proposed use.

Table 2.0 Parking Tabulation

Facility or use	Master Plan	Alternative Project
Sports fields (calc'd for 6 AYSO size soccer)	159 spaces	159 spaces
Community Recreation facilities	150 spaces	135 spaces
Pool or skatepark	20 to 56 spaces	20 to 56 spaces
Amphitheater	24 spaces	24 spaces
Play / Picnic area	24 spaces	24 spaces
Horseshoe area	12 spaces	12 spaces
Dog park	4 spaces	4 spaces
Basketball 2 courts	4 spaces	4 spaces
Tennis 2 courts	4 spaces	4 spaces
Handball 4 courts	8 spaces	8 spaces
Total	379-415 spaces	364-400 spaces
Equestrian trailer	7 pull-through	7 pull-through

**Table 2.1
Summary of Approximate Areas and New Facilities**

Amenities	Existing Areas/Units	Total Proposed Areas	Additional Master Plan Facilities
Formal Turf Fields	5.32 acres	15.41 acres	4 adult or 6 AYSO add'l soccer fields
Open Lawn (Mowed)	9.57 acres	13.53 acres	3.96 additional acres
Roads	1.94 acres	2.70 acres	0.74 additional acres
Parking lots	3.15 acres	7.36 acres	4.21 additional acres
Approx. Number of Spaces:	325 spaces	max 740 spaces	379-415 additional spaces
Group Picnic Areas	0.15 acres	0.15 acres	
Multi-Use Trails (paved)	0.0 acres	3.28 acres	17,800 l.f. add'l paved multi-use trails
Amphitheater	0.0 acres	0.12 acres	2 amphitheaters
Playground	0.16 acres	0.35 acres	2 additional playgrounds
Restrooms	2	4	2 additional restrooms
Recreation Center	-	36,000 s.f.	Community Rec facilities complex
Pool	-	8,400 s.f.	4,200 s.f. pool
Dog Park	31,800 s.f.	19,000 s.f.	additional 19,000 s.f. dog park
Skate Park	-	10,000 s.f.	10,000 s.f. skate park
Handball Courts	-	4,000 s.f.	4 one-wall courts
Horseshoe Pits	-	1,800 s.f.	12 horseshoe pits
Tennis Courts	28,800 s.f.	53,200 s.f.	2 additional tennis courts
Basketball Courts	- ¹	10,000 s.f.	2 additional basketball courts
Drainage Basin	1.26 acres	3.76 acres	additional 2.5 acre basin
Undeveloped Grassland (Annual Grassland/Ruderal Disturbed)	60.05 acres	47.67 acres	12.38 acre reduction
Undeveloped Open Space (Coastal Scrub/Maritime Chaparral)	74.94 acres	62.43 acres	12.51 acre reduction

¹ Existing basketball shares existing tennis courts, therefore no existing area is shown.

**Table 2.2
Summary of Approximate Areas and New Facilities – Alternative Project**

Amenities	Existing Areas/Units	Total Proposed Areas	Additional Master Plan Facilities
Formal Turf Fields	5.32 acres	15.41 acres	4 adult or 6 AYSO add'l soccer fields
Open Lawn (Mowed)	9.57 acres	13.63 acres	4.06 additional acres
Roads	1.94 acres	2.70 acres	0.74 additional acres
Parking lots	3.15 acres	7.26 acres	4.21 additional acres
Approx. Number of Spaces:	325 spaces	max 725 spaces	364-400 additional spaces
Group Picnic Areas	0.15 acres	0.15 acres	
Multi-Use Trails (paved)	0.0 acres	3.28 acres	17,800 l.f. add'l paved multi-use trails
Amphitheater	0.0 acres	0.12 acres	2 amphitheaters
Playground	0.16 acres	0.35 acres	2 additional playgrounds
Restrooms	2	4	2 additional restrooms
Recreation Center	-	14,500 s.f.	Community Rec facilities complex
Pool	-	8,400 s.f.	4,200 s.f. pool
Dog Park	31,800 s.f.	19,000 s.f.	additional 19,000 s.f. dog park
Skate Park ²	-	10,000 s.f.	10,000 s.f. skate park
Handball Courts	-	4,000 s.f.	4 one-wall courts
Horseshoe Pits	-	1,800 s.f.	12 horseshoe pits
Tennis Courts ³	28,800 s.f.	53,200 s.f.	2 additional tennis courts
Basketball Courts	- ³	10,000 s.f.	2 additional basketball courts
Drainage Basin	1.26 acres	3.76 acres	additional 2.5 acre basin
Undeveloped Grassland (Annual Grassland/Ruderal Disturbed)	60.05 acres	47.67 acres	12.38 acre reduction
Undeveloped Open Space (Coastal Scrub/Maritime Chaparral)	74.94 acres	62.43 acres	12.51 acre reduction

² Skate Park and Pool are either / or options and would be located in the same location for either facility.

³ Existing basketball shares existing tennis courts, therefore no existing area is shown.

NCNAC input and review and approval by the County Parks and Recreation Commission.

