



APPENDIX A

NIPOMO COMMUNITY PARK

MASTER PLAN

May 2009

CEQA Review Draft

Nipomo Community Park Master Plan

Prepared for:

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General Services– Parks
Division

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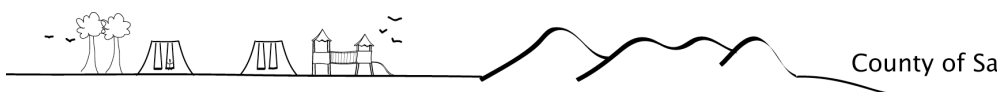
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1 – Introduction

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 currently consists of about 140 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.

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. With this addition, the total park area is about 159 acres¹ comprised of four parcels.

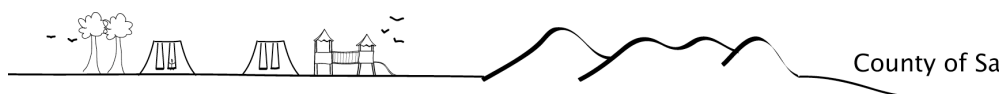
When the existing park improvements were made in the 1970's and early 1980's the land surrounding the park on the west, southwest and northwest was undeveloped. Today, in addition to Dana School to the south, all the lands around the park are developed with residences.

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:

¹ The park acreage calculation is gross acres to existing surrounding paved roads since some existing and proposed paths are in the rights of way. The Assessor's parcel maps indicate the four parcels total 153.95 acres.



- 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 from 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 (now the South County Advisory Committee, SCAC) in July 2004. At the meeting the Council took public testimony from about thirty persons before an audience of about 120 people. The SCAC 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, as revised in 2009. The Master Plan Alternative Project includes an alternative location on the site 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 existing undeveloped knoll in the northwest end of the park would remain natural. The existing unimproved horse trails in that area would remain as they are now.

The Master Plan identifies an area for multi-use sports fields. This area is viewed as a mid- to long-term holding area for active sports fields. The type of sports to be accommodated would be determined at the time the need for added fields arises. The maximum intensity of use would likely be youth soccer. The area could accommodate about 6 youth soccer fields. The fields are not shown to be lighted.

Improvements to make Osage Street consistent with County road standard A-1(d) is shown on the Master Plan². The improvements include a 6 foot wide path would link to the park path system creating a loop around the park.

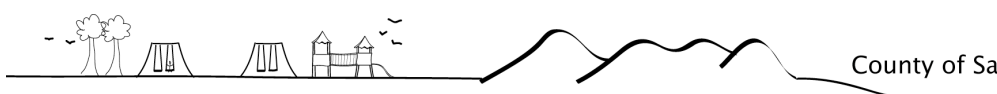
The detailed list of Community Recreation facilities envisioned by the Nipomo Recreation Center (2004) is listed in Appendix D.

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.

² The existing pavement width is 24 feet with AC dikes, which meets the road standard. The path is required to meet the standard. The standard allows the path to be attached or detached; both are shown on the Master Plan in response to topographic conditions.



- 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 Center Recreation facilities. The SCAC requested that the environmental review analyze an alternative that shifts these facilities to the Tefft Street frontage area. However, not all the facilities envisioned for the Community Center Recreation Facilities can be accommodated at this location. The facilities that can be accommodated at the location represent less than half of the total facilities originally 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 (10,000 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.

2.4 Alternative Sites for Community Center Recreation Facilities

The community desires the County to study potential alternative sites for the Community Center recreation facilities. In 2008, the program of possible facilities were reevaluated and the needed land area estimated. It was determined a site of at least two acres is required. If the site is constrained by slope, lot configuration or access more acreage would be needed.

If the Community Center Recreation facilities are located on an alternative site in the community, the Master Plan core area would not include these facilities and the adjoining passive and active park

areas would shift “inward” to the core. The resulting increase in park open space would be about 3 acres.

The Alternative Master Plan shows the Community Center Recreation facilities along Tefft Street instead of the core area in the park. If these are located to another site in the community, the more active facilities on the Alternative Plan shown in the core area (pool or skate park) could be shifted to the Tefft Street area, similar to the Master Plan scheme.

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

RECREATION AREA	Existing (sf)	Proposed (sf)	Total (sf)
Amphitheaters	0	5,227	5,227
Basketball Courts	0	10,000	10,000
Playgrounds	6,534	8,276	14,810
Community Center / Gymnasium	0	36,000	36,000
Dog Parks	31,988	19,000	50,988
Group Picnic Areas	9,433	0	9,433
Handball Courts	0	4,000	4,000
Horseshoe Pits	0	1,800	1,800
Skate Park	0	10,000	10,000
Sports Fields (Turf)	231,633	439,520	671,153
Swimming Pool / Deck	0	8,400	8,400
Tennis Courts	26,404	14,400	40,804
Trails / Walkways (paved)	50,724	127,373	178,097
Osage Street Walkway (paved)	0	11,280	11,280
SUBTOTAL RECREATION	356,716	695,276	1,051,992
OPEN SPACE	Existing (sf)	Proposed (sf)	Total (sf)
Open Space (undeveloped)	5,689,881	-1,113,510	4,576,371
Open Play Area (Turf)	403,855	172,498	576,353
Trails (dirt)	190,200	-84,276	105,924
SUBTOTAL OPEN SPACE	6,283,936	-1,025,288	5,258,648
INFRASTRUCTURE	Existing (sf)	Proposed (sf)	Total (sf)
Basins	54,900	108,900	163,800
Library Building	7,134	4,000	11,134
Parking	137,166	183,388	320,554
Ranger Residence	1,284	0	1,284
Restrooms / Maintenance Bldgs	3,155	1,490	4,645
Roads	89,036	32,234	121,270
SUBTOTAL INFRASTRUCTURE	292,675	330,012	622,687
TOTALS			
Parking Spaces	325	415	740
TOTALS (Acres)	Existing (acres)	Proposed (acres)	Total (acres)
RECREATION AREA	8.19	15.96	24.15
OPEN SPACE	144.26	-23.54	120.72
INFRASTRUCTURE	6.72	7.58	14.30
TOTAL	159.17		159.17
TOTALS (Percentages)	Existing (%)	Proposed (%)	Total (%)
RECREATION AREA	5.2%	10.0%	15.2%
OPEN SPACE	90.6%	-14.8%	75.8%
INFRASTRUCTURE	4.2%	4.8%	9.0%
TOTAL	100.0%		100.0%

Note: Total estimate gross park area = 6,933,327sf (159.17 acres). Estimate includes Nipomo Park & Mesa Meadows.



Table 2.2

Summary of Approximate Areas and New Facilities - Alternative Project

RECREATION AREA	Existing (sf)	Proposed (sf)	Total (sf)
Amphitheaters	0	5,227	5,227
Basketball Courts	0	10,000	10,000
Playgrounds	6,534	8,276	14,810
Dog Parks	31,988	19,000	50,988
Group Picnic Areas	9,433	0	9,433
Gymnasium	0	9,000	9,000
Horseshoe Pits	0	1,800	1,800
Preschool*	0	5,400	5,400
Skate Park or Swimming Pool	0	10,000	10,000
Sports Fields (Turf)	231,633	439,520	671,153
Teen Center	0	5,000	5,000
Tennis Courts	26,404	14,400	40,804
Trails / Walkways (paved)	50,724	127,373	178,097
Osage Street Walkway (paved)	0	11,280	11,280
SUBTOTAL RECREATION	356,716	666,276	1,022,992
OPEN SPACE	Existing (sf)	Proposed (sf)	Total (sf)
Open Space (undeveloped)	5,689,881	-1,088,510	4,601,371
Open Play Area (Turf)	403,855	176,498	580,353
Trails (dirt)	190,200	-84,276	105,924
SUBTOTAL OPEN SPACE	6,283,936	-996,288	5,287,648
INFRASTRUCTURE	Existing (sf)	Proposed (sf)	Total (sf)
Basins	54,900	108,900	163,800
Library Building	7,134	4,000	11,134
Parking	137,166	183,388	320,554
Ranger Residence	1,284	0	1,284
Restrooms / Maintenance Bldgs	3,155	1,490	4,645
Roads	89,036	32,234	121,270
SUBTOTAL INFRASTRUCTURE	292,675	330,012	622,687
TOTALS			
Parking Spaces	325	400	725
TOTALS (Acres)	Existing (acres)	Proposed (acres)	Total (acres)
RECREATION AREA	8.19	15.29	23.48
OPEN SPACE	144.26	-22.87	121.39
INFRASTRUCTURE	6.72	7.58	14.30
TOTAL	159.17		159.17
TOTALS (Percentages)	Existing (%)	Proposed (%)	Total (%)
RECREATION AREA	5.2%	9.6%	14.8%
OPEN SPACE	90.6%	-14.4%	76.2%
INFRASTRUCTURE	4.2%	4.8%	9.0%
TOTAL	100.0%		100.0%

*Existing preschool is a temporary use within existing facilities; no square footage is shown.



3 – Master Plan Implementation

3.1 Project Phasing

At the time of the Master Plan adoption, the basic priorities derived from the community were to construct a gymnasium and other community recreation buildings, establish a multi purpose trail around the park, develop sports fields and expand play, picnic and horseshoe facilities.

The Master Plan does not establish a phasing plan. The timing, type and extent of infrastructure extensions, off site improvements such as traffic signals, and earthwork would depend upon the type and extent of the first new facilities to be implemented. Conversely, the choice of which facilities to implement first, second or third may be influenced by the kinds of infrastructure and earthwork that must accompany the recreation facilities.

The overall cost to construct the Master Plan is shown in Appendix E. The cost for each element is based on conceptual design characteristics, therefore the cost for any particular element could go up or down once the more detailed design is developed.

The Nipomo Recreation Center, a non-profit community organization, is envisioned as a possible partner in the development of the community recreation buildings planned for the park. The cost to construct these facilities is identified as a separate item on the construction cost breakdown (2003 dollars) in Appendix E.

3.2 Master Plan Amendment

The Master Plan is intended to guide development of the park to an envisioned “build out” some undetermined years in the future. While the purpose of a Master Plan is to guide decisions over a number of years, it is recognized that as time passes community needs and priorities may change and the Master Plan may need updating and revising.

The Master Plan should be updated at ten-year intervals to ensure that it remains viable and relevant as a guide for meeting the park and recreation needs of the community.

The Master Plan may be amended at any point along the way if new ideas or pressing needs warrant a change in the Plan. The process for amending the Plan would involve community workshops and

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

Appendix A- Community Survey

NIPOMO COMMUNITY PARK RECREATION SURVEY PRELIMINARY REPORT

San Luis Obispo County Parks and the Nipomo Community Advisory Council Recreation and Parks Committee are working together on the development of a Master Plan for Nipomo Community Park. The Master Plan will serve as a blueprint reflecting the desires and needs of park users for the next fifteen years. As a part of this effort, a public attitude survey was conducted to identify the recreational preferences of potential park users in the Nipomo vicinity.

The survey packet was distributed to 3000 randomly selected households and completed surveys were returned by 522 households. The survey packet included a bilingual cover letter, a two-page English version of the survey, a two-page Spanish version of the survey, and a postage paid return envelope. An additional 51 surveys were completed by park users onsite at Nipomo Community Park.

The two-page survey included questions on existing recreation opportunities, proposed recreation opportunities, park funding, unmet recreation needs, and provided a space for addition comments and suggestions.

The survey also included a question on frequency of park use and six questions about the demographic characteristics of the responding households, including the ages of the residents of the household, the area of residence, the gender of the survey respondent, home ownership, racial/ethnic background, and household income. These questions serve two purposes. First, it allows examination of how recreation and funding preferences are modified by frequency of use and demographic characteristics. For example, it is possible to identify the recreation preferences of households with children. Second, it allows comparison of the demographic characteristics of the survey respondents to Census data for the area, an indication of the validity of the survey responses.

Sampling error for surveys is calculated based on the number of surveys returned. For the current sample of 573 (522 returned by mail; 51 conducted on site), the margin of error is plus or minus 5%. Thus, the percentages reported are expected to be within 5% of the percentages that would be obtained if all community residents had responded to the survey.

Tables and graphs summarizing the results of the survey are attached.

Table 1: Existing Recreation Opportunities

Question 1: Existing Recreation Opportunities. Please indicate whether each of the following recreation opportunities and facilities should be reduced, remain the same, or be increased.

Existing Recreation Opportunities	Reduce	Remain the same	Increase a little	Increase a lot
Walking/jogging/bicycling trails	3%	35%	35%	27%
Restrooms	1%	36%	49%	13%
Children's play equipment	3%	38%	43%	15%
Individual picnic areas	3%	43%	43%	12%
Parking	2%	46%	39%	12%
Group picnic areas	3%	49%	40%	8%
Multipurpose sports fields	4%	51%	28%	17%
Wilderness areas	10%	49%	21%	20%
Basketball courts	4%	55%	30%	11%
Botanical gardens/exhibits	11%	50%	26%	14%
Equestrian trails	15%	50%	22%	13%
Off-leash dog area	15%	54%	19%	12%
Volleyball courts	6%	63%	26%	5%
Tennis courts	6%	66%	22%	6%
Horseshoe pits	8%	65%	23%	4%

**Figure 1: Existing Recreation Opportunities
Increase a little and a lot**

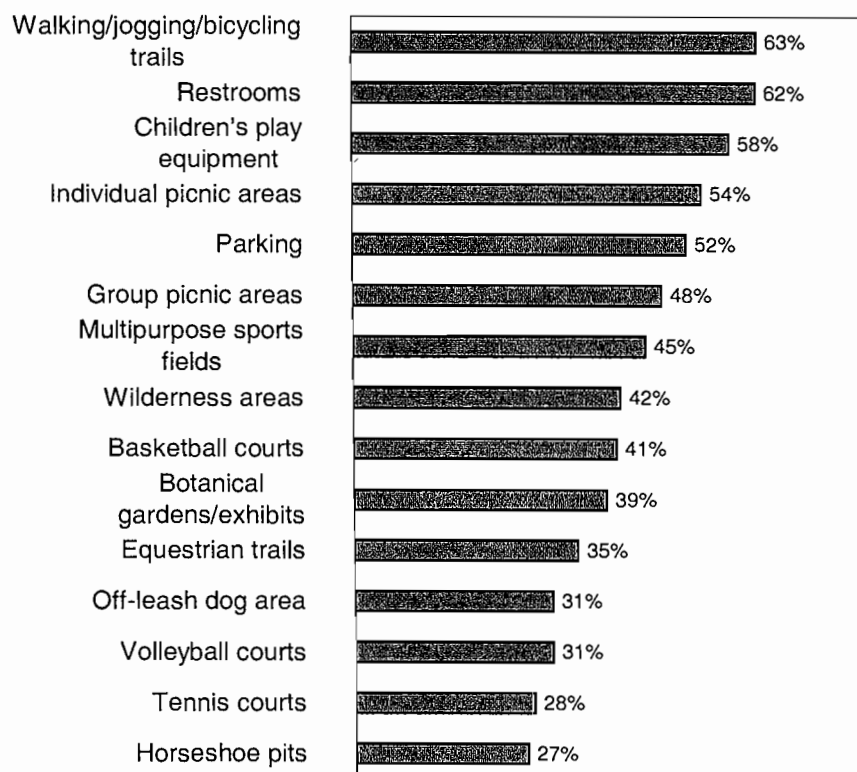


Table 2: Proposed Recreation Opportunities

Question 2: Proposed Recreation Opportunities. Please indicate your level of support for the following proposed recreation opportunities and facilities.

Proposed Recreation Opportunities	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
Recreation/Community Center (gym, meeting rooms, kitchen, etc.)	8%	12%	24%	31%	25%
Swimming pool	11%	14%	22%	28%	25%
Amphitheater for outdoor performing arts	10%	13%	29%	31%	17%
Low impact activities (shuffleboard, lawn bowling, etc.)	7%	7%	44%	34%	9%
Skateboard park	18%	13%	27%	28%	14%
Community meeting rooms	9%	15%	37%	30%	9%
Equestrian arena (no rodeos or commercial events)	15%	19%	34%	21%	11%
Horse trailer parking area	17%	17%	38%	19%	10%
Community vegetable gardens	13%	20%	42%	18%	7%
Paved bicycle paths	4%	54%	31%	11%	0%

**Figure 2: Proposed Recreation Opportunities
Support and strongly support**

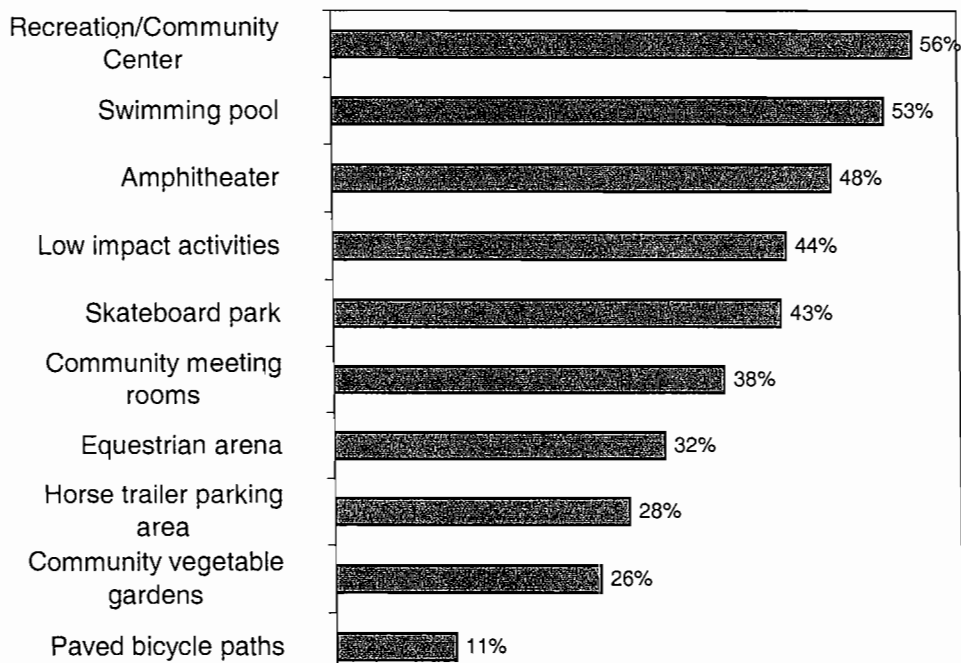


Table 3: Park Use

Question 3: Park Use. How often have you or your family used Nipomo Community Park during the past 12 months?

Category	Percent
Total	100%
Never	16%
Occasionally	38%
Once a month	17%
Once a week	17%
More than once a week	11%



Table 4: Funding Options

Question 4: Funding. In order to finance the development and maintenance of improvements in Nipomo Community Park, which of the following funding methods would you support?

Options	Total	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
Property tax assessment on property owners	100%	40%	18%	20%	17%	5%
Assess special fees on new construction	100%	15%	8%	27%	32%	18%
User fees paid by those who use the park facilities	100%	9%	9%	16%	43%	23%

Question 5: Funding Amount. If an assessment of properties is proposed to fund improvements that you want in Nipomo Community Park, how much would you be willing to pay annually?	Total	100%
	\$0	25%
	\$1-10	23%
	\$11-25	17%
	\$26-50	20%
	\$51-100	12%
	Over \$100	4%

Table 5: Demographic Characteristics

Area of Residence	Survey	
Nipomo east of 101	14%	
Nipomo west of 101	54%	
Black Lake Village	8%	
Callender-Garrett	2%	
Los Berros	5%	
Palo Mesa	3%	
Oceano	5%	
Rural Arroyo Grande	7%	
Other	2%	
	100%	
Nipomo Only	Survey	Census
Nipomo east of 101	21%	21%
Nipomo west of 101	79%	79%
	Survey	Census
Number of households w/ children under 18	42%	41%
Number of households w/ adults 65 and over	31%	28%
Gender	Survey	Census
Female	55%	51%
Male	45%	49%
	100%	100%
Home Ownership	Survey	Census
Own	91%	71%
Rent	9%	29%
	100%	100%
Racial/ethnic background	Survey	Census
Hispanic	14%	21%
Other Anglo/White/Caucasian	83%	74%
Black or African-American	0%	5%
Native American	2%	
Asian or Pacific Islander	1%	
Other	0%	
	100%	100%
Household Income	Survey	Census
Less than \$10,000 a year	2%	6%
\$10,000 - \$24,999	9%	17%
\$25,000 - \$39,999	15%	20%
\$40,000 - \$59,999	22%	20%
\$60,000 - \$99,999	31%	24%
\$100,000 and over	21%	13%
	100%	

The Nipomo Community Park Recreation Survey contained several background variables that describe the participants in the survey. These background variables include the frequency of use of the park in the last year; whether there are children in the household; whether there are Seniors (65 and over) in the household; place of residence; gender; homeownership; racial/ethnic background; and annual income. In addition, the sample includes surveys that were collected by mail and on-site.

The analysis of background variables used statistical techniques (t-tests, analysis of variance, Chi square, and correlation) to determine whether the background variables were “significantly” (in a statistical sense) related to the participants’ opinions about existing recreation opportunities, proposed recreation opportunities, and park funding issues. Highlights of that analysis are presented below.

Regular park users (those that use the park at least occasionally), were:

- more likely to be Nipomo residents;
- more likely to have children in the home;
- more supportive of increases in basketball courts, children’s play equipment, and equestrian trails;
- more supportive of adding an amphitheater for outdoor performing arts, community meeting rooms, paved bicycle paths, a recreation / community center, and a swimming pool; and,
- more supportive of the use of property tax assessments and special fees on new construction to fund improvements (see Figures 4 and 5; 457 respondents).

Households with children were:

- generally more supportive of increasing existing recreation facilities and adding more proposed recreation facilities;
- more likely to use the park than households without children;
- more supportive of increases in basketball courts, children’s play equipment, and multipurpose sports fields; and,
- more supportive adding a horse trailer parking area, paved bicycle paths, recreation / community center, skateboard park, and swimming pool (see Figures 5 and 6; 229 respondents).

Renters were:

- more supportive of increasing the group picnic areas; and,
- more supportive of adding a swimming pool to the park.

The Hispanic participants were:

- more supportive of increasing the following existing recreation facilities: basketball courts, group picnic areas, horseshoe pits, and restrooms; and,
- more supportive of the creation of a recreation / community center at the park (see Figures 7 and 8; 66 respondents; margin of error plus or minus about 10%).

Participants interviewed onsite at the park were

- more supportive of increasing the horseshoe pits and more supportive of the proposed swimming pool; and,
- less supportive of user fees to fund improvements in the park.

Figures are included on the following page displaying facility preferences for three of the demographic groups: regular park users (those that use the park at least occasionally), households with children, and Hispanic households. The facilities are ordered on the basis of the overall community ratings to facilitate comparison. The ratings of small subgroups should be interpreted with care.

Figure 3: Regular Park Users
Existing Recreation Opportunities: Increase a little and a lot

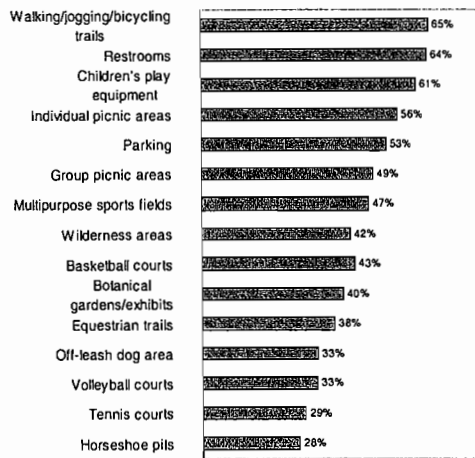


Figure 4: Regular Park Users
Proposed Recreation Opportunities: Support and strongly support

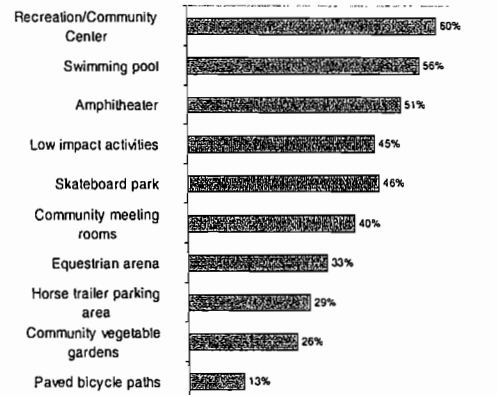


Figure 5: Households with Children
Existing Recreation Opportunities: Increase a little and a lot

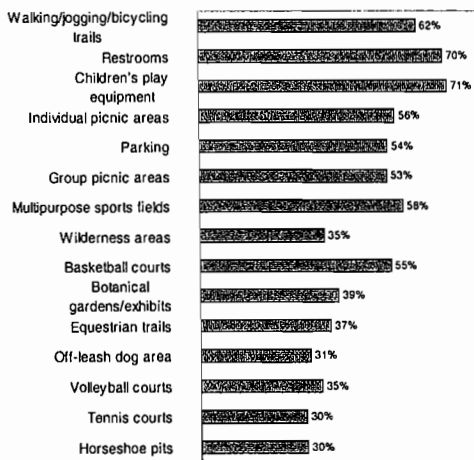


Figure 6: Households with Children
Proposed Recreation Opportunities: Support and strongly support

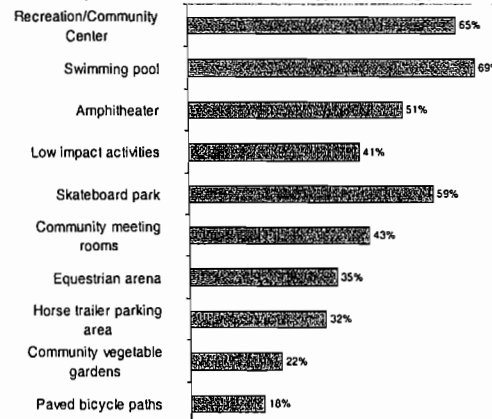


Figure 7: Hispanic Households
Existing Recreation Opportunities: Increase a little and a lot

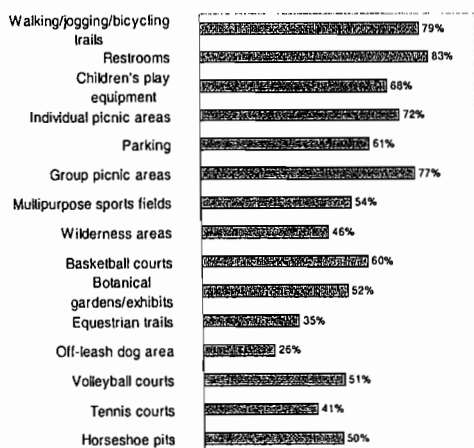
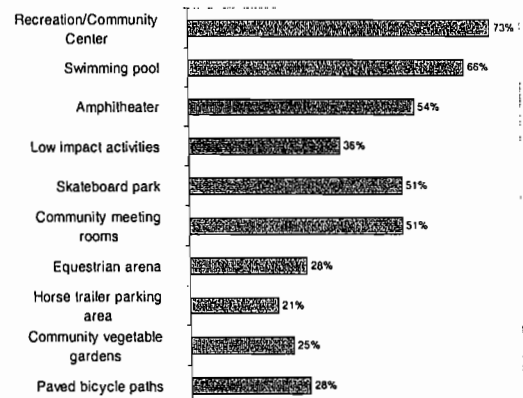


Figure 8: Hispanic Households
Proposed Recreation Opportunities: Support and strongly support



Appendix B– Public Workshop Summary

Nipomo Community Park

Summary of Workshops #1 and #2 Recommendations

Summary of Key Ideas:

Preservation of existing facilities (e.g. open space trails, ball fields, tennis courts, picnic areas, off-leash dog park, native garden, etc.) is important. Preservation of existing oaks and open space, while retaining existing multi-use trails, is important. New improvements should be concentrated within or adjacent to the existing developed portions of the park. Emphasis should focus on providing activities for children and youth, such as development of additional multi-use fields and trails. Multiple uses of existing fields and facilities is important. Enhanced safety at park entrances off of Pomeroy and West Tefft is important.

Proposed improvements:	Number of Groups Supporting	
Preserve existing facilities:	11	100%
Preserve existing oaks and open space; retain existing multi-use trails	10	91%
Community / Recreation center, with gymnasium.	10	91%
Additional Multi-use sports fields (softball, soccer, etc)	7	77%
Multi-use (accessible) trail at park perimeter	7	77%
Equestrian staging area / multi-use arena (for equestrian events, BMX bike track)	6	55%
Enhance safety at West Tefft / Orchard Road entrance	5	45%
Enhance safety and improve entrance at Pomeroy Road	4	36%
Additional basketball courts	4	36%
Bocce courts / lawn bowling	4	36%
Handball courts	4	36%
Horseshoe courts	4	36%
Gazebo, stage or amphitheater for seasonal community activities (e.g. Oktoberfest)	4	36%
Renovate / enhance detention basin at corner of West Tefft & Pomeroy.	4	36%
Skate park	4	36%
Additional restrooms	3	27%
Additional tennis courts	2	11%
Additional barbeque areas	2	11%
Additional off-leash dog area adjacent to Pomeroy Road.	2	11%
"Pocket park" at Mesa Meadows open space (e.g. ball field, horseshoe & handball courts)	2	11%
Frisbee golf	1	9%
Community swimming pool	1	9%
Observatory	1	9%
Expand library facility	1	9%
Fitness "Par" course at Mesa Meadows existing open space trail	1	9%
Toddler play area adjacent to existing ball fields	1	9%
Volleyball court	1	9%
Implement approved Mesa Meadows landscape plan	1	9%
Preschool at (or near) community center	1	9%
Eliminate day-use fees.	1	9%

Appendix C– Conceptual Alternatives 2 and 3

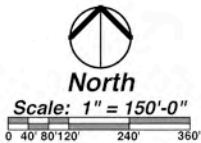
NIPOMO COMMUNITY PARK MASTER PLAN



NIPOMO COMMUNITY PARK MASTER PLAN

ALTERNATIVE PROJECT

- ACTIVE RECREATION / COMMUNITY CENTER
- ACTIVE RECREATION / PICNIC
- FIELD SPORTS
- OPEN SPACE / PASSIVE RECREATION
- EQUESTRIAN FACILITIES
- DRAINAGE
- BIOLOGICAL MITIGATION RECEPTOR SITE



Appendix D– Nipomo Recreation Center Facilities

Nipomo Recreation Center Community Center Program

1. PROGRAM OF FACILITIES in order of priority:

- a. Multi-Purpose Gymnasium (requires 9000 s/f)
- b. Preschool; (Licensed for 40; requires 4400 s/f)
- c. Administrative Offices; 6-10 offices (requires 1000 s/f)
- d. Teen Center with game room and lounge (requires 5000 s/f)
- e. Senior Center; (requires 2500 s/f)
- f. Multi-Purpose Community Rooms; 2-seating 100 each (recommended 1500 s/f)
- g. Multi-Purpose Conference Hall (recommended 5000s/f)
- h. Kitchen Facilities (To service Gymnasium and Conference Hall simultaneously; recommended 1000 s/f)
- i. Fitness Room; 2 Rooms for Contract Classes- Capacity 50 each (requires 2000 s/f)
- j. Computer Room; 20-25 Stations (requires 1000 s/f)
- k. Board Room (recommended 500 s/f)
- l. Restrooms (ADA Compliant)
- m. Skatepark (recommended 6000 s/f; cement)
- n. Outside Facilities with Access to Building
 - i. Patio Areas
 - ii. Storage Facilities

Appendix E– Cost to Construct

opinion of probable cost

Nipomo Community Park Master Plan Nov-04

SITE WORK	QUANTITY / UNIT			UNIT COST		TOTAL COST
Sports Fields						
Earthwork	435,600	s.f.	x	0.50	=	217,800
turf, irrigation & amenities	435,600	s.f.	x	2.00	=	871,200
Open Turf / Play/ Picnic						
Earthwork, irrig, tables	174,240	s.f.	x	1.75	=	304,920
Park Roads						
Paved 24 ft wide	32,234	s.f.	x	2.25	=	72,527
Parking						
415 spaces, AC, grading, no curb	145,250	s.f.	x	4.00	=	581,000
Multi use Trail						
Eight ft wide D.G. stabilized	17,800	l.f.	x	9.00	=	160,200
Amphitheater						
Earthwork, turf, stage	52,275	s.f.	x	2.75	=	143,756
Play Grounds						
Two areas, surface, equipment	2	ea	x	60,000.00	=	120,000
Restrooms						
Two buildings, 575 s.f each	1,150	s.f.	x	250.00	=	287,500
Dog Park						
fenced	2000	l.f.	x	20	=	40,000
Handball						
Four courts	4	ea	x	6,500.00	=	26,000
Horseshoe pits						
12 pits, fenced, benches	12	ea	x	3,200.00	=	38,400
Tennis						
Two courts fenced, lighted	14,400	s.f.	x	13.50	=	194,400
Basketball						
Two courts	10,000	s.f.	x	6.00	=	60,000
Stormwater Basin						
grading, landscape , no fence	108,900	l.f.	x	1.5	=	163,350
Skate park						
Concrete, fenced	10,000	s.f.	x	20.00	=	200,000
Pool						
75'x75'	300	p.f.	x	350.00	=	105,000
Deck, fence, mechanical	1	ls.	x	200,000.00	=	200,000

Misc infrastructure / offsite						
signal, traffic, power, water	1	l.s.	x	300,000	=	300,000
Environmental Mitigation						
Native Planting	1	l.s.	x	25,000.00	=	25,000
Tree Replacement / Landscape						
	1	l.s.	x	50,000.00	=	50,000
SUB TOTAL:						\$ 4,161,053

10% CONTINGENCY:						\$416,105
SUBTOTAL:						\$ 4,577,158
6% A/E COST						\$274,629
Park Site Work TOTAL:						\$ 4,851,788

Community Center Facilites	Appendix D	\$1.0-\$3.0 million
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