

CHAPTER 5.15

RECREATION

A. Existing Conditions

A number of several recreational resources and facilities located are located in the Nipomo area.

The following list from the Public Hearing draft of the Parks and Recreation Element identifies the various resources and facilities:

Table 5.15-1: Nipomo Area Recreational Facilities

Name of Facility	Type of Facility	Location	Owner
Nipomo Recreation Center	Local Recreational Facility	170 S. Frontage Road, Nipomo	
Nipomo Park	Community Park	Tefft & Pomeroy	County
Jim Miller	Park (undeveloped)	Tefft	County
Mesa Meadows	Natural Area	Osage & Mesa	County
Mesa Meadows	Class I Bike Trail/Path	Osage & Mesa	County
Martin Trials	Class I Bike Trail/Path	Dawn, Dale, Westwind, & Willow	County
Cypress Ridge	Class I Bike Trail/Path	Halcyon & El Campo	County
Dana Elementary	School	W. Tefft	Lucia Mar School District
Nipomo Elementary	School	Price St. & Beechnut Ave	Lucia Mar School District
Dorothia Lang Elementary	School	Osage & Eucalpytus	Lucia Mar School District
Mesa Middle School	School	Halcyon Road	Lucia Mar School District

Name of Facility	Type of Facility	Location	Owner
Nipomo High School	School	Thompson Road	Lucia Mar School District
Nipomo Library	Public Library	Dana St.	County
Black Lake & Cypress Ridge Golf Courses	Private Golf Courses open to the public	Willow Road El Campo & Halcyon	Private

The following is a summary of the key recreational and community resources located in the Nipomo area.

The **Dana Adobe** is located at 671 Oakglen, P.O, Box 729 Nipomo, CA 93444 805/929-5679. The Dana Adobe is the home of Captain Dana and his family and is now owned by the San Luis Obispo Historical Society. This historical site still stands today with the DANA organization actively working towards the restoration of the home.

Nipomo Community Park is a 132-acre park, shaded with eucalyptus, oak and pine trees, contains facilities for a number of activities tennis, handball, softball, baseball, football, volleyball, and horseshoes. Picnic tables and barbecues are located throughout the park, and a natural area features a ring and trails for equestrians. A playground on the south side provides a good stopping place for travelers with children.

Old St. Joseph's Church is located at Tefft Street and Thompson Road. Built in 1902, the church was retired in 1970. It has been refurbished into a quaint wedding chapel. Services for Nipomo Christian Church are now held weekly here.

Oso Flaco Lake is a brackish/fresh water lake located within an 18,000 acre, 18-mile pristine shoreline that has been designated a national natural landmark possessing among the highest aesthetic and ecological values remaining in California.

The **Nipomo Dunes** comprise the largest remaining dune system in the nation. It is made up of 18 miles of 200-500 foot high sand hills, seashore, wetland, and tidal marsh. They stretch from Pismo Beach in the North to Vandenberg Air Force Base in the south.

The **Nature Conservancy**, along with **People for the Nipomo Dunes** and other local groups, offer occasional hikes to Coreopsis Hill, Hidden Willow Valley, Oso Flaco Lake, and other areas.

Facilities to Rent. The following facilities are available for rental from the listed organizations:

Community Services District	(805) 929-1133
Nipomo Men's Club	(805) 929-4117
Nipomo Recreation Center	(805) 929-5437
Nipomo Public Library	(805) 929-3994
Nipomo Regional Park	1-800-834-4636 or (805) 781-5930
Swap Meet	(805) 929-7000

The **Nipomo Recreation Center** is a hub for many activities in Nipomo. The Recreation Center provides the community with programs such as the pre-school and before & after school curriculum for school age children, youth and teen activities and hosts such sports events as the basketball program. The facility is also available for rental. Nipomo is very fortunate to have a facility such as the Nipomo Recreation Center to serve the community and to benefit from Nipomo.

The Recreation element of the general Plan recommends day use parks for picnicking, playground and passive field activities. The Parks should be of varying sizes based on population or distance between facilities. Community day

use parks are recommended at one park per 150 people as a general rule and 16 picnic units per acre within a park.

B. Thresholds of Significance

The proposed project would represent a significant impact if it was to increase the demand for neighborhood or regional parks or other recreational facilities, or would affect existing recreational opportunities.

C. Project Impacts

Expanding the District's Sphere of Influence would not significantly impact recreational resources. Although the proposed Sphere of Influence Update and Municipal Service Review does not significantly impact recreational resources, the proposed project could represent the first step in the development of the areas within the SOI. Future development of this property could adversely impact recreational resources in these areas.

It should be noted that the SOI would not cause a change in zoning or an increase in density. An increase in density in the SOI Study Areas would first require review and evaluation through one, or more of the following processes:

- A zoning change in the form of a General Plan Amendment;
- Approval of a Specific Plan;
- Conditional Use Permit (Minor Use Permit/Development Plan approvals);
- Tract/Parcel Map approvals; or
- an Annexation into the District.

The above-listed processes are subject to the California Environmental Quality Act. Inclusion in the SOI does not guarantee service or development of an area, but allows for the jurisdiction to plan serving that area. A General Plan Amendment, Specific Plan, Tract/Parcel Map or Conditional Use Permit would

study a variety of land use and environmental issues before being approved or denied including community character and compatibility, existing Land Use policies, traffic and circulation impacts, the provision of public services, etc.

The proposed project would not directly result in any changes in land use for the involved properties. The precise nature and extent of future development within the proposed SOI is subject to speculation and cannot be determined at this time. Any future development of the areas within the SOI would require a number of land use planning steps as listed above.

The Program EIR represents the first-tier environmental document for these related actions. Once the Program EIR is prepared, subsequent activities within this program must be evaluated in order to determine the extent of the required additional CEQA documentation.

The Sphere of Influence is a 20-year growth boundary for the provision of services from the NCSD. The proposed project does not generate any new population or housing. The Sphere may be a contributing factor to the development of land within the Sphere of Influence. However, several steps must be completed if properties are to significantly increase densities, including; a General Plan Amendment to change zoning, tract or parcel map approval to develop some parcels, and/or a conditional use permit in some cases.

The Sphere of Influence provides guidance in terms of what areas should be served by the District over the next 20 years. The Sphere is not an entitlement for services from the District. The District can only provide services to areas annexed to the District or through an outside user agreement. Both actions require LAFCO approval.

D. Cumulative Impacts

The CEQA Deskbook defines Cumulative impacts as “two or more individual impacts that, when considered together are considerable or that compound or increase other environmental impacts.” The District’s SOI is a contributing factor to continued growth and development in the Nipomo area. However, it should be

noted that Nipomo has grown significantly over the last two decades without the prior expansion of the District's Sphere of Influence. Typically, development projects were approved by the County for development and then approved by LAFCO and the District for inclusion into the District's SOI and service area. The growth in the area has been driven by approvals at the County level. The approvals usually anticipate the project itself providing public services such as water and sewer. Major development approvals such as this include:

- Black Lake Development-Within the District's SOI/Service Area
- The Woodlands-Outside the District's SOI/Service Area
- Maria Vista-Within the District's SOI/Service Area
- Knollwood-Within the District's SOI/Service Area

E. Mitigation measures

The Sphere of Influence does not cause significant impacts to the recreational resources in the Nipomo Area. Therefore no mitigation measures are required to mitigate impacts.

F. Residual Impacts

The impacts of the recommended Sphere of Influence on recreational resources are less than significant, Class III. Implementation of the mitigation measures noted in other sections of this document will further reduce any potential residual impacts that may be related to recreational resources.