

4.16 RECREATION

The following setting and impact discussion identifies the condition of existing recreational facilities, pertinent regulations, thresholds of significance, and potential impacts of the project related to recreational facilities. The existing setting was identified using County documents, including the *County of San Luis Obispo General Plan Parks and Recreation Element*, *Nipomo Community Plan*, *County of San Luis Obispo General Plan 2016–2018 Resource Summary Report*, and *Nipomo Community Park Master Plan*.

4.16.1 Existing Conditions

Residents of the county have access to many diverse outdoor recreational opportunities provided by public agencies and non-profit organizations, including County parks, state parks and beaches, city parks, parks provided by community services districts, school district properties, federal lands (i.e., Los Padres National Forest and Carrizo Plain National Monument), and natural preserve areas (County of San Luis Obispo 2019).

4.16.1.1 Regional Recreation

Parks and recreation are strongly linked; however, the County defines recreation as the amenity that is provided within the park and may include, but is not limited to, benches, trails, interpretive displays, fields, playgrounds, etc. In addition, recreation can be defined as active or passive. Active recreation typically involves facilities and large groups of people. Examples of active recreation include community centers, skate parks, tennis courts, sports facilities, and swimming pools. Passive recreation is more tranquil and does not necessarily involve a large group of people. Examples of passive recreation include walking trails, picnic sites, bird watching areas, and scenic outlooks (County of San Luis Obispo 2006).

County Parks provides the following forms of recreation:

- **Parks.** The County provides many types of parks and related facilities. Mini and neighborhood parks typically include playground equipment, individual picnic areas, open play areas, and/or benches. Community parks typically include sports complexes, community centers, tennis and basketball courts, skate parks, group picnic areas, and/or a swimming pool. Regional parks offer camping, fishing, boating, and/or hiking. Table 4.16-1 identifies the existing park facilities within the county.
- **Recreation Programming.** Recreation programming includes organized leagues or classes, such as sports camps, league sports, etc. This amenity has not historically been offered by the County; however, the County provides swim lessons and aquatic programs, including junior lifeguards and water aerobics.
- **Golf Courses.** The County operates three golf courses, including Morro Bay Golf Course, Chalk Mountain Golf Course, and Dairy Creek Golf Course. Each golf course consists of 18-hole, championship-style facilities, except Dairy Creek Golf Course, which provides a nine-hole course. Morro Bay Golf Course is part of Morro Bay State Park in Morro Bay, Chalk Mountain Golf Course is part of Heilmann Park in Atascadero, and Dairy Creek Golf Course is part of El Chorro Park near the city of San Luis Obispo. Table 4.16-1 identifies the existing golf courses within the county.
- **Trails.** The County provides trails within its regional parks, community parks, and communities and neighborhoods as connectors. Trails managed by the County include Bob Jones Pathway (connects the city of San Luis Obispo and the community of Avila Beach) and Hi Mountain Trail (connects Lopez Lake Recreation Area with Los Padres National Forest). Other trails have been

authorized to provide passive recreation while connecting parks, schools, and libraries with neighborhoods. Most trails in the county are designated for multi-use, allowing equestrians, pedestrians, and bicycles. Table 4.16-1 identifies the existing trails within the county.

- **Special Places.** Special recreational opportunities provided by the County include access along and to the coastline (e.g., Morro Bay Estuary), historic sites (e.g., Rios Caledonia Adobe), and natural areas (e.g., Bishop Peak, Elfin Forest), which balance passive use with resource preservation. Table 4.16-1 identifies the existing special places within the county.
- **Partnerships.** Partnerships include other agencies and organizations working with the County to provide resources (e.g., volunteer hours, expertise, grantsmanship, etc.) that benefit the County’s parks system. For example, the San Luis Obispo Botanical Garden was initially an idea brought to the County by a nonprofit organization and was developed through coordination between the nonprofit organization and the County.

Table 4.16-1. Existing County Recreation Facilities

	Agency	Location	Distance from Project Site	Park Acres	Natural Area Acres
Regional Parks (Urban)					
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>
Regional Parks (Rural)					
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>
Mini, Neighborhood, and Community Parks					
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

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	Agency	Location	Distance from Project Site	Park Acres	Natural Area Acres
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>
Special Places (Natural Areas, Coastal Accessways, Historic Sites)					
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
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>
Golf Courses					
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>
Trails and Staging Areas (Outside Parks)					
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>
Total Operated Acreage				1,246.1	11,908
Community Parks (Nipomo)					
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	--	Nipomo	--	30	0
Total Community Parks				137	20

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

In addition to County-provided recreational opportunities, the County's seven incorporated cities operate their own parks and recreation programming. Typically, city parks and their recreation programs are

available to people who live within the unincorporated areas just as County parks are available to city residents. Partnerships between County Parks and cities have expanded recreation opportunities for use by local residents regardless of whether they live within a city or the unincorporated part of the county. Examples include cooperative development of Barney Schwartz Park in the city of Paso Robles and the joint use of ball fields between the City of San Luis Obispo and the County. There are also private recreation facilities within the county, which are taken into consideration during recreational planning (County of San Luis Obispo 2006).

4.16.1.2 **Determining Park Needs**

4.16.1.2.1 **NATIONAL RECREATION AND PARK ASSOCIATION**

Due to an increase in urban and suburban populations in the 1960s and 1970s, the 1983 National Recreation and Park Association (NRPA) park standards were established to guide communities in planning for future park demands. Table 4.16-2 identifies the national park standards.

Table 4.16-2. National Recreation and Park Association Park Standards

Classification	Acres / 1,000 people	Size Range	Population Served	Service Area
Neighborhood Parks	1–2	15+ acres	One neighborhood (approximately 5,000 people)	1/4–1/5 miles
Community Parks	5-8	25+ acres	Several neighborhoods	1–2 miles
Regional Metropolitan Parks	5–10	200+ acres	Several communities	1 hour driving time
Regional Park Reserve	Variable	1,000+ acres	Several communities	1 hour driving time
Special Areas	No Applicable Standard	Includes linear parks, trails, beaches, golf courses, historical sites, flood plains, coastal accessways, etc.		
Conservancy (Natural Areas)	No Applicable Standard	Protection and management of the natural/cultural environments with recreational use as a secondary objective.		

Source: County of San Luis Obispo (2006).

The NRPA park standards provide a starting point for assessing the 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).

4.16.1.2.2 **SAN LUIS OBISPO COUNTY LEVELS OF SEVERITY**

The County’s most recent resource summary report is the *2016–2018 Resource Summary Report*, which assesses several resources, including parks. The 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.** This level of severity is the first alert of resource deficiency and occurs when there is sufficient lead time to either expand the capacity of the resource or slow the rate at which the resource is being depleted.
- **Level 2.** This level of severity identifies the crucial point when some moderation of the rate of resource use must occur to avoid reaching or exceeding the capacity of the resource.

- **Level 3.** This level of severity is the most critical level of concern and occurs when the demand for the resource is equivalent or exceeds its supply. Typically, the County is responsible for taking action to address resource deficiencies before this level of severity is reached.

Levels of severity included in the *2016-2018 Resources Summary Report* are included as recommendations. If a level of severity is certified by the County Board of Supervisors, then appropriate action steps must be followed for that resource.

The levels of severity for parks within the county are as follows:

- **Level 1.** For regional parks, the County provides between 10 and 15 acres of regional parkland per 1,000 persons in the county (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 county (incorporated and unincorporated areas). 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 county (incorporated and unincorporated areas). For community parks, the County provides 1 acre or less of community parkland per 1,000 persons in an unincorporated community.

4.16.1.3 Regional Parkland Level of Severity

As described in the County's *2016–2018 Resource Summary Report*, 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 2019).

4.16.1.4 Recreation in Nipomo

According to the *Nipomo Community Plan*, 150 acres of land within the community are dedicated to recreational uses and facilities within the community of Nipomo. Recreational lands within the community of Nipomo are primarily intended to serve the residents of the community rather than tourists (County of San Luis Obispo 2014). Nipomo Community Park is the only public park in Nipomo and includes turf, sport fields, playgrounds, a dog park, tennis courts, and parking. The 137-acre Nipomo Community Park supports 15 acres of active recreation facilities and 122 acres of passive recreation opportunities (County of San Luis Obispo 2012). According to the County's Parks and Recreation Element, there are currently 74 acres of parkland and 100 acres of natural areas that provide recreational opportunities in the community of Nipomo (County of San Luis Obispo 2006). Existing recreational facilities within the community of Nipomo are identified in Table 4.16-1, and include Nipomo Community Park, Cypress Ridge Trail, Mesa Meadows, and the planned Jack Ready Park.

4.16.1.5 Parkland Level of Severity in Nipomo

As described in the County's 2016–2018 Resource Summary Report, to assess the level of severity for community parks, the population within a 5-mile radius of the 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 2019). For the community of Nipomo, the total population in 2018 was estimated to be 29,040. Nipomo Community Park provides 136 acres of total parkland acreage 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 (County of San Luis Obispo 2019). However, the *Nipomo Community Park Master Plan* notes that there are only 15 acres of active recreation facilities within Nipomo Community Park, which results in less than 1 acre of active recreation facilities per 1,000 residents in the community (County of San Luis Obispo 2012).

4.16.2 Regulatory Setting

4.16.2.1 Federal

There are no federal regulations related to recreation applicable to the project.

4.16.2.2 State

4.16.2.2.1 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 law requires 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.

4.16.2.3 Local

4.16.2.3.1 COUNTY OF SAN LUIS OBISPO GENERAL PLAN

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 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.

Chapter 5 of the Parks and Recreation Element includes the County's Decisions Tree, which is used to determine acquisition or acceptance of parkland and determine projects for the Capital Improvement Plan. The Decisions Tree includes the following steps:

1. Meet with the project proponents to better understand the proposed project.
2. Perform a preliminary written analysis (staff report) for the proposed project. The staff report should include:
 - a. An assessment of the project's consistency with stated goals, priorities, and County plans, policies, and programs. Inconsistency may terminate the project's review.
 - b. Rating of the project per the Capital Improvement Rating Criteria.
 - c. A projection of anticipated capital costs (acquisition, development, etc.) based on similar facilities within the County or elsewhere and the potential source(s) to cover these costs.
 - d. An assessment the potential maintenance costs based on similar facilities within the County or elsewhere and the potential source(s) to cover these costs. This analysis should include current and future staff required to maintain the proposed facility.
 - e. An analysis of project attributes including the community that will benefit (the stakeholders), special needs served, and other attributes of the proposed project.
 - f. An assessment of whether there will be other project issues, such as a difficulty obtaining permits due to environmental issues, hazards onsite, compatibility with adjacent land uses etc.
 - g. An assessment of whether there are alternatives to the proposed project that may be more consistent with County plans, policies or goals, funding availability, etc.
 - h. Other items that should be considered.
 - i. A recommendation regarding the proposed project based on the items noted above and any others deemed important by the Parks Manager.
3. Schedule the project for a Commission meeting once the information noted in 1 and 2 above has been completed. Notice project stakeholders, members of the general public, and other likely interested persons when the Commission will be reviewing the proposed Capital Improvement Plan list. Based on Commission review, determine priority projects for each fiscal year.
4. If members of the public or the project initiator are dissatisfied with the Commission's determination, the project priorities may be determined by the Board of Supervisors through the budget process.

4.16.2.4 *Applicable State, Regional, and Local Land Use Plans and Policies Relevant to Recreation*

Table 4.16-3 lists applicable state, regional, and local land use policies and regulations pertaining to recreation 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 4.16.2, *Regulatory Setting*, and Chapter 3, *Environmental Setting*. Also included in Table 4.16-3 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 4.16.5, *Project-Specific Impacts and Mitigation Measures*, and Section 4.11, *Land Use and Planning*, for additional discussion.

Table 4.16-3. 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
County of San Luis Obispo General Plan		
Parks and Recreation Element		
<p>Goal 1 An equitable and quality public park system within San Luis Obispo County.</p>	<p>The intent of this policy is to provide an equitable and quality public park system.</p>	<p>Potentially Consistent. 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; <u>dedication of 10 acres of undeveloped</u> a 10-acre public parkland; a 1-acre equestrian trailhead; and 49.8 acres of open space areas. Proposed recreational facilities would provide recreational opportunities to residents of the DRSP and the public.</p>
<p>Objective A Maintain and improve as well as provide new and expanded parks and recreation within the County consistent with Chapter 8 Parks and Recreation Project List, and the County's available funding.</p>	<p>The intent of this policy is to maintain, improve, and provide new and expanded parks and recreation.</p>	<p>Potentially Consistent. The DRSP includes the development of new on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; <u>dedication of 10 acres of undeveloped</u> a 10-acre public parkland; a 1-acre equestrian trailhead; and 49.8 acres of open space areas.</p>
<p>Policy 2.1. 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>Potentially Consistent. 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; <u>dedication of 10 acres of undeveloped</u> a 10-acre public parkland; and 49.8 acres of open space areas. The DRSP includes a concept plan for the public park, neighborhood pocket park facilities, and equestrian trail, which demonstrate the proposed recreational facilities' visual appeal and compatibility with the surrounding proposed development. As discussed in Section 3.3 of the DRSP, the County standards would require 8.74 acres of public parkland to be provided on-site based on the number of single-family and multi-family residences proposed. The project would exceed County standards by providing a 10-acre public park with an additional 8.5 to 12 acres of pocket parks within the Specific Plan Area.</p> <p>Construction of an additional public park within the community of Nipomo would increase Nipomo's park acreage to 147 acres (not including the planned Jack Ready Park). 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 exceed the County's goal of 2 to 3 acres of community parkland per 1,000 residents. Therefore, the</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>Policy 2.2. 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"> 1. Augment needed park or recreation opportunities as defined in this Element. 2. Serve a good mix of users at a reasonable cost. 3. Provide an appreciable amount of parkland or recreation as a result of being adjacent to a compatible site, such as a school. 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. 5. Serve an important existing or future need. The site should be able to be developed consistent with that need. 6. Accommodate planned uses in terms of size, location, and existing constraints. The property should be largely devoid of constraints or hazards. 7. Adequately accommodate long-term maintenance. 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>The intent of this policy is to guide acquisition of or acceptance of parkland.</p>	<p>project would be potentially consistent with this policy.</p> <p>Potentially Inconsistent.</p> <ol style="list-style-type: none"> 1. The project includes <u>dedication of undeveloped land</u> for development of a new public <u>neighborhood park</u> and smaller <u>pocket neighborhood parks</u> within the Specific Plan Area. 2. Proposed recreation facilities would be available to residents of the Specific Plan Area and to the public, <u>upon development of facilities on the dedicated (undeveloped) parkland.</u> 3. The project would not be located near a school; however, it would develop parkland in close proximity to residential dwellings. 4. The anticipated buildout period for the Specific Plan Area is approximately 6 years. 5. The County's <i>2016–2018 Resources Summary Report</i> concludes there is adequate regional and community parkland within the community of Nipomo; however, the <i>Nipomo Regional Park Master Plan</i> identifies the need for additional parkland within Nipomo. 6. The proposed public park would be located in an area with stormwater basins <u>and drainage ways</u>, which County Parks has identified as a potential constraint. The project's proposed open space and park amenities have been designed to maintain a 100-foot buffer from any structures and to maintain 17 acres of coast live oak forest habitat, which is a biologically significant resource and provides important native habitat for plants and wildlife. 7. A DRSP HOA or similar entity(ies) would maintain pocket parks and open space areas; however, the public park would be County-maintained. Based on correspondence with County Parks, adequate funding for the long-term maintenance of the new public park has not been secured. Therefore, the project may be inconsistent with this policy. 8. 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; <u>dedication of 10 acres of undeveloped public parkland for a</u>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>Policy 2.3. When developing parkland:</p> <ol style="list-style-type: none"> 1. Prepare adequate studies to determine site constraints. 2. Prepare and implement a master plan for the site. 3. Provide reasonable buffers between existing uses and the new park facilities in order to reduce impacts. 4. Use joint use opportunities and adopt-a-park programs as they are available. 	<p>The intent of this policy is to design parkland to be accommodate site constrains and be compatible with surrounding land uses.</p>	<p>10-acre public park; and 49.8 acres of open space areas.</p> <p>Potentially Consistent. The project's proposed open space and park amenities have been designed to maintain a 100-foot buffer from any structures and to maintain 17 acres of coast live oak forest habitat, which is a biologically significant resource and provides important native habitat for plants and wildlife. Pocket parks would be positioned along a system of connected trails to allow for pedestrian access to each pocket park. <u>Note that the project does not propose to develop the 10-acre public park.</u></p>
<p>Policy 2.4. 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>Potentially Consistent. 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 <u>dedication of 10 acres of undeveloped a 10-acre public neighborhood public parkland.</u> Park facilities would be developed with both active and passive recreational amenities, such as the following: 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>Policy 2.5. 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>Potentially Consistent. Construction of an additional public park within the community of Nipomo would increase Nipomo's park acreage to 147 acres (not including the planned Jack Ready Park). 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 exceed the County's goal of 2 to 3 acres of community parkland per 1,000 residents. <u>However, the project proposes the dedication of 10 acres of undeveloped public parkland that may not be developed for several years. The proposed dedication of land is consistent with the County's Quimby Ordinance.</u> Therefore, the project would be 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
<p>Goal 2 Recreation that serves the County's residents and visitors, various age groups, varying economic situations and physical abilities.</p>	<p>The intent of this policy is to provide recreation for residents and visitors of the County.</p>	<p>Potentially Consistent. The project includes the construction of a new 10-acre public park and 1-acre equestrian trail head. The project also includes a proposed pedestrian, bicycle, and trail network for residents of the DRSP as well as the public.</p>
<p>Objective B Provide new and expanded recreation within the County consistent with Chapter 8 Parks and Recreation Project List, and the County's available funding.</p>	<p>The intent of this policy is to provide new and expanded public recreational facilities.</p>	<p>Potentially Inconsistent. The DRSP includes the development of new on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; <u>dedication of undeveloped land for the future development of a 10-acre public park</u>; a 1-acre equestrian trailhead; and 49.8 acres of open space areas. However, the project is requesting a Quimby Fee credit for dedication of the park land. County Parks has indicated it would not have available funding to provide ongoing maintenance of proposed public recreational facilities.</p>
<p>Policy 3.1. 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"> 1. Experienced faster growth rates. <p>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.</p>	<p>The intent of this policy is to provide equitable distribution of recreation facilities throughout the county.</p>	<p>Potentially Consistent. As described in Section 4.14, <i>Population and Housing</i>, the project would have the potential to accelerate the population growth of the community of Nipomo beyond planned growth projections, and as described in Chapter 6, <i>Other CEQA Considerations</i>, the project may have the potential to result in a growth-inducing effect within the project vicinity. The project's proposed recreational facilities would serve both project residents and current and future community members of the surrounding area. Therefore, the project would be potentially consistent with this policy.</p>
<p>Policy 3.2. 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>Potentially Consistent. Construction of an additional public park within the community of Nipomo would increase Nipomo's park acreage to 147 acres (not including the planned Jack Ready Park). 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 exceed the County's goal of 2 to 3 acres of community parkland per 1,000 residents. Therefore, the project would be potentially consistent with this policy.</p>
<p>Objective C Provide a viable multi-use trail system which is protective of private property interests and public resources, and consistent with Chapter 8 Parks and Recreation Project List.</p>	<p>The intent of this policy is to provide multi-use trail facilities.</p>	<p>Potentially Consistent. The project includes proposed pedestrian, bicycle, and equestrian trails within the Specific Plan Area to be utilized by project residents and residents and visitors of the surrounding community. This trail system would connect on-site residential communities and commercial uses and provide access to recreational amenities on-site, encourage alternative transportation modes, and would be funded by the project applicant. <u>The proposed trails are consistent with the project list in the County's Parks and Recreation Element.</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>Policy 3.7. County parks shall consider as the highest priority those trail projects which:</p> <ol style="list-style-type: none"> 1. Are on land owned or operated by the County, including public rights of way. 2. Connect urban communities or provide access to recreation areas. 3. Complete a trail corridor, where only small portions are missing. 4. Will be popular due to their length or location. 5. Offer alternative transportation. 6. Solve a safety concern. 7. Include a funding source. 8. Minimize costs of development and maintenance. 	<p>The intent of this policy is to establish prioritization criteria for trail development projects.</p>	<p>Potentially Consistent. The project includes proposed pedestrian, bicycle, and equestrian trails within the Specific Plan Area to be utilized by project residents and residents and visitors of the surrounding community. Pocket parks would be positioned along a system of connected trails to allow for pedestrian access to each pocket park. This trail system would connect on-site residential communities and commercial uses and provide access to recreational amenities on-site, encourage alternative transportation modes, and would be funded by the project applicant. <u>The proposed trails connect to area trails identified in the County Parks and Recreation Element and nearby Nipomo Community Park.</u></p>
<p>Policy 3.8. To protect the interests of adjacent land uses (both public and private) and the environment, trail projects shall:</p> <ol style="list-style-type: none"> 1. Be consistent with the standards in the General Plan including the County's Agriculture and Open Space Element. 2. Stay as far away as reasonable from production agriculture, commercial activities, and residences. 3. Be built to minimize impacts to sensitive resources. 4. Provide signs that identify permitted trail uses; directions to relevant public areas; and, provide for safety and protection of trail users and adjacent private property. 5. Provide trail fencing where necessary to discourage trespass onto neighboring land and to protect sensitive resources. 6. Impose enforceable limitations on the trail use, as appropriate. 7. Be designed and constructed consistent with the trail standards contained in Appendix B of Parks and Recreation Element. 	<p>The intent of this policy is to protect the interests of land uses adjacent to trail development projects.</p>	<p>Potentially Consistent.</p> <ol style="list-style-type: none"> 1. In general, as discussed in Section 4.2, <i>Agriculture</i>, development of the project, including the proposed pedestrian, bicycle, and equestrian trails, would not result in the conversion of Farmland to non-agricultural uses. In addition, the project would generally be consistent with County General Plan policies associated with conservation of open space and biological resources with implementation of mitigation identified in Section 4.4, <i>Biological Resources</i>. 2. The project's proposed open space and park amenities have been designed to maintain a 100-foot buffer from any structures. The proposed trail system would be located throughout the Specific Plan Area and in some areas be located adjacent to off-site residential rural and residential suburban land uses. 3. As discussed in Section 4.4, <i>Biological Resources</i>, the project would result in various impacts to on-site biological resources. Mitigation has been identified to reduce these impacts. Not all impacts would be reduced to a less-than-significant level; however, impacts would be avoided and reduced to the greatest extent feasible. 4. The DRSP includes guidelines for location of wayfinding signage to be located at key locations within the Specific Plan Area to provide direction to important services and destinations, such as parks, trailheads, and trail crossings. 5. The DRSP includes Recreation and Open Space Fencing Standards.

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>Policy 3.12. Where public lands are not available or adequate to accommodate a public trail, a trail dedication in easement or fee across private property shall be considered and may be obtained only in the following instances:</p> <ol style="list-style-type: none"> 1. From a willing seller or donor. 2. As part of a New Town or Specific Plan that would create urban uses. 3. As a condition of a project approval, subject also to Policy 3.13: <ol style="list-style-type: none"> a. For land designated Agriculture when: <ol style="list-style-type: none"> i. a general plan amendment would change the land use category from Agriculture to another land use category; or ii. a discretionary project that would convert agricultural land to uses¹⁰ not related to agriculture; or iii. a cluster subdivision would create eight or more residential parcels. b. For land not designated Agriculture, but in production agriculture, when a discretionary project including a subdivision would convert land to uses¹¹ not related to production 	<p>The intent of this policy is to guide acquisition or acceptance of public trails.</p>	<p>Fencing is not required along streets or trails, unless an equestrian trail is located adjacent to a street, in which case 4-foot-high, split-rail fence is required.</p> <ol style="list-style-type: none"> 6. Approximately 3.8 miles of pedestrian trails will be accessible to residents and the community. Pedestrian trails provided in the Specific Plan Area will be maintained by an HOA to ensure ongoing maintenance of the trail system. No need for limitations on trail use has been identified. 7. Pedestrian trails will be built to the County's Pedestrian Trail Standards, identified in Appendix B of the Parks and Recreation Element. The equestrian trails are proposed to be built to the County's Horse Trail Standards, identified in Appendix B of the Parks and Recreation Element.
		<p>Potentially Consistent. The DRSP includes the proposed development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails to be maintained by a DRSP HOA or similar entity(ies). The proposed trail system would be located throughout the Specific Plan Area and in some areas be located adjacent to off-site residential rural and residential suburban land uses and would not be located on agricultural land.</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p style="text-align: center;">agriculture as determined by the County Agricultural Commissioner's Office.</p> <p>e. For all other land not excluded under (a) and (b) above, for any discretionary project (parcel map, tract map, development plan, minor use permit, conditional use permit, etc.)</p>		
<p>Policy 3.13. When a trail dedication is required as a condition of a discretionary permit, the required trail dedication must:</p> <ol style="list-style-type: none"> 1. Be proportional to the level of development being proposed; 2. Have an appropriate nexus to the effects of the permit; 3. Be shown on an adopted plan or be a New Town or Specific Plan development as noted in Policy 3.12 (2) above; 4. Result in no long term, unmitigable environmental impacts; and 5. Comply with all applicable local, state and federal laws and regulations. 	<p>The intent of this policy is to guide development of trail dedications.</p>	<p>Potentially Consistent. The DRSP includes the proposed development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails to be maintained by a DRSP HOA or similar entity(ies) <u>as required by this policy</u>. The proposed trail system would be located throughout the Specific Plan Area and in some areas be located adjacent to off-site residential rural and residential suburban land uses and would not be located on agricultural land. Mitigation has been included to reduce and/or avoid short- and long-term impacts related to construction and operation of the proposed trails.</p>
<p>Goal 4 Natural areas preserved within the County that protect unique and sensitive resources.</p>	<p>The intent of this policy is to protect unique and sensitive natural areas.</p>	<p>Potentially Consistent. The DRSP includes 49.8 acres of open space areas to be maintained by the DRSP HOA. The open space area would protect native oak woodland habitat and sensitive cultural areas.</p>
<p>Objective F Provide natural areas consistent with Chapter 8 Parks and Recreation Project List, and/or the County's Agriculture and Open Space Element.</p>	<p>The intent of this policy is to provide natural areas.</p>	<p>Potentially Consistent. The DRSP includes 49.8 acres of open space areas to be maintained by the DRSP HOA.</p>
<p>Policy 4.2. When acquiring a natural area or considering the acceptance of a donation give first priority to sites that meet a majority of the following criteria:</p> <ol style="list-style-type: none"> 1. Provide significant or locally important resource protection. 2. Would add important acreage to an existing County park or natural area. 3. Would allow for meaningful passive recreation, nature appreciation, and public education. 4. Would be better managed by the County than another entity due to its location or other factors. For small areas within a private subdivision, a homeowner's association or similar entity should own and maintain areas set aside as mitigation. 5. Include a reasonable endowment fund or other funding mechanism/approaches for maintenance. 	<p>The intent of this policy is to guide acquisition and acceptance of natural areas.</p>	<p>Potentially Consistent. The DRSP includes 49.8 acres of open space areas to be maintained by the DRSP HOA. The project's proposed open space and park amenities have been designed to maintain a 100-foot buffer from any structures and to maintain 17 acres of coast live oak forest habitat, which is a biologically significant resource and provides important native habitat for plants and wildlife.</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>6. The site can be adequately protected and restored by the County or another organization or partnership.</p>		
<p>Policy 4.3. When addressing changes in natural areas:</p> <ol style="list-style-type: none"> 1. Be consistent with an approved master plan. Within the master plan include items such as environmental education, passive recreation, and methods for resource protection and restoration. 2. Provide adequate buffers between the natural area and adjacent urban or rural uses. 3. Seek joint use opportunities and adopt-a-natural area programs as they are available. 	<p>The intent of this policy is to guide the County in addressing changes to natural areas.</p>	<p>Potentially Consistent. The project's proposed open space, trails, and pocket park amenities have been designed to maintain a 100-foot buffer from any structures and to maintain 17.0 acres of Coast live oak forest habitat which is a biologically significant resources and provides important native habitat for plants and wildlife.</p>
<p>Policy 5.2. When a County department provides or updates elements or other local plans (such as a design plan or bicycle plan), proposed projects (such as trails and parks, or road abandonment) should be referred to Parks Division and brought to the Parks and Recreation Commission for review and input before the document is taken to the County's Planning Commission or Board of Supervisors for review and approval.</p>	<p>The intent of this policy is to ensure participation from County Parks and the Parks and Recreation Commission in evaluating new recreation projects.</p>	<p>Potentially Consistent. County Parks was provided the opportunity to comment on the proposed project.</p>
<p><u>Goal 6. A variety of funding sources to expand, acquire, develop, and maintain the County's parks, recreation opportunities and natural areas.</u></p> <p><u>Objective H. Develop a funding mechanism that provides for acquisition, development and maintenance of parks, recreation, natural areas, and costal access, taking advantage of collaborative agreements and volunteers.</u></p>	<p><u>The intent of this goal and objective is to ensure adequate funding is in place for parks and recreational services.</u></p>	<p>Potentially Consistent. The DRSP includes the development of new on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; dedication of undeveloped land for the future development of a 10-acre public park; a 1-acre equestrian trailhead; and 49.8 acres of open space areas. However, the project is requesting a Quimby Fee credit for dedication of the parkland. This proposal is consistent with the County Quimby Ordinance (Sections 21.08.010 through 21.09.060 of the County Code), which is codified in the County Code and meets the requirements of this goal and objective.</p>
<p>Policy 6.4. Prior to accepting or developing a new park, County Parks shall determine the long-term maintenance and operating costs associated with the proposed project. The County shall not develop the park until adequate funds are available for maintenance.</p>	<p>The intent of this policy is to ensure adequate funding for long-term maintenance of new parks.</p>	<p>Potentially Inconsistent. The project includes the construction of a 10-acre public park to be maintained by the County. Based on correspondence with County Parks, adequate funding for the long-term maintenance of the new public park has not been secured. Therefore, the project may be inconsistent with this policy.</p>
<p><u>Policy 6.5. Ensure that County parks receive a net benefit to the County park and recreation system when a park or recreation facility is impacted by private or quasi-public infrastructure and other easements.</u></p>	<p><u>The intent of this policy is to ensure public parks are not impacted by private infrastructure.</u></p>	<p>Potentially Consistent. The DRSP includes the development of new on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; dedication of undeveloped land for the future development of a 10-acre public park; a 1-acre equestrian trailhead; and 49.8 acres of open space areas. While some of the neighborhood park areas also support</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>Policy 6.6. Require new development adjacent to parks, recreation, and natural areas to be designed to function with and enhance park resources. Adjacent, new private development should not detract from or use adjacent park or natural area resources for their own private use.</p>	<p>The intent of this policy is to <u>protect</u> improve existing park resources when new development is proposed adjacent to them.</p>	<p><u>drainage facilities, these could be utilized for passive recreation and combined with all of the other recreational facilities being provided would provide a net benefit to the County system.</u></p> <p>Potentially Consistent. The project site is not located adjacent to any existing recreation amenities or natural areas. <u>While some of the neighborhood park areas also support drainage facilities, these could be utilized for passive recreation and combined with all of the other recreational facilities being provided would provide a net benefit to the County system.</u></p>
<p>Policy 6.7. Conduct project maintenance consistent with a facility's master plan.</p>	<p>The intent of this policy is to ensure project maintenance consistent with a facilities master plan.</p>	<p>Potentially Consistent. As proposed, the DRSP HOA would maintain pocket parks and open space areas; however, the public park would be maintained by the County.</p>
<p>Policy 6.8. When maintaining park, recreation and natural area facilities attempt to minimize signs and other structures that may impact the aesthetics of the facility.</p>	<p>The intent of this policy is to maximize the quality of county park, recreation, and natural area aesthetics.</p>	<p>Potentially Consistent. Signage within park and recreation areas on-site would be subject to the County's Sign Ordinance and the aesthetic design of the park areas would be subject to the County's design guidelines:</p> <ol style="list-style-type: none"> 1. The DRSP includes guidelines for location of wayfinding signage to be located at key locations within the Specific Plan Area to provide direction to important services and destinations, such as parks, trailheads, and trail crossings. 2. The DRSP includes Recreation and Open Space Fencing Standards. Fencing is not required along streets or trails, unless an equestrian trail is located adjacent to a street, in which case 4-foot-high, split-rail fence is required. 3. Pedestrian trails will be built to the County's Pedestrian Trail Standards, identified in Appendix B of the Parks and Recreation Element. The equestrian trails are proposed to be built to the County's Horse Trail Standards, identified in Appendix B of the Parks and Recreation Element.
<p>Policy 6.9. County Parks should not undertake maintenance responsibilities better handled by another body. For example, facilities within private development (such as mini-parks, basin parks, mitigation areas, open space, and short segments of trails) shall be maintained by a homeowner's association or a similar entity.</p>	<p>The intent of this policy is to ensure adequate facility maintenance by appropriate agencies.</p>	<p>Potentially Inconsistent. As proposed, the DRSP HOA would maintain pocket parks and open space areas; however, the public park would be maintained by the County. Based on correspondence with County Parks, adequate funding for the long-term maintenance of the new public park has not been secured. Therefore, the project may be inconsistent 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
<p>Policy 6.10. If County maintenance funding is inadequate to provide all park types, concentrate new park acquisition on regional park lands since these parks serve the largest number of users and are the least costly for the County to maintain.</p>	<p>The intent of this policy is to ensure adequate funding for facility maintenance.</p>	<p>Potentially Inconsistent. The project includes development of a new public community park. Based on correspondence with the County Parks and Recreation Department, adequate funding for the long-term maintenance of the new public park has not been secured. Therefore, the project may be inconsistent with this policy.</p>
<p>Policy 6.11. Use methods within County Parks' facilities that reduce maintenance costs, such as the use of drought tolerant landscaping, solar oriented structures, structures with natural lighting during daylight hours, and stainless steel fixtures which have a longer lifetime and are more resilient to vandalism.</p>	<p>The intent of this policy is to ensure adequate funding for facility maintenance.</p>	<p>Potentially Consistent. Proposed recreational facilities would be developed in a manner that would reduce maintenance facilities costs.</p>
<p><u>Goal 7. High quality park maintenance that is cost effective and environmentally sensitive.</u> Objective I. Provide new or expanded public facilities consistent with available maintenance funding.</p>	<p><u>The intent of this goal and objective is to ensure adequate funding is in place for maintenance of parks and recreational services.</u></p>	<p>Potentially Consistent. The DRSP includes the development of new on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks within proposed neighborhoods; dedication of undeveloped land for the future development of a 10-acre public park; a 1-acre equestrian trailhead; and 49.8 acres of open space areas. However, the project is requesting a Quimby Fee credit for dedication of the park land. This proposal is consistent with the County Quimby Ordinance (Sections 21.08.010 through 21.09.060 of the County Code), which is codified in the County Code to facilitate the County's ability to meet this goal and objective.</p>
<p>Framework for Planning (Inland)</p>		
<p>Policy 11. Provide adequate community amenities, parks, natural areas and trails in support of new development, which will support a high quality of life and a compact form of community development.</p>	<p>The intent of this policy is to provide adequate community amenities, parks, natural areas, and trails in support of new development.</p>	<p>Potentially Consistent. 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 park; and 49.8 acres of open space areas. As discussed in Section 3.3 of the DRSP, the County standards would require 8.74 acres of public parkland to be provided on-site based on the number of single-family and multi-family residences proposed. The project would exceed County standards by providing a 10-acre public park with an additional 8.5 to 12 acres of pocket parks within the Specific Plan Area.</p>
<p>Policy 4. 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, natural areas, and recreation facilities with new urban development.</p>	<p>Potentially Consistent. The project includes proposed pedestrian, bicycle, and equestrian trails within the Specific Plan Area to be utilized by project residents and residents and visitors of the surrounding community. Pocket parks would be positioned along a system of connected trails to allow for pedestrian access to each pocket park. This trail system would connect on-site residential communities and commercial uses and provide access to recreational amenities on-site, encourage</p>

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
alternative transportation modes, and be funded by the project applicant.		
South County Inland Area Plan		
<i>Economic Expansion Goals</i>		
Encourage recreational development that promotes commercial tourism while satisfying the needs of the local community and that maintains and enhances the rural character of South County.	The intent of this policy is to encourage recreational development that also promotes economic expansion goals.	Potentially Consistent. 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 park; and 49.8 acres of open space areas. The DRSP includes a concept plan for the public park, neighborhood pocket park facilities, and equestrian trail, which demonstrate the proposed recreational facilities' visual appeal and compatibility with the surrounding proposed development. As discussed in Section 3.3 of the DRSP, the County standards would require 8.74 acres of public parkland to be provided on-site based on the number of single-family and multi-family residences proposed. The project would exceed County standards by providing a 10-acre public park with an additional 8.5 to 12 acres of pocket parks within the Specific Plan Area.
<i>Public Facilities, Services, and Resources</i>		
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.	The intent of this policy is to provide funding for public services through a general plan amendment.	Potentially Inconsistent. The project includes construction of a 10-acre public park to be maintained by the County. Based on correspondence with County Parks, adequate funding for the long-term maintenance of the new public park has not been secured. Therefore, the project may be inconsistent with this policy.
<i>Land Use Programs</i>		
Parks Planning, South County (South). The General Services Department should work with the Planning Department to implement the County Parks and Recreation Element through park land acquisition and dedication during the land use permit and subdivision process.	The intent of this policy is to encourage coordination between the County General Services Department and Planning Department during the land use permit and subdivision process.	Potentially Consistent. The project includes development of a new 10-acre public community park.
Nipomo Community Plan		
Land Use Programs		
Pathway Plan. Work with the community to prepare a plan for pedestrian circulation through the urban area. The plan should identify locations of walking and riding paths connecting neighborhoods to shopping areas, parks and schools. Linear parkways should be studied as one method of providing alternate pedestrian routes within public parks.	The intent of this policy is to provide public pathways.	Potentially Consistent. The project includes proposed pedestrian, bicycle, and equestrian trails within the Specific Plan Area to be utilized by project residents and residents and visitors of the surrounding community. This trail system would connect on-site residential communities and commercial uses and provide access to recreational amenities on-site, encourage alternative transportation

Goals, Policies, Plans, Programs and Standards	Intent of the Policy in Relation to Avoiding or Mitigating Significant Environmental Impacts	Preliminary Consistency Determination
<p>Neighborhood Parks. The County, Lucia Mar Unified School District and Nipomo Community Services District should jointly develop neighborhood parks adjacent to proposed new school sites and small parks throughout neighborhoods consistent with the County Parks and Recreation Element.</p>	<p>The intent of this policy is to encourage coordination between the County, LMUSD, and NCSD to develop neighborhood parks adjacent to proposed new school sites and small parks throughout neighborhoods.</p>	<p>modes, and be funded by the project applicant.</p> <p>Potentially Consistent. Implementation of this project would not affect coordination between the County, Lucia Mar Unified School District and Nipomo Community Services District. The DRSP includes the proposed development of on-site recreational facilities, including 8.5 to 12 acres of pocket parks within proposed neighborhoods and a trail system to connect residents within the Specific Plan Area and the surrounding community.</p>

4.16.3 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 impact on recreation if the effects exceed the significance criteria described below:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Each of these thresholds is discussed under Section 4.16.5, *Project-Specific Impacts and Mitigation Measures*, below.

4.16.4 Impact Assessment and Methodology

The following impact assessment evaluates the potential for the proposed project to result in adverse change to the existing setting, which was identified using County documents, including the County’s Parks and Recreation Element, *Nipomo Community Plan*, County’s *2016–2018 Resource Summary Report*, and the *Nipomo Community Park Master Plan*. The project would have a significant environmental impact if implementation of the proposed project were to result in a significant change to the existing environment in a manner that would physically deteriorate recreational facilities or result in other physical effects to the environment. The project’s potential to result in physical deterioration was determined by evaluating how an increase in population generated by the project would affect existing recreational facilities. The project’s potential to result in adverse physical effects to the environment was evaluated by determining potential impacts that would occur from development of new recreational facilities.

4.16.5 Project-Specific Impacts and Mitigation Measures

WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?

Specific Plan Area

REC Impact 1: The project could increase the use of existing neighborhood, community, or regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant (Class III).

Buildout of the Specific Plan Area would result in the construction of 831 new residential single-family units, 458 new residential multi-family units, 152 ADUs, and approximately 203,000 square feet of commercial and light industrial uses in the unincorporated community of Nipomo. As a result, the project is anticipated to generate a full buildout population of 4,826 people, including 4,554 residents and 273~~2~~ employees. The exact schedule for buildout of the Specific Plan Area is currently unknown but is anticipated to occur over a span of 6 years beginning in 2024 (see Table 2-11 in *Chapter 2, Project Description*); therefore, associated population increase would also occur in phases. This proposed increase in population is anticipated to result in increased use of existing recreational facilities within the county, including parks, trails, golf courses, and special areas.

The County aims to provide 10 to 15 acres of regional parkland per 1,000 county residents. 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 2019). Based on the U.S. Census Bureau, 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. In addition, the County aims to provide 2 to 3 acres of community parkland per 1,000 residents within each corresponding 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 (County of San Luis Obispo 2019). However, the *Nipomo Community Park Master Plan* notes that there are only 15 acres of active recreation facilities within Nipomo Community Park, which results in less than 1 acre of active recreation facilities per 1,000 residents in the community (County of San Luis Obispo 2012). Additionally, Jack Ready Park is a planned park that would provide 30 additional community parkland acres to facilitate recreation; however, the timing for buildout of this park is currently not known and associated park acreages are not included in the evaluation of existing or future community park acreages within Nipomo. Based on the U.S. Census Bureau, 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 1,000 residents within Nipomo. Therefore, the County currently exceeds the goal of 2 to 3 acres of community parkland per 1,000 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. As evaluated in Section 4.14, *Population and Housing*, the projected population within San Luis Obispo County is estimated to be 284,334 and the population of Nipomo is estimated to be approximately 19,498 at the anticipated time of full buildout in 2030. Using the 2030 population estimates, following an estimated population increase of 4,828 people generated by full buildout of the project, there would be approximately 289,162 people in

the county and approximately 24,326 people in the community of Nipomo. 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 and approximately 5.6 acres of community parkland per 1,000 residents in the community of Nipomo. Since the County would continue to exceed established service goals for both regional and community parkland, there would be adequate parkland to provide recreation opportunities to new and existing residents. Based on the amount of available parkland, implementation of the project and associated population increase would not result in substantial deterioration of existing public recreation facilities.

In addition to proposed residential, commercial, and light industrial uses, the DRSP includes the proposed development of on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; 8.5 to 12 acres of pocket parks¹ within proposed neighborhoods; dedication of undeveloped land for future development of a 10+ acre public park; 1-acre equestrian staging area; and 49.8 acres of open space areas. As previously described, exact timing of buildout of the Specific Plan Area is unknown; however, proposed pocket parks would likely be constructed during buildout of associated neighborhoods and the proposed 10+ acre public park would likely be constructed when County funding and priorities facilitate the development of the public park, which could take several years beyond build-out of the Specific Plan Area ~~toward the end of buildout activities~~. The public park design has not been finalized; however, it is anticipated that bicycle racks, drinking fountains, entry signage and landscaping, group and individual picnic areas, interpretive and educational panels, parking areas, a playground or play features, restroom facilities, shade canopies, sport courts, trail connections, trash and recycle bins, and directional signage would be considered in the final project design. Proposed pocket parks would be between 0.6 and 3 acres in size and would be specific to each residential neighborhood. Pocket park features are likely to include bicycle racks, children's play areas, picnic areas, interpretive and educational panels, natural play areas, neighborhood mailbox facilities, parking areas, trail connections, trash and recycle bins, and directional signage. Construction of an additional public park within the community of Nipomo would increase the community park acreage to 147. 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 exceed the goal of 2 to 3 acres of community parkland per 1,000 residents.

Construction of the proposed on-site recreational facilities would reduce the demand on existing recreational facilities within the county and the community by providing new local recreational facilities within the Specific Plan Area. The applicant has requested to waive the payment of Quimby Fees based on the dedication of a 10-acre lot to facilitate development of a public park. As a result, the project would not contribute funding for maintenance and development of existing and new recreational facilities included in the County's Capital Improvement Plan. However, based on the amount of existing regional and community recreational facilities, the project is not anticipated to result in substantial physical deterioration of existing parks or other recreational facilities. In addition, proposed development of new on-site recreational facilities would further reduce potential impacts related to deterioration of existing recreational facilities by providing facilities that would reduce the use of other public recreational facilities. Therefore, potential impacts would be *less than significant*. Potential impacts related to potential policy inconsistencies related to a waiver of Quimby Fees is discussed in Section 4.11, *Land Use and Planning*.

¹ Equivalent to the County's definition of a mini park, which includes a small residential lot (approximately 6,000 square feet up to 5 acres in size). Mini parks typically include a short pathway, a couple of benches, and sometimes a picnic table. Some mini parks may include an area with children's play equipment and the neighborhood's retention basin.

REC Impact 1 (Class III)
The project could increase the use of existing neighborhood, community, or regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated.
Mitigation Measures
<i>Mitigation is not necessary.</i>
Residual Impacts
<i>Residual impacts related to substantial physical deterioration of existing parks or other recreational facilities would be less than significant (Class III).</i>

Off-Site Improvements

REC Impact 2: Off-site improvements would not increase the use of existing neighborhood or regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. Impacts would be less than significant (Class III).

Construction of proposed off-site transportation and NCS D water and sewer infrastructure does not include features that would result in a substantial increase in population that would increase the use of existing recreation facilities. Proposed improvements are necessary to expand the capacity of existing transportation and NCS D facilities to serve the proposed buildout of the Specific Plan Area. Expanded water and sewer infrastructure may allow for 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 infrastructure improvements would be adequate to serve additional large-scale development projects. Therefore, proposed off-site improvements are not anticipated to result in substantial indirect population growth in addition to the population increase associated with buildout of the Specific Plan Area.

Existing recreational facilities have adequate capacity to support planned population increases from other residential or commercial projects that may result from expanded transportation, water, or wastewater infrastructure. In addition, maintenance and repair trips for proposed improvements would be conducted by existing County and/or NCS D employees and would not facilitate additional population growth within the project area. Therefore, proposed off-site improvements would not result in a significant population increase that could result in substantial physical deterioration of existing recreational facilities and impacts would be *less than significant*.

REC Impact 2 (Class III)
Off-site improvements would not increase the use of existing neighborhood or regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated.
Mitigation Measures
<i>Mitigation is not necessary.</i>
Residual Impacts
<i>Residual impacts related to substantial physical deterioration of existing parks or other recreational facilities would be less than significant (Class III).</i>

WOULD THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?

Specific Plan Area

REC Impact 3: The project includes the development of recreational facilities that may have an adverse physical effect on the environment. Impacts would be less than significant with mitigation (Class II).

The DRSP includes development of new on-site recreational facilities, including pedestrian, bicycle, and equestrian trails; pocket parks; dedication of undeveloped land for future development of a public park; and open space areas (see Figure 2-9 in *Chapter 2, Project Description*). Proposed open space areas would encompass approximately 49.8 acres of the Specific Plan Area and would be located throughout the project site. Proposed pedestrian, bicycle, and equestrian trails would either traverse open space areas or run along the edge of open space areas. The proposed public park would be 10± acres in size and would be located in the center of the Specific Plan Area. Development of the park would occur when County funding is adequate and priorities facilitate the development of the public park, which could take several years beyond build-out of the Specific Plan Area. The public park design has not been finalized; however, it is anticipated that bicycle racks, drinking fountains, entry signage and landscaping, group and individual picnic areas, interpretive and educational panels, parking areas, a playground or play features, restroom facilities, shade canopies, sport courts, trail connections, trash and recycle bins, and directional signage would be considered in the final project design. Proposed pocket parks would be between 0.6 and 3 acres in size and would be specific to each residential neighborhood. Pocket parks would be positioned along a system of connected trails to allow for pedestrian access to each pocket park. Pocket park features are likely to include bicycle racks, children's play areas, picnic areas, interpretive and educational panels, natural play areas, neighborhood mailbox facilities, parking areas, trail connections, trash and recycle bins, and directional signage. In addition, proposed Neighborhood 8 includes an approximately 3-acre amenity site, which is anticipated to include a clubhouse, recreational area, and pool facility provided and be maintained by the HOA.

Development of proposed recreational facilities within the Specific Plan Area would require temporary construction activities, similar in scale to construction activities for proposed residential and commercial development, with the exception of open space areas, which would be left mostly undeveloped. As discussed in individual resource sections throughout this EIR, proposed construction activities associated with buildout of the Specific Plan Area have the potential to result in environmental impacts related to air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, and noise. The project would be required to implement Mitigation Measures AQ/mm-3.1, AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1 during construction of recreational facilities to avoid or reduce potential adverse environmental impacts to a less-than-significant level. Following implementation of the identified mitigation measures, potential impacts related to proposed construction activities would be *less than significant with mitigation*.

Construction of new recreational facilities within the Specific Plan Area have the potential to result in long-term environmental impacts related to aesthetics, geology and soils, noise, transportation, water supply, and wildfire.

Buildout of the Specific Plan Area would alter the existing visual character of the project site through removal of oak trees and buildout of proposed land uses. Mitigation Measures AES/mm-3.1 and AES/mm-3.2 have been included to require screening of the project site to reduce long-term aesthetic impacts. As such, buildout of the proposed public park would not result in adverse impacts related to aesthetic resources.

As discussed in Section 4.7, *Geology and Soils*, buildout of the Specific Plan Area would be subject to applicable CBC requirements to avoid risk associated with potential ground-shaking activity. In addition, the project would be required to implement Mitigation Measures GEO/mm-1.1 and GEO/mm-5.1 through GEO/mm-5.3, which identify foundational and other building requirements to be implemented during construction of the project to safeguard against potential earthquake or ground-failure events. Development of future recreational facilities within the Specific Plan Area would be required to comply with applicable CBC requirements and implement the identified mitigation measures to avoid and/or minimize adverse impacts related to geology and soils as a result of the proposed project.

Development of outdoor recreation facilities has the potential to increase ambient noise levels near residential land uses. However, Mitigation Measure N/mm-1.2 has been included in Section 4.13, *Noise*, to require an acoustical survey for future outdoor recreational development to determine areas where noise may exceed established County thresholds. If proposed outdoor recreational development is identified as exceeding established thresholds, long-term noise reduction features, such as setbacks, sound barriers, berms, hourly limitations, and/or equipment enclosures, would be required to be included in the final design plan to ensure new noise sources do not exceed established County noise thresholds. With implementation of the identified mitigation measure, the public park would not be expected to increase the ambient noise level at nearby noise-sensitive land uses.

Recreational facilities would require maintenance and repair trips on an as-needed basis. Maintenance of future recreational facilities is not anticipated to generate a significant number of long-term vehicle trips. In addition, due to the location of proposed recreational facilities within the Specific Plan Area, it is anticipated that on-site recreational facilities would primarily be used by residents of the Dana Reserve and surrounding residential land uses and accessed via proposed pedestrian, bicycle, and equestrian trails. The DRSP includes adequate pedestrian and bicycle trails to allow for movement between recreational areas using alternative modes of transportation. Further, Mitigation Measure TR-3.1 has been included in Section 4.17, *Transportation*, to reduce operational vehicle trips generated by the proposed project. Based on proposed pedestrian and bicycle facilities and implementation of mitigation, operation of the public park would not be expected to generate a substantial number of vehicle trips in addition to the proposed project.

Development of proposed recreational facilities would require long-term water use for landscaping and drinking fountains. As discussed in Section 4.19, *Utilities and Service Systems*, the NCSO would provide water to the proposed project, which has adequate available water supply to serve its existing and future service area. Mitigation Measure USS/mm-3.1 has been included to ensure adequate water supply for development of future land uses. Based on the NCSO water supply and mitigation included to ensure there is adequate water supply to serve the project, development of the proposed public park would not result in adverse impacts related to water supply.

As discussed in Section 4.20, *Wildfire*, establishment of open space areas near residential land uses has the potential to increase risk of wildfire caused by human activities, including arson, cigarette butts, fireworks, campfires, or operating vehicles or machinery. Mitigation Measure WF/mm-3.1 requires the master HOA to adopt Declaration of Covenants, Conditions, and Restrictions (CC&Rs) that include requirements for the maintenance and protection of the open space areas, including restrictions on uses and vegetation management, which would reduce the potential for long-term risk of human-caused wildfire.

As discussed in REC Impact 1, adoption and implementation of the DRSP would not require the development of new or expanded off-site recreational facilities because there are adequate existing recreational facilities to serve the existing population and the proposed buildout population. The applicant has requested to waive the payment of Quimby Fees based on the dedication of a 10-acre public park. As such, the project would not contribute maintenance funding for other recreational projects included in the County’s Capital Improvement Plan. As discussed in Section 4.16.2.4, *Applicable State, Regional, and Local Land Use Plans and Policies Relevant to Recreation*, based on correspondence with County Parks, there would not be adequate funding for long-term maintenance of the proposed public park, which could be inconsistent with General Plan policies related to provision and funding for public park facilities. Further discussion is included in Section 4.11, *Land Use and Planning*.

Development of new on-site recreational facilities may result in short-term environmental impacts as a result of construction activities. In addition, long-term use of proposed recreational facilities may result in impacts related to geology and soils, noise, transportation, water supply, and wildfire. Development of proposed on-site recreational facilities would occur within the footprint of the Specific Plan Area; therefore, mitigation identified throughout Chapter 4 of this EIR, including Mitigation Measures AQ/mm-3.1 and AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, GEO/mm-8.1 through GEO/mm-8.3, and N/mm-1.1 have been included to reduce or avoid potential construction-related environmental impacts. In addition, Mitigation Measures AES/mm-3.1 and AES/mm-3.2, GEO/mm-1.1, GEO/mm-5.1 through GEO/mm-5.3, N/mm-1.2, USS/mm-3.1, and WF/mm-3.1 have been included to reduce or avoid potential long-term impacts related to use and maintenance of proposed recreational facilities. Following implementation of the identified mitigation measures at appropriate times during the lifetime of the project, potential impacts related to the construction of new on-site recreational facilities would be mitigated to a less-than-significant level. Therefore, potential impacts related to adverse physical effects on the environment would be *less than significant with mitigation*.

REC Impact 3 (Class II)
The project includes the development of recreational facilities that may have an adverse physical effect on the environment.
Mitigation Measures
<i>Implement Mitigation Measures AES/mm-3.1 and AES/mm-3.2, AQ/mm-3.1 and AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, GEO/mm-1.1, GEO/mm-5.1 through GEO/mm-5.3, GEO/mm-8.1 through GEO/mm-8.3, N/mm-1.1 and N/mm-1.2, USS/mm-3.1, and WF/mm-3.1.</i>
Residual Impacts
<i>With implementation of Mitigation Measures AES/mm-3.1 and AES/mm-3.2, AQ/mm-3.1 and AQ/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, GEO/mm-1.1, GEO/mm-5.1 through GEO/mm-5.3, GEO/mm-8.1 through GEO/mm-8.3, N/mm-1.1 and N/mm-1.2, USS/mm-3.1, and WF/mm-3.1, residual impacts related to adverse physical effects on the environment would be considered less than significant with mitigation (Class II).</i>

Off-Site Improvements

Proposed off-site transportation and NCS D water and sewer infrastructure improvements do not include the development of any recreational facilities and would not require the expansion of any existing recreational facilities. Therefore, there would be *no impacts* related to the construction of new or expansion of existing recreational facilities associated with off-site improvements.

4.16.6 Cumulative Impacts

REC Impact 4: The project could result in a cumulatively considerable impact to recreational facilities. Impacts would be less than cumulatively considerable with mitigation (Class II).

Existing and foreseeable future projects within the project region are identified in Chapter 3, *Environmental Setting*.

The project would result in a full buildout population increase of 4,826. However, this is not anticipated to result in physical deterioration of existing parks or other recreational facilities because there is adequate existing regional parkland per county resident and community parkland per Nipomo resident (County of San Luis Obispo 2019). In addition, the DRSP includes undeveloped land dedicated to on-site recreational uses, which would further decrease demand on existing county and Nipomo facilities. Although the proposed project requests a waiver of 50% ~~would waive the payment~~ of Quimby Fees consistent with the County's Quimby Ordinance, other reasonably foreseeable future development projects would be subject to the payment of Quimby Fees and Public Facilities Fees to the County to provide funding for construction of capital projects and maintenance of existing facilities. Other reasonably foreseeable future projects would also be subject to subsequent environmental review to determine if individual projects would result in physical deterioration of existing parks or other recreational facilities or result in potential adverse physical effects on the environment. The public park would not be developed until County funding and priorities are sufficient to facilitate the development of the public park, which could take several years beyond build-out of the Specific Plan. Therefore, impacts would be *less than cumulatively considerable*.

The project includes development of new on-site parks and other recreational facilities that would result in short- and long-term impacts on the environment. Mitigation Measures AES/mm-3.1 and AES/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, HAZ/mm-7.1, GEO/mm-1.1, GEO/mm-5.1 through GEO/mm-5.3, GEO/mm-8.1 through GEO/mm-8.3, N/mm-1.1 and N/mm-1.2, USS/mm-3.1, and WF/mm-3.1 have been included to reduce project-specific short- and long-term environmental impacts. Reasonably foreseeable future projects that include the development of recreational facilities would also be subject to environmental review and would be required to implement mitigation measures to reduce any potential short- or long-term environmental impacts that may result from the project. Therefore, cumulative impacts associated with the proposed project would be *less than significant with mitigation*.

REC Impact 4 (Class II)
The project could result in a cumulatively considerable impact to recreational facilities.
Mitigation Measures
<i>Implement Mitigation Measures AES/mm-3.1 and AES/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, HAZ/mm-7.1, GEO/mm-1.1, GEO/mm-5.1 through GEO/mm-5.3, GEO/mm-8.1 through GEO/mm-8.3, N/mm-1.1 and N/mm-1.2, USS/mm-3.1, and WF/mm-3.1.</i>
Residual Impacts
<i>With implementation Mitigation Measures AES/mm-3.1 and AES/mm-3.2, AQ/mm-7.1, BIO/mm-1.1 through BIO/mm-1.6, BIO/mm-2.1 through BIO/mm-2.3, BIO/mm-3.1, BIO/mm-4.1 and BIO/mm-4.2, BIO/mm-5.1, BIO/mm-6.1, BIO/mm-7.1, BIO/mm-8.1, BIO/mm-9.1, BIO/mm-14.1, BIO/mm-15.1, BIO/mm-18.1 through BIO/mm-18.4, CR/mm-1.1 through CR/mm-1.4, HAZ/mm-7.1, GEO/mm-1.1, GEO/mm-5.1 through GEO/mm-5.3, GEO/mm-8.1 through GEO/mm-8.3, N/mm-1.1 and N/mm-1.2, USS/mm-3.1, and WF/mm-3.1, impacts would be less than cumulatively considerable (Class II).</i>

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