



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. County Parks Division Nipomo Community Park Master Plan; ED05-225

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input checked="" type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by (Print) _____ Signature _____ Date _____

Ellen Carroll,
Environmental Coordinator

Reviewed by (Print) _____ Signature _____ (for) _____ Date _____

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by the County of San Luis Obispo General Services Department Parks Division for approval of the Nipomo Community Park Master Plan, which would result in the phased construction of recreation facilities and related infrastructure over a twenty year timeframe. Existing and proposed amenities are evaluated for two potential development scenarios (Alternatives 1 and 2 in the tables on the following page). The project would result in the phased disturbance of up to approximately 28 acres of a 162-acre area. The proposed project consists of two connected park areas, the Nipomo Community Park (including the Nipomo Botanical Garden) and Mesa Meadows. Nipomo Community Park is within the Recreation land use category, and Mesa Meadows is located within the Residential Suburban land use category. The project site is located northwest of Pomeroy Road and Tefft Street, approximately one mile west of Highway 101 in the community of Nipomo. The project site is in the South County Inland (Nipomo) planning area (refer to Figures 1 through 3).

Nipomo Community Park. Nipomo Community Park is an approximately 140-acre angular parcel bounded by Pomeroy Road and Tefft Street to the east, Osage Street to the west, and the Tejas Street neighborhood to the south. Existing major amenities in the park include four lighted ball fields, four lighted tennis courts, playgrounds, a dog park, a botanical garden, trails, drainage improvements, and parking. Existing amenities cover approximately 980,318 square feet (22.5 acres), or approximately 16 percent of the park. The remaining area is generally undisturbed oak woodland and coastal scrub, and annual and ruderal grassland. The amenities and improvements proposed in the Master Plan would apply to the 140-acre Nipomo Community Park area only, with the exception of offsite road and traffic safety improvements.

Mesa Meadows Open Space. The approximately 22-acre Mesa Meadows open space area is located within a parcel adjacent to, and immediately southwest of the Nipomo Community Park. The open space area is deeded to the County of San Luis Obispo. The area within Mesa Meadows is governed by a grant of open-space easement, which limits the County use to passive land uses only. The Mesa Meadows Landscape and Amenity Plan (previously approved in association with the adjacent residential development) includes trails, benches, and landscaping.

The Master Plan includes two alternatives. The proposed Master Plan (including two alternatives) was reviewed by the County Parks and Recreation Commission (March 22, 2007). The Commission passed a motion to direct County Parks Division staff to move forward with the Master Plan. Infrastructure improvements proposed in both alternatives include realignment of the park entrances on Tefft Street and Pomeroy Streets, installation of a drain pipe within an existing ditch along

Pomeroy Street, construction of a traffic signal at the Pomeroy Road and Juniper Street intersection, additional parking, restrooms, ranger residence, maintenance facility, stormwater runoff basins, and a looped road. In addition, both alternatives set aside an area for future expansion of the Nipomo Library. Approximately 60.05 acres of undeveloped annual and ruderal grassland and 74.94 acres of undeveloped open space (coastal scrub and maritime chaparral) is present within the park. Future development of either Master Plan Alternative 1 and Alternative 2 would result in the loss of approximately 13 acres of undeveloped grassland, and 15 acres of undeveloped open space. The primary differences between the two alternatives are the components of the community recreation center, and the location of proposed amenities, as summarized below.

Alternative 1

Amenities	Existing (square feet)	Additional Proposed Components	Additional (square feet)	Total (square feet)
Sports Turf Fields	231,739	4 adult or 6 AYSO soccer fields	439,520	671,259
Open Lawn	416,869	Open lawn	172,498	589,367
Internal Roads	84,506	Internal road	32,234	116,740
Parking	137,214 (325 spaces)	379-415 spaces	183,388	320,602 (740 spaces)
Group Picnic Areas	6,534	None	- 0 -	6,534
Multi-Use Trails	- 0 -	Paved multi-use trails	142,877	142,877
N. Amphitheater	- 0 -	1 amphitheater, natural area	1,727	1,727
S. Amphitheater	- 0 -	1 amphitheaters	3,500	3,500
Playgrounds	6,970	2 playgrounds	8,276	15,246
Restrooms	745	2 restrooms	1,490	2,235
Recreation center	- 0 -	Community recreation center	36,000	36,000
Swimming Pool	- 0 -	Swimming pool	8,400	8,400
Dog park	12,800	Expansion	19,000	31,800
Skate park	- 0 -	Skate park	10,000	10,000
Handball courts	- 0 -	4 one-wall courts	4,000	4,000
Horseshoe pits	- 0 -	12 horseshoe pits	1,800	1,800
Tennis courts	28,800	2 tennis courts	24,400	53,200
Basketball courts	- 0 -	2 basketball courts	10,000	10,000
Drainage basins	54,886	1 basin	108,900	163,786
TOTAL	981,063		1,208,010	2,189,073

Alternative 1

Alternative 1 proposes approximately 1,208,010 square feet (27.7 acres) of new facilities (refer to Figure 4). This would result in approximately 2,189,073 square feet (50.2 acres) of total developed area, or approximately 31 percent of the 162-acre park. A skate park or community pool and

additional parking are proposed near Tefft Street. The remaining additional facilities would be located near the center of the park, including an amphitheater, gymnasium, community recreation center, basketball and handball courts, a pool (if not constructed near Tefft Street), multi-use sports fields, playground, tennis courts, open lawn area, horseshoe pits, off-leash dog park, gazebo/informal stage, and infrastructure improvements. A lawn area and play structure is proposed near Osage Street and Camino Caballo. There is an existing passive recreation, multi-use trail within Mesa Meadows. The Parks Division has been implementing a previously-approved landscape plan within this area since April 2005. There are existing trails and planted areas within the Nipomo Native Garden. A parking area, located adjacent to Osage Street, includes ten automobile spaces and two bus spaces. Three informational kiosks are currently under construction, and an amphitheater and interpretive center are proposed near the existing native plant garden.

Alternative 2

Amenities	Existing (square feet)	Additional Proposed Components	Additional (square feet)	Total (square feet)
Sports Turf Fields	231,739	4 adult or 6 AYSO soccer fields	439,520	671,259
Open Lawn	416,869	Open lawn	176,853	593,723
Internal Roads	84,506	Internal road	32,234	116,740
Parking	137,214 (325 spaces)	364-400 spaces	179,032	316,246 (725 spaces)
Group Picnic Areas	6,534	None	- 0 -	6,534
Multi-Use Trails	- 0 -	Paved multi-use trails	142,877	142,877
N. Amphitheater	- 0 -	1 amphitheater, natural area	1,727	1,727
S. Amphitheater	- 0 -	1 amphitheaters	3,500	3,500
Playgrounds	6,970	2 playgrounds	8,276	15,246
Restrooms	745	2 restrooms	1,490	2,235
Teen Center	- 0 -	Teen Center	5,000	5,000
Pre-school/Office	- 0 -	Pre-school and Administration Office	5,400	5,400
Gymnasium	- 0 -	Gymnasium, lockers, restrooms	9,000	9,000
Swimming Pool ¹	- 0 -	Swimming pool	8,400	8,400
Dog park	12,800	Expansion	19,000	31,800
Skate park ¹	- 0 -	Skate park	10,000	10,000
Handball courts	- 0 -	4 one-wall courts	4,000	4,000
Horseshoe pits	- 0 -	12 horseshoe pits	1,800	1,800
Tennis courts	28,800	2 tennis courts	24,400	53,200
Basketball courts	- 0 -	2 basketball courts	10,000	10,000

Drainage basins	54,886	1 basin	108,900	163,786
TOTAL²	981,063		1,183,009	2,164,073

¹ Skate park and pool are either/or options and would be located in the same location for either facility

² Total square footage calculated considering skate park or pool

Alternative 2

Alternative 2 proposes approximately 1,183,009 square feet (27 acres) of new facilities (refer to Figure 5). This would result in approximately 2,164,073 square feet (49.7 acres) of total developed area, or approximately 30 percent of the 162-acre park. A community center would be located near Tefft Street, including a teen center, pre-school and administration building, and gymnasium. The remaining additional facilities would be located near the center of the park, including an amphitheater, basketball and tennis courts, a pool or skate park, multi-use sports fields, playground, open lawn area, horseshoe pits, off-leash dog park, gazebo/informational stage, and infrastructure improvements. A lawn area and play structure is proposed near Osage Street and Camino Caballo. There is an existing passive recreation, multi-use trail within Mesa Meadows. The Parks Division has been implementing a previously-approved landscape plan within this areas since April 2005. There are existing trails and planted areas within the Nipomo Native Garden. A parking area, located adjacent to Osage Street, includes ten automobile spaces and two bus spaces. Three informational kiosks are currently under construction, and an amphitheater and interpretive center are proposed near the existing native plant garden.

Proposed Master Plan Alternatives 1 and 2 were designed based on community input and the preparation of an environmental constraints analysis. The County received 552 responses out of 3,000 surveys sent to households in the communities of Nipomo and Oceano, and held two public workshops to assess community needs and wants. An environmental constraints analysis report was prepared in 2004 to help guide future development within the park (Morro Group, Inc.; June 14, 2004). The report included documentation of the existing setting, a summary of potentially proposed park improvements and amenities, and project-specific technical studies and focused surveys for aesthetics, biological resources, noise, and traffic. The report also assessed potential constraints due to cultural resources, geology and soils, drainage, erosion, sedimentation, flooding, public utilities and services, land use, and planning. Following completion of the constraints analysis, three conceptual design plans were presented to the Nipomo Community Advisory Council (NCAC) in July 2004. In November 2004, a public review draft of the *Nipomo Community Park Master Plan* was completed (Firma; November 2004). Based on NCAC input, Firma completed a public review draft Nipomo Community Park Master Plan in November 2004. The constraints analysis was used as a base for environmental analysis, and is referred to, as applicable, throughout this Initial Study Checklist.

During the referral process for the proposed Master Plan a project referral was sent to the South County Advisory Council (SCAC), formerly known as the Nipomo Community Advisory Council. The SCAC responded with a recommendation for a third alternative consisting of the following park elements: perimeter trails; equestrian staging area; conversion of existing tennis courts into basketball courts; open play and picnic areas; two covered and two open barbeque areas; six new tennis courts; one volleyball court; two restrooms; a gazebo; lawn bowling; additional parking; expansion of current children’s playground area; adult fitness zone equipment; landscaping; and, retention of existing off-leash dog park and horse-shoe pit area (NCAC; March 25, 2005). The SCAC also recommended that the County consider alternative locations for the active recreational elements proposed in the Master Plan.

The Initial Study analyzes the potential impacts resulting from implementation of the alternatives described in the Master Plan, and assumes a “worse case scenario” regarding full build-out under the Master Plan. If the County decision-makers elect to approve a less intensive master development scenario, and direct County Staff to amend the Master Plan by reducing the amount of proposed development, the Initial Study and proposed Mitigated Negative Declaration can be considered valid provided the development would occur within the footprint of the plan described in this Initial Study.

ASSESSOR PARCEL NUMBERS: 091-313-047, -048, -049, SUPERVISORIAL DISTRICT # 4 and -050; 092-122-056, -058, and -060.

B. EXISTING SETTING

PLANNING AREA: South County Inland, Nipomo
 LAND USE CATEGORY: Recreation, Residential Suburban
 COMBINING DESIGNATION(S): None applicable
 EXISTING USES: Nipomo Community Park, botanical garden, Mesa Meadows
 TOPOGRAPHY: Gently sloping
 VEGETATION: Coastal scrub, oak woodland, maritime chaparral, annual grassland, pine and eucalyptus trees, and landscaping/turf
 PARCEL SIZE: 162 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban/ residences	<i>East:</i> Residential Suburban, Residential Single Family/ residences
<i>South:</i> Public Facilities, Office and Professional, Residential Single Family, Residential Suburban/ school, library, residences	<i>West:</i> Residential Suburban/ residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels. For analysis purposes, the Initial Study applies to the development options listed in the *Nipomo Community Park Master Plan* (Firma; November 2004), and summarized in the two tables above. The purpose of the Master Plan is to establish the long-range plan for the park, and does not include comprehensive details for specific plan elements. The County intends to utilize this environmental document in its decision-making process related to the approval of the conceptual elements included in the Master Plan. Specific construction details would comply with adopted mitigation measures and design guidelines.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Nipomo Community Park, Mesa Meadows, and the Nipomo Native Garden are located on two parcels totaling 162 acres on the west side of Pomeroy Road, approximately one mile west of Highway 101, in the community of Nipomo. The South County region has a generally rural visual character, and supports a variety of uses including agriculture, open space, and large-lot residential development. The community of Nipomo supports a variety of urban development including single-family residences, multi-family residential complexes, commercial, retail, and office buildings, and public facilities. The park is located within the community of Nipomo, and is surrounded by residential neighborhoods, and is bounded by Pomeroy Road to the north, Tefft Street to the east, Tejas Place to the south, and Osage Street to the west. Camino Caballo traverses the northern section of the project site, south of the botanical gardens (refer to Figures 1 through 3).

The eastern and central portion of the park is developed with sports and play fields, including ball fields with night lighting, group and individual picnic facilities, children's play areas, lighted tennis courts, basketball courts, restrooms and parking lots. Maintenance buildings and a storage yard are located near the center of the park, including a wooden building with scattered maintenance accessory structures and vehicles. The northern, eastern and southern portions of the park appear mostly natural and are developed with trails, an interpretive garden, parking area, informational kiosks, and open space areas. The Mesa Meadows portion of the site consists of residential development, passive recreational uses, a loop trail around the perimeter, and a portion of open space serving as a storm water detention area and a buffer from the agricultural field to the south.

The topography of the park is generally flat along the eastern side, in the area of the existing play fields. The southern perimeter of the site is slightly elevated along the back yards of residences on Tejas Place. Moving north from Tejas Place toward the interior of the site the landform drops off then rises again forming a natural depression in the landscape. The landform elevates gently from this area to form an east-west oriented ridge along the northern third of the site rising noticeably above the surroundings. This oak covered ridge is one of the most important visual features of the park. It is recognizable from the surrounding community, it helps establish a natural scenic character for the park as well as the adjacent neighborhoods, the topography provides visual variety and interest, it helps define spatial zones within the park, and it offers up-close and unique viewing opportunities of nature. North of the ridge toward Pomeroy Road the landform flattens out again to match the terrain

of the adjacent neighborhoods. The Mesa Meadows area to the west is mostly level. The existing landform offers visual interest as seen from both internal and external viewing locations, allows viewing opportunities from the elevated areas and visual enclosure at the lower elevations. Views of the distant hills to the north and west are limited, but where visible, they provide an attractive backdrop and visually frame the regional setting.

Vegetation within the more developed eastern side of the park includes mature pines and eucalyptus, reaching heights of up to approximately 80 feet, as well as a variety of non-native shrubs. The tall eucalyptus and pine trees within the existing developed area are valuable because they have skyline qualities as seen from the surrounding community, they filter the glare of the sports field lighting, they add to the vegetated character of the park, they provide spatial definition for the park perimeter as well as internal areas, and they create a sense of overhead visual enclosure for park users. Turf areas cover most of this developed portion of the park. The southern portion of the park is more open and has predominantly scattered native shrubs with native and non-native grasses. The ridge area along the mid-section of the site is mostly covered with well-established native oak woodland species. The oak trees in this area form a moderately dense visual canopy, are evergreen and average approximately 15 to 30 feet in height. The forest understory is comprised of a variety of native shrubs, perennials, and related plants. On the flatter portion of the site north of the ridge, the vegetation is scattered oaks and native shrubs, appearing less dense than the forested area along the ridge. The Nipomo Native Garden is located in the northern corner of the park. This garden is currently under development, and the associated plantings are not yet major visual elements in the landscape. Vegetation within the Mesa Meadows area of the park includes oaks along the perimeter pathway, large windrows of eucalyptus trees along the northwest and southeast corners, landscaping, and typical residential plantings associated with the houses and neighborhood streets. The majority of the park is bounded by some type of fencing, including post and wire, pipe, wood, and chain link.

The project site is mostly surrounded by development and as a result has some degree of visibility from all sides. Intermittent views of the park from the surrounding area include adjacent and distant neighborhoods, public roadways, and other public facilities such as Dana Elementary School, the library, and a local church. The developed portion of the park is visible to the north, as seen from Dana Elementary School. The southern, undeveloped portion of the park can be seen toward the west. As with most viewing locations surrounding the park, much of the view from the school is somewhat blocked by landform and existing vegetation. Viewer activities associated with these potential locations vary greatly. In general, views to the interior of the park are limited to some extent by existing vegetation and/or topography. Visibility of the park from longer distances is mostly restricted to the tops of the existing trees near the sports fields and the oak covered ridge. During evening sporting events, the sports field lighting can be seen from the surrounding area, although the existing trees filter some of the light and glare.

Public roads border the park on four sides and provide direct visual access to the site. The majority of views toward the site from Osage Street, Camino Caballo and the eastern portion of Pomeroy Road are of dense oak woodland on slopes rising up from the property edge. The eastern portion of Pomeroy Road is adjacent to one of the park entrances, and views include the developed sports field section of the site. Baseball diamonds, bleachers, lights, restrooms and parking are part of the view. The developed portion of the park is visible from Pomeroy Road and Tefft Street, however traveling south on Tefft Street from this point, views to the interior of the site are somewhat blocked by mature landscaping and development along the roadway. The Nipomo Community Library and Dana Elementary School obstruct views of the park as seen from further south along Tefft Street. The eastern entrance road to the park is located along this section of Tefft Street. Tejas Place parallels the southern perimeter of the park, and existing residences along the north side of this street block approximately 80 percent of views to the park from this public roadway.

Views toward the park west of Osage Street include wooded slopes and the native gardens areas near Camino Caballo. From the Mesa Meadows neighborhood, views are available to the interior of the park, along the southern more open portion of the site. The residential neighborhoods in the vicinity of Tefft and Orchard Streets are at a somewhat higher elevation than the park, which allows potentially greater visibility of the exterior perimeter of the project site. Views to the interior of the park are largely hindered by the masses of tall trees near the eastern perimeter of the park. The southern residential neighborhood has limited visibility of the park, with the exception of the homes along the north side of Tejas Place, which back up to the park. The existing topography within the park between the southern portion of Tejas Place and the proposed sports fields location slopes approximately 30 feet to the southwest. The gaps between the residences allow some neighborhood views to the park site, primarily of the oak covered ridge. The homes are located at a lower elevation than an earthen berm located along the southern park boundary, which obstructs some views of the project site.

The Pomeroy Road area has views of the park that are mostly limited to either the wooded ridgeline along the western section or the tops of the eucalyptus and pine trees of the developed area to the east. From this area the sports field lights can be seen above or through the trees. As with most of the residential neighborhoods surrounding the park, unless a residence is directly across a street from the park, the views of the park are substantially if not completely blocked by intervening structures and landscaping.

Impact. The existing park setting and surrounding natural resources contribute to the scenic quality of the area, including the ridge, trees, topography, and distant hills. These visual resources are important because they either support or enhance the natural visual character of the site, they are a unique or interesting example of their type, they function to screen or filter objectionable views, they have some degree of "landmark" characteristics, or they serve to define the park as seen from the surrounding community. Some of the visual resources have value mainly as seen from a distance, while others provide a close-in aesthetic benefit. Implementation and build-out of the proposed master plan would result in increased development within the park including facilities, structures, paving, and lighting, which have the potential to degrade existing views, limit aesthetic opportunities, or result in visually incompatible uses and activities. The proposed Master Plan complies with the setback distances listed in the County Ordinance (refer to Section 13, Land Use), with the exception of the skate park location proposed in Alternative 1. The skate park would not include lighting.

Alternative 1

Visibility. Master Plan Alternative 1 proposes to locate a majority of the new amenities near the center of the park. Components that would be visible from public roads include the proposed skate park or community pool near Tefft Street. No new structural facilities are proposed adjacent to Pomeroy Road. New facilities within the northern portion of the park, including the amphitheater, interpretive center, and play structure would be visible from Osage Street. The proposed multi-use sports fields and associated bleachers, goal netting, and field lighting would be visible in varying degrees as seen from Tefft Street, Orchard Road, and Tejas Place neighborhoods.

Existing and future buildings such as restrooms, the community recreation center, caretakers residences, and maintenance buildings can either enhance or degrade views within the park and the nearby community. Structures such as large-scale fly-ball netting, very tall light poles, and bleachers can be visually intrusive in the setting. The siting, form, style and number of structures can have a substantial affect on the quality of views and aesthetic character to and from the park and its surroundings. Existing landscaping, trees, topography, and structures along the perimeter and within the park would provide some screening of future development as seen from public roads and adjacent neighborhoods. Visibility of future structures would be brief and intermittent. The construction of new buildings and structures would change the character of the central area of the

park; however, the concentration of structural features outside of existing natural, and generally undisturbed areas, would preserve the overall visual character of the park.

Additional proposed changes to the park design, including re-aligned entrances on Tefft Street and Pomeroy Road and installation of a new traffic signal would affect the appearance of the park and immediate area; however, these changes would not be visually significant due to the existing presence of park entrances and traffic signals along both Tefft Street and Pomeroy.

Lighting. Existing as well as future night lighting for sports fields, parking lots, roadways, buildings, and security purposes will create glare within the park as well as in the adjacent neighborhoods. The "spill-over" of park illumination has the potential for affecting the ambient level of light in the nighttime sky. The construction of new fields and installation of new lighting in the southwest portion of the park would significantly affect the Tejas Place neighborhood if lighting is not minimized and shielded.

Earthwork. The undulating topography of portions of the site may necessitate extensive grading to accommodate the proposed multi-use fields and community recreation center facilities. Without appropriate design, large excavation and embankment slopes have the potential to appear unnatural and detract from the viewing experience as seen from Mesa Meadows, Tejas Place, Dana School, Tefft Street, and within Nipomo Community Park.

Parking areas. Large expanses of pavement for parking can visually urbanize a setting and can significantly alter the visual character. In addition to the paved surface, the associated parked vehicles can create glare as well as visual clutter. The extent of views of parking areas can affect the quality of the viewing experience and visitor enjoyment. Proposed new parking areas would be located near the center of the park, adjacent to the proposed sports fields and community recreation center. The parking area would be landscaped with shrubs and trees to minimize visibility and glare, and would not be visible from public roads, neighborhoods, or natural areas of the park.

Crowds of park users. Views of large gatherings of people associated with some types of park activities can reduce the visual experience sought by other visitors interested in more passive, solitary recreation. The interior roadway, sports fields, and active recreation facilities focus larger crowds of people near the southeast and southern portions of the park, and maintain natural trails and features in the western and northern portions of the park. The existing and proposed design of the park would minimize negative visual experiences associated with crowds.

Alternative 2

Master Plan Alternative 2 would result in similar impacts as Alternative 1 (refer to above). Less development would occur within the interior of the park, including less parking; however, more development would be located adjacent to Tefft Street. A gymnasium, pre-school and administration building, and teen center would be constructed near the Orchard Road park entrance and existing library. These structures would be visible from Tefft Street and adjacent neighborhoods, and would modify the visual appearance of this park entrance.

Mitigation/Conclusion.

Visibility. To ensure that implementation of the proposed Master Plan does not significantly impact the visual character of the park and surrounding area, the Parks Division has agreed to prepare scaled elevations, a color and materials board, and focused landscape plan prior to construction of each phase of development. The maximum height of structures within the Recreation land use category is 35 feet (County Land Use Ordinance); the County Parks Division has agreed to a 35-foot height limit. The elevations shall include dimensions and design features, and each amenity shall be designed to visually blend into the surrounding landscape and be in character with existing park facilities. The exterior of all structures shall consist of muted, earth-tone colors, and the landscape

plan shall include native, drought-tolerant vegetation planted to provide a visual screen and backdrop. Plans shall be reviewed and approved by the Environmental Coordinator. In addition, proposed major structures shall be reviewed by the South County Advisory Council.

Lighting. To minimize the impact of sports field lighting on the Tejas Place neighborhood and surrounding area, the Parks Division has agreed to prepare a lighting plan for the proposed new soccer fields. The proposed lighting plan shall be submitted to the Environmental Coordinator for review and approval. Proposed light fixtures and/or bulbs shall be shielded to focus light directly onto the proposed fields, and the level of illumination at the property line shall not exceed one foot-candle (one foot-candle equals the total intensity of light that falls upon a one square foot surface that is placed one foot away from a point source of light that equals one candle power). Prior to operation of the sports fields, the light shall be measured at the property line of the park to determine compliance. The Parks Division has agreed to implement additional measures, such as additional shielding and placement of light fixtures to comply with this threshold. In addition, the existing pole lighting within the park shall be modified to comply with this threshold, prior to installation of new lighting. Implementation of these measures would reduce the level of light and glare affecting adjacent neighborhoods and “night-sky” impacts in the region.

Earthwork. Upon preparation of grading and/or site plans for project development, plans shall note that all cut and fill slopes, and disturbed areas not proposed for development, shall be revegetated to ensure stability and minimize visual impacts from both within the park and from off-site public areas.

Parking Areas. The Parks Division (or their agent) would install landscaping along the perimeter of the proposed Nipomo Native Garden parking lot prior to construction of the proposed Native Garden amphitheater. Landscaping shall consist of native, drought-tolerant species, compatible with the existing vegetation in the immediate area. Implementation of a landscape plan would minimize potential visual impacts from both within the park and from off-site public areas.

Implementation of the measures described above and listed in Exhibit B would mitigate potential visual impacts to less than significant.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in the Recreation land use category. Based on the Natural Resources Conservation Service (NRCS), the soil type mapped for the project site is Oceano sand (non-irr: IV, irr: IV). The project site is generally developed with park-related uses and does not support agricultural use. Surrounding land uses include residential development to the north, east, and west, and a school, library, and residences to the south.

Mitigation/Conclusion. Based on the lack of agricultural uses on or in the immediate vicinity of the project site, implementation of the proposed Master Plan (Alternatives 1 and 2) would not impact agricultural lands or soils, or conflict with existing agricultural operations in the region. No mitigation measures are necessary.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County is within the South Central Coast Air Basin, which is currently considered by the state as being in “non-attainment” (exceeding acceptable thresholds) for particulate matter (PM₁₀, or fugitive dust). The project site is nearest to the Nipomo Ralcoa Way and Nipomo Guadalupe Road Air Quality Monitoring Stations. Based on the latest air monitoring station information (per the County’s RMS Annual Report 2006), the trend in air quality in the general area is steady to improving. Unacceptable ozone levels were not exceeded in 2004 and 2005. Particulate matter (PM₁₀) levels were not exceeded in 2005 at the Nipomo Ralcoa Way station. PM₁₀ levels were exceeded six times at the Nipomo Guadalupe Road monitoring station in 2005, down from nine exceedances in 2004.

The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM₁₀) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (e.g., application of the 2003 CEQA Air Quality Handbook) have helped reduce the formation of ozone. The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project.

Impact. As identified by the APCD, air quality impacts during construction include: the creation of fugitive dust (PM₁₀), the generation of diesel particulates during use of heavy construction equipment, the potential release of asbestos during demolition and removal of pipelines, the potential release of naturally occurring asbestos during grading, and un-permitted developmental burning. No operational impacts were identified; however, the APCD supports proposed Alternative 2, which proposes less development (Melissa Guise; March 24, 2005). In addition, the APCD recommends linking proposed and existing pathways to bus stops, pedestrian trails, and bike paths outside the park to encourage

the use of alternative transportation. Air quality impacts resulting from proposed Alternatives 1 and 2 would be similar, and are discussed below.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the generation of dust during construction, potentially affecting local residents in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact. In addition, construction of the proposed project would contribute to the cumulative generation of PM₁₀ in the Nipomo area.

Diesel Exhaust. During the construction of proposed elements included in the Master Plan, numerous pieces of heavy-duty diesel equipment would likely be used. Diesel particulate matter is listed a toxic air contaminant by the California Air Resources Board, and any release of this contaminant is considered a significant impact. The APCD is very concerned with projects that will produce large amounts of diesel exhaust near public use areas, schools, and other sensitive receptors.

Asbestos Containing Material. Asbestos-containing materials could be encountered during the demolition, relocation, or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines. If asbestos is present in onsite structures, proposed demolition activities would result in a release of asbestos, and a potentially significant air quality impact.

Naturally Occurring Asbestos. According to the APCD, the project site is located in an area containing potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

Development Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Clean Air Plan Consistency. The proposed project would be located within an existing urban area, and is consistent with the Clean Air Plan.

Mitigation/Conclusion. To mitigate for potential air quality impacts, the County has agreed to implement the following measures.

Fugitive Dust (PM₁₀). To minimize nuisance dust impacts, the Parks Division is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of structure pads as soon as possible (refer to Exhibit B for a complete list of mitigation measures).

Diesel Exhaust. To ensure that diesel exhaust particulate matter is controlled during construction activities, the Parks Division has agreed to implement standard APCD mitigation measures, including continued maintenance of all equipment, use of Air Resources Board diesel fuel, use of modern engines, and the installation of catalyzed diesel particulate filters or oxidation catalysts (refer to Exhibit B for complete list of mitigation measures). In addition, portable equipment greater than 50 horsepower would require a permit from the APCD prior to use.

Asbestos Containing Material. In the event the demolition and disposal of structures, utility lines, or pipelines is required, the Parks Division shall contact the APCD and comply with the National Emission Standard for Hazardous Air Pollutants (NESHAP).

Naturally Occurring Asbestos. Prior to initiation of grading activities, the Parks Division is required to comply with the *Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations*. Compliance includes a geologic investigation to verify the presence or absence of naturally occurring asbestos, and implementation of an Asbestos Dust Mitigation Plan and Health and Safety Program, if required.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to levels of insignificance. In addition, the Parks Division has agreed to consider connecting pathways to existing bus stops, bike paths, and walkways to encourage alternative transportation.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Five natural plant communities and habitat types are located within the project site, including coastal scrub, oak woodland, a mixture of coastal scrub and maritime chaparral, annual grassland, and ruderal/disturbed areas. Landscaped/turf areas, and windrows of pine and eucalyptus trees are also present in the recreationally developed eastern portion of the park. Several drainage basins are present in the developed area of the site. The project site is located within vernal pool habitat region; however, no evidence of vernal pools or areas of standing water were observed onsite. Biological field surveys of the project site were conducted in January, April, and May 2004 (Morro Group, Inc.; June 14, 2004).

Special-status Plant Species. Based on the California Natural Diversity Database (2005) and habitat types present on the project site, the following eight special-status plant species have the potential for presence within the park: sand mesa manzanita (*Arctostaphylos rudis*); Pismo clarkia (*Clarkia speciosa* ssp. *immaculata*); dune larkspur (*Delphinium parryi* ssp. *blochmaniae*); Blochman’s leafy daisy (*Erigeron blochmaniae*); Kellogg’s horkelia (*Horkelia cuneata* ssp. *sericea*); San Luis Obispo County lupine (*Lupinus ludovicianus*); crisp monardella (*Monardella crispera*); and San Luis Obispo monardella (*Monardella frutescens*). During comprehensive botanical surveys conducted in April and May 2004, only sand mesa manzanita was observed within the proposed site.

Sand Mesa Manzanita

Sand mesa manzanita is a Federal Species of Concern (FSC), and California Native Plant Society (CNPS) List 1B (rare, threatened, or endangered in California and elsewhere) evergreen shrub. This

species occurs in chaparral and coastal scrub on sandy soils. Numerous individuals of this species were observed within the oak woodland and coastal scrub/chaparral areas of the project site.

Special-status Wildlife Species. Based on the California Natural Diversity Database (2005) and habitat types present on the project site, the following three special-status wildlife species have the potential for presence within the park: silvery legless lizard (*Anniella pulchra pulchra*); California horned lizard (*Phrynosoma coronatum frontale*); and, sharp-shinned hawk (*Accipiter striatus*).

Silvery Legless Lizard

The silvery legless lizard is a Federal Species of Concern, coastally distributed from the San Francisco Bay area southward into northern Mexico. Suitable habitat includes loose soils of coastal dune, valley foothill woodland, chaparral, and coastal scrub areas. This species could occur in undisturbed areas of dune scrub and chaparral located within the project area.

Coast Horned Lizard

The coast horned lizard is a California Species of Special Concern, distributed throughout foothills and coastal plains in areas with abundant, open vegetation such as chaparral or coastal sage scrub. This lizard is a ground dweller, and does not climb shrubs or trees. The native plant communities of the park property are expected to support individuals of this species.

Sharp-shinned hawk

The sharp-shinned hawk is a California Species of Special Concern that ranges throughout California and forages in most habitats. It is an uncommon transient and winter visitor within San Luis Obispo County. Winter foraging and roosting typically occurs in association with coniferous, deciduous, or mixed forest woodland areas. Grassland habitats may also be used for foraging purposes. This species could be present within the park on a seasonal basis.

Native and/or Important Vegetation. Oak woodland is present throughout the northern and western portion of the park. Oak species include coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*).

Wetland and Riparian Habitat. No wetland or riparian habitats were observed on the project site. Existing stormwater basins within the park and Mesa Meadows area do not support any riparian vegetation or wetland indicator species.

Wildlife Activities. Oak woodlands and grassland areas could provide nesting and foraging habitat for several raptor species, including Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), and American kestrel (*Falco sparverius*). These raptor species and their nests are protected under CDFG regulations.

Impact. Based on the location of amenities and improvements proposed in Alternatives 1 and 2, impacts to biological resources would be similar. The Master Plan was designed to minimize disturbance to natural areas and sensitive habitat types where feasible. Implementation of the Master Plan would result in the loss of up to 13 acres of coastal scrub, seven acres of annual grassland, three acres of maritime chaparral, and 0.5 acre of oak woodland. Approximately four acres of development would occur within currently developed and disturbed areas.

Special-Status Plant Species. Approximately 60 to 80 individual sand mesa manzanita plants are present in the central oak woodland areas, and the northernmost portion of the project site. The manzanita present range from juveniles to mature specimens, and are interspersed with oak woodland and chaparral/coastal scrub habitat. 27 sand mesa manzanita plants are located in the immediate vicinity of existing trails located in the park. The proposed master plan was designed to

avoid removal or impacts to this species. Inadvertent impacts could occur during construction, if equipment and materials are not utilized or stored properly during improvement or maintenance of existing trails. In addition, operational impacts, including the use of equestrian trails, may result in impacts to sensitive vegetative communities and native plant habitat due to the spread of non-native grasses and grains.

Special-Status Wildlife Species. No special-status wildlife species were observed on the project site during surveys conducted in January, April, and May 2004 (Morro Group, Inc.; June 14, 2004); however, based on the presence of suitable habitat, development of the project site could result in impacts to silvery legless lizard, coast horned lizard, and sharp-shinned hawk. Suitable habitat for these species is present throughout the park, and these species may be harmed during construction phases of the proposed Master Plan.

Native and/or Important Vegetation. Based on the design of the proposed Master Plan, oak woodland and individual oak trees would not be directly impacted by the construction of proposed amenities. Realignment of the Pomeroy Road park entrance (at Juniper Street) and road improvements to Osage Road may impact or require the removal of up to eighteen coast live oak trees.

Wildlife Activities. In addition to the removal of coast live oak trees discussed above, future construction activities would require the removal of individual pine or eucalyptus trees, which may provide nesting habitat for sharp-shinned hawk and other bird species. In addition, grading and construction activities during the nesting season (typically February through September) may disrupt the natural behavior of birds.

Mitigation/Conclusion.

Special-Status Plant Species. To avoid inadvertent impacts to sand mesa manzanita, the Parks Division has agreed to prepare and implement a sand mesa manzanita protection plan during all construction, improvement, and trail maintenance activities within 100 feet of documented occurrences (refer to Exhibit C). The protection plan shall include the installation of protection fencing and notification requirements regarding sand mesa manzanita. The plan shall be submitted to the County Planning and Building Department Environmental and Resources Management Division for review and approval, and incorporated into the proposed master plan. To minimize the effects of horses on trails within the park, the Parks Division has agreed to install and maintain fencing and educational signage regarding sensitive plant species.

Special-Status Wildlife Species. The Parks Division has agreed to retain a wildlife biologist to conduct surveys for special status species and wildlife prior to ground disturbance associated with implementation of each development phase of the master plan. If any special-status species are observed, construction activities shall halt until the species has left the area, and the California Department of Fish and Game has been consulted. Based on consultation, additional monitoring may be required.

Native and/or Important Vegetation. The County Parks Division has agreed to prepare and submit final road improvement plans to the County Public Works Department for review and approval. The proposed road re-alignment at Juniper Street and road widening activities on Osage Street shall be designed to avoid removal of oak trees (as feasible). The Master Plan (Alternatives 1 and 2) proposes a "Biological Mitigation Receptor Site" within annual grassland south of the Nipomo Native Garden. To mitigate for coast live oak trees impacted or removed during construction of the Juniper Street park entrance realignment, the Parks Division has agreed to replace each oak tree removed at a 4:1 ratio, and replace each oak tree impacted at a 2:1 ratio, for a total of up to 72 coast live oak trees (for up to 18 oak trees impacted or removed) within the proposed mitigation area or elsewhere on the project site.

Wildlife Activities. The Parks Division has agreed to retain a wildlife biologist to conduct surveys for nesting birds prior to removal of any oak, pine, or eucalyptus trees, or construction within 500 feet of potential nesting habitat. If any nests or nesting birds are observed, construction activities shall halt until the chicks have fledged and left the area, and the California Department of Fish and Game has been consulted. Based on consultation, additional monitoring during construction activities may be required.

Based on implementation of the above measures, impacts to biological resources would be mitigated to less than significant.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Both prehistoric and historic cultural resources are known to exist in the Nipomo area. A *Cultural Resource Investigation* (John Parker; June 21, 2002) was completed for the project site, including a records search for cultural resources in the area, and a field surface survey.

Archaeological Resources. The project site is located in an area historically occupied by the Obispeño Chumash. Based on the results of the records search and field survey, three archeological deposit sites are located within one mile of the proposed project site; however, no archaeological deposits were recorded or observed on the project site.

Historical Resources. In the mid-1800's, the town site of Nipomo was subdivided for the sale and development of lots. By 1887, the town of Nipomo had two hotels, shops, a schoolhouse, stable, real estate offices, saloons, and a newspaper. The Pacific Coast Railway had a depot in town; however the Southern Pacific Railway was established west of Nipomo through the town of Guadalupe in 1895. By 1942, the Pacific Coast Railway was put out of commission, disassembled, and sold for scrap. A major economic slump occurred in the town of Nipomo, until Highway 101 was completed in the 1940's. The record search revealed the presence of one historic site located on the project site. Documented findings at the site included glass, ceramics, and metal artifacts dating from 1880 to 1930. The location of the historic site was confirmed during the field surface survey.

Paleontological Resources. The proposed project site is located on sand dune deposits, which are generally too young to contain significant paleontological resources.

Impact. Based on the location of amenities and improvements proposed in Alternatives 1 and 2, impacts to cultural resources would be similar. The Master Plan was designed to minimize disturbance to identified resource areas where feasible.

Archaeological Resources. Based on the negative results of the surface survey for cultural resources, it is unlikely that significant archaeological deposits are present onsite (Parker and Associates; June 21, 2002). Implementation of the proposed master plan would not likely impact archaeological resources. In the event cultural resources are unearthed during future grading and construction activities, construction would cease until the resource is evaluated.

Historical Resources. The surface survey for cultural resources resulted in a positive discovery of historical resources. The proposed Juniper Street park entrance realignment and drainage improvements are proposed within or immediately adjacent to the deposit area, which may disturb or result in the exposure of subsurface resources. In addition, any improvement or maintenance activities that require soil disturbance within the deposit area may result in the disturbance or looting of resources.

Mitigation/Conclusion. The Parks Division has agreed to retain a qualified historic archaeologist to prepare a monitoring and testing program prior to implementation of ground disturbing activities within the known historic resource deposit area. The program shall be implemented during proposed ground disturbing activities to ensure that historic resources are not degraded. Implementation of this measure would mitigate potential impacts to less than significant.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Include structures located on expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Preclude the future extraction of valuable mineral resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

j) *Other* _____

Setting.

Geology. The topography of the project site consists of gently undulating older sand dune deposits. The area proposed for development is outside of the Geologic Study Area designation. The liquefaction potential is moderate. The landslide potential is low. The project site is located in the regional vicinity of the Wilmar/Santa Maria River, Oceano, Pecho, Oceanic West Huasna, San Luis Bay, and Casmalia-Orcutt-Little Pine faults. The potentially active Wilmar Avenue Fault is mapped east of Highway 101 in the vicinity of Nipomo Creek. The project is not located within a known area containing serpentine or ultramafic rock or soils.

Drainage and Flooding. The area proposed for development is outside the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, the soil is considered well drained. Nipomo Creek is located approximately one mile to the east; however, there is no evidence of off-site stormwater discharge. In addition to rainfall on the project site, stormwater discharged from adjacent residential developments flows onto the park site. Due to the rolling topography of the park area, presence of closed depressions, and lack of drainage inlets, stormwater accumulates in several areas of the park, causing localized flooding during rain events. Existing drainage improvements throughout the park include small drainage channels, concrete swales, culverts, and unlined infiltration basins.

Erosion and Sedimentation. The soil type mapped for the project site is Oceano sand (0-9% slope). As described in the NRCS Soil Survey, the soil has a high erodibility and low shrink swell characteristics. Due to the lack of concentrated storm flows and presence of vegetation throughout the park, only minor evidence of erosion was observed within the project site. Along the northern property line, an earthen drainage channel has been constructed to accommodate storm water flows originating from the parking lot along the Pomeroy Road frontage. This channel starts out as nothing more than a small roadside swale, but develops into a 3-foot wide by 2-foot deep erosive channel near Primrose Lane, where it picks up residential runoff from the north via a 12-inch culvert that runs underneath Pomeroy Road. The earthen drainage channel then flows southwest and empties onto a rock riprap energy dissipater into the primary unlined infiltration basin constructed at the Tefft Street and Pomeroy Road intersection. The infiltration basin also receives storm flows via three 12-inch culverts: one that conveys storm water from underneath Pomeroy Road from a low-lying area across the street at the intersection of Tefft and Pomeroy, a storm drain on the park side of Tefft Street, and a culvert that flows underneath Tefft Street originating from bordering residential developments to the east of the park. This existing drainage channel appears subject to erosion, and subsequent sedimentation within the primary retention basin.

Impact. Impacts resulting from proposed Alternatives 1 and 2 are similar, and are discussed below.

Geology. The project site is not located within an area subject to severe geologic hazards, and future development of the proposed master plan would not result in exposure to or cause unstable geologic conditions. There is no evidence that measures above what would already be required by code are necessary.

Drainage and Flooding. Based on review of the existing drainage system within the park, existing facilities are not adequate to handle existing and future stormwater flows, and localized flooding within the park occurs during storm events. In addition, the existing drainage swale adjacent to Pomeroy Road is subject to erosion, and subsequent sedimentation of the primary retention basin. If this basin

becomes inundated with sediment and debris during a major rain event, storm water could back up, flow across the spillway, and discharge into the low-lying areas near the Tefft Street and Pomeroy Avenue intersection.

Additional flooding occurs within the softball field parking lot, and the park access road west of the existing tennis courts. Stormwater sheet flows from two adjacent parking lots towards the softball field, and the lack of drainage outlets and bowl shaped topography cause flooding in the parking lot. In addition, stormwater flows from the upland areas of the park, and flows west where it ponds on the access road, which is a low point. Implementation of the proposed master plan would create additional impervious surfaces (e.g., roofs, structures, sidewalks, and paved parking) that would increase the amount of stormwater flow directed towards to lower areas of the park. Increased flooding could also occur if subsurface clay layers inhibit percolation of runoff beneath potential development sites, and rising ground water levels surface, resulting in flooding conditions. The proposed Master Plan includes the following drainage improvements to manage stormwater flow during rain events: 1) construct a new basin in the center of the southern half of the park, and 2) install a drainage pipe along Pomeroy Road within the existing drainage swale.

Erosion and Sedimentation. Erosion and subsequent down-gradient sedimentation would likely occur during future grading and vegetation removal activities associated with implementation of the proposed master plan. In addition, erosion of surface materials is likely to occur if concentrated storm runoff is allowed to flow onto erodible soil from impervious surfaces, causing deposition of sediment in areas of lower park elevation.

Mitigation/Conclusion.

Drainage and Flooding. In addition to the drainage improvement measures proposed in the Master Plan, project-specific geo-technical reports shall be required to investigate subsurface conditions within areas proposed for structural development. In addition, the Parks Division has agreed to conduct regular maintenance checks, and incorporate additional improvements to existing facilities, including the installation of trash gates on drainage pipes, interception and dissipation of stormwater flow from impervious surfaces, and installation of storm drain inlets and engineered drainage courses. Alternative drainage control, including bio-retention filters, vegetated swales, and landscaping within existing infiltration basins would serve as a filtration system to reduce contaminants and downstream turbidity and sedimentation.

Erosion and Sedimentation. In addition to proposed and recommended drainage measures described above, grading activities should be conducted during the dry season (April through September). If grading, vegetation removal, and any site disturbance occurs during the rainy season, the Parks Division has agreed to prepare and implement an erosion and sedimentation control plan including the use of silt fences, straw bales, perimeter ditches, water bars, temporary culverts and swales, sediment traps, minimal grading concepts, and similar techniques appropriate for the site. These erosion and sediment transport control structures need to be in place prior to the onset of seasonal rains. Restoration and re-vegetation of graded areas and unprotected slopes shall be completed as soon as possible following site disturbance.

Implementation of the measures above, and specifically listed in Exhibit B would mitigate potential drainage, flooding, erosion and sedimentation impacts to less than significant.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The setting and impact assessment for both Master Plan Alternative 1 and 2 are similar, and are assessed in a combined analysis below.

Hazardous Materials. Implementation of the proposed Master Plan would require the use of oils and fuel for equipment during the construction of future facilities. An accidental spill or leakage of oils or fuel may occur during construction, resulting in public exposure to these hazardous substances.

Emergency Services. Implementation of the proposed Master Plan would be limited to the existing boundaries of the park and Mesa Meadows area, and would not interfere with any emergency response or evacuation plans.

Airport Safety. The proposed project site is not located within an Airport Review area, or within two miles of a private or public airport.

Fire Hazard. The proposed project site is located within a high fire hazard zone, and within the State Responsibility Area for wildland fires. The proposed project was referred to the County Fire Department/California Department of Forestry (CAL FIRE) for review. CAL FIRE did not identify any significant fire hazard concerns; however, the department recommended preparation of a Fire Prevention Plan for the park, including vegetation fuel management, no smoking areas, and evacuation plan, and noted emergency access and fire hydrant locations (Robert Lewin, CAL FIRE; September 27, 2005).

Health Hazards. If material containing asbestos or naturally occurring asbestos is present, future demolition and grading activities may result in the release of asbestos, resulting in a significant health hazard (refer to Section 2, Air Quality).

Mitigation/Conclusion.

Hazardous Materials. To minimize the potential for an accidental leak or spill, the Parks Division has agreed to prepare a Spill Prevention and Contingency Plan for implementation during future grading

and construction activities. The plan shall include the scheduling of regular equipment maintenance checks, a list of spill containment and clean-up materials to be stored onsite, and a plan to contain and clean-up any accidental spills or leaks that may occur.

Fire Hazard. Pursuant to State Fire Code, standard fire safety measures would be required for future development, such as adequate water supply connections, access road and driveway standards, and fuel modification. Roof access and installation of internal fire sprinklers would be required for all proposed structures. In addition, the County Parks Division has agreed to prepare a Fire Prevention Plan for review and approval by CAL FIRE.

Health Hazards. Implementation of asbestos surveys and related mitigation plans previously discussed in this document would mitigate potential health hazards to less than significant (refer to Section 2, Air Quality).

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The environmental constraints report prepared for the proposed Master Plan included transportation noise measurements taken from six locations along the perimeter of the park, and 34 ambient noise readings along the perimeter and within the park. The six transportation noise measurement locations were selectively chosen surrounding the park area, at the intersection of Pomeroy Road and Tefft Street, the intersection of Tefft Street and Orchard Road, the intersection of Pomeroy Road and Juniper Street, the intersection of Pomeroy Road and Camino Caballo, the intersection of Camino Caballo and Osage Street, and one location at the intersection of Osage Street and Tejas Place.

Transportation Related Noise. Based on the results of the noise measurements, the average noise level due to transportation-related noise ranges from 59.6 to 72.7 decibels (db). Higher levels of noise occur along Tefft Street and Pomeroy Road, near the existing sports fields due to automobile and truck traffic on these roads. Noise levels rapidly attenuate as one moves towards the interior of the park due to the varying topography and dense wooded vegetation (Morro Group, Inc. June 14, 2004). Existing noise-sensitive uses within the park include outdoor sports fields, a library, and passive park facilities (i.e., trails, walkways, gardens).

Stationary Noise. The only existing, continually operating stationary noise sources are the high volume sampler operated by the California Air Resources Board, which is located in the undeveloped portion of the park near the existing maintenance/caretaker residence, and Dana Elementary School, located in the southeastern corner adjacent to the park. Measured noise levels originating from the sampler at a distance of 25 feet were approximately 54-55 average db (dBA). Noise levels originating from the school were approximately 57-58 dBA, measured along the property line of the school and park boundary. The existing sports fields would also be characterized as stationary noise sources;

however, they are not continually being utilized, and are considered intermittent sources of noise, more likely to be subject to maximum noise levels associated with a stationary source.

Generation of Noise. Noise sources generated by existing park facilities include baseball fields, tennis courts, handball courts, basketball courts, picnic areas, children's play areas, and traffic generated by park visitors. Ambient noise levels within the park in the vicinity of these uses range from 48 to 56 dBA. Noise sensitive land uses in the immediate vicinity of the park include residences, Dana Elementary School, and a community library.

Impact. The proposed Master Plan complies with the setback distances listed in the County Ordinance (refer to Section 13, Land Use), with the exception of the skate park location proposed in Alternative 1.

Alternative 1

Transportation Related Noise. In addition to existing park facilities, noise sensitive uses proposed in the Master Plan Alternative 1 include outdoor amphitheatres, outdoor sports and recreation areas, and a community/recreation center. Based on the County Noise Element, the maximum allowable noise exposure level generated by transportation noise sources is 35 Leq (worst-case hour level of interior noise) and 60 dB (outdoor noise exposure) for public assembly uses, and 70 dB for outdoor sports and recreation uses.

The community center would be located approximately 960 feet west of Pomeroy Road. Based on noise measurement data, the average noise level generated by traffic on Pomeroy Road at Juniper Street is 69.7 dBA, as measured at the intersection of Pomeroy Road and Juniper Street. Based on the substantial distance between the proposed location of the community park and Pomeroy Road, the facility would not be subject to transportation-related noise levels exceeding 60 dB outdoors and 35 dB indoors. Expansion of the library would occur to the east, and would not expand the library towards West Tefft Street.

The northern amphitheater would be located approximately 250 feet west of West Tefft Street, and 230 feet east of Osage Street. Based on noise measurement data, the average noise level generated by traffic is 69.5 dB (as measured from the intersection of Pomeroy Road and Camino Caballo), and 64.8 dB (as measured from the intersection of Osage Street and Camino Caballo). The southern amphitheater would be located approximately 360 feet west of West Tefft Street. Based on noise measurement data, the average noise level generated by traffic is 68.7 dB (as measured from the intersection of Tefft Street and Pomeroy Road). Based on location of these amphitheatres (250 feet and 360 feet from noise-generating roadways), transportation related noise exposure at the amphitheatres is not likely to exceed 60 dB.

Existing ball fields located approximately 50 feet west of Pomeroy Road are exposed to an ambient noise level of 68 dB, which is below the 70 dB threshold. Additional outdoor recreation facilities would be located farther from West Tefft Street and Pomeroy Road, and would not be exposed to transportation noise exceeding 70 dB.

The proposed skate park or community pool would be located approximately 50 feet west of Tefft Street. Based on noise measurements taken at the property line in this location, transportation-related noise is 68.7 dBA, which is below the 70 dBA threshold for this use.

Based on the location of proposed facilities, exposure to transportation-related noise would not exceed the thresholds for acceptable noise levels as stated in the County Noise Element.

Stationary Noise. The only existing, continually operating stationary noise sources are the high volume sampler operated by the California Air Resources Board, which is located in the undeveloped portion of the park near the existing maintenance/caretaker residence, and Dana Elementary School, located in the southeastern corner adjacent to the park. Measured noise levels originating from the sampler at a distance of 25 feet were approximately 54-55 average db (dBA). Noise levels originating from the school were approximately 57-58 dBA, measured along the property line of the school and park boundary. The existing sports fields would also be characterized as stationary noise sources; however, they are not continually being utilized, and are considered intermittent sources of noise, more likely to be subject to maximum noise levels associated with a stationary source, as discussed below (Generation of Noise). The noise levels generated by the ARB air emission sampler and Dana Elementary School do not exceed the threshold for acceptable levels of noise generation.

Generation of Noise. Four multi-use sports fields are proposed in the southern portion of the park, approximately 180 feet northeast of existing residences along Tejas Place. The elevation along most of the property line on the southern boundary is higher and slopes downward as one moves north towards the interior of the park. South of the property line, the topography also slopes downward toward the residences; the result of this natural topographical dune feature would be more or less characterized as a berm. This natural feature would help attenuate much of the noise increase due to new facilities development in the park near this boundary. Operation of these fields would potentially subject this existing residential area to adverse levels of noise, including the use of loud speakers and microphones during sporting events.

Based on the results of the preliminary noise investigation associated with the constraints study, a minimum developmental setback of 150 feet from the southern property line would be required for effective noise reduction between the proposed sports fields and the outdoor activity areas of the existing residences along Tejas Place to ensure intermittent noise levels would be under the maximum of 70.0 dBA or 50 dBA Leq for a stationary noise source. In addition, noise generated by loud speakers and microphones should be directed towards the interior of the park, and away from adjacent residential areas. The proposed Master Plan (both Alternatives 1 and 2) site the fields a distance of 180 feet from the southern property line. In addition, the proposed sports fields would be located at a much lower elevation than the residences after accounting for slope and subsequent elevation drop to the north. This would adequately “tuck” new park facilities into the existing slope.

The western park boundary is predominately characterized by thick oak woodland habitat, and there is a large separation of approximately 800 feet between the park boundary and the proposed active use (and potentially noise generating) areas near the center of the park. Based on the distance between proposed active use areas and residences to the west, additional noise mitigation measures are not required along this boundary.

A skate park or community pool is proposed approximately 50 feet west of Tefft Street, 100 feet northeast of the library, and 120 feet west of existing residences. Activities that would create noise in the park include the use of skateboards and skates, the use of radios, and loud laughter or shouting by park users. David Lord conducted noise measurements at existing skate parks in Santa Barbara and Templeton in association with a noise study conducted for the Los Osos Community Park Master Plan in 2001. Based on the report, noise levels at the source of a skateboard may reach 80 dBA; however, the magnitude of the sound would be reduced to 50 dBA approximately 20 feet from the source (David Lord; August 23, 2001), within the noise threshold for noise exposure at the library and residences east of Tefft Street. In addition, construction of the skate park below grade, and use of concrete materials would attenuate noise within the structure. If there are groups of park users who raise their voices or use radios at the skate park or pool, the noise level may exceed 50 dBA at 20 feet.

The ambient noise level within the park is expected to increase upon operation of new park amenities. The new sports fields and additional facilities proposed within the center of the active recreation park

area would contribute to the overall generation of noise within the park. Maintenance activities, including mowing and use of equipment and tools, would continue to generate noise in the park. Unless an emergency situation exists, these activities are limited to daytime hours, which would reduce the effects of noise. The use of amplified music and microphones within proposed amphitheatres and spill-over noise from the community recreation center would likely generate noise exceeding thresholds established by the County Noise Element. The County Parks Division currently requires issuance of a permit prior to the use of microphones and amplified music. Permit conditions limit use of amplified sound to business hours only, and the Parks Division reserves the right to revoke permits at any time during the event if the noise is excessive. The permit requires reservation of any adjacent group area that might be impacted by amplified sound. In addition, amplified concerts are prohibited at Nipomo Community Park. These regulations would apply to all existing and proposed uses within the park to minimize the effects of amplified sounds within and outside of the park.

In addition to noise generated by the operation of existing and future park facilities, an increase in traffic volume associated with new park development would occur. It generally takes one doubling of traffic volume to cause a 3 dBA increase in noise levels. Given the large traffic volumes on Tefft Street and Pomeroy Road, it is very unlikely that increased vehicle traffic associated with the park would make a noticeable difference in noise levels.

Alternative 2:

Transportation Related Noise. Noise sensitive uses proposed in the Master Plan Alternative 2 are similar to the uses discussed above for Alternative 1. As proposed by this alternative, the pool or skate park would be located near the center of the park, and a pre-school and associated administration office would be located approximately 50 feet west of West Tefft Street. The indoor noise threshold for schools is 45 Leq (there is no transportation-related outdoor noise threshold for schools). Based on noise measurement data, the average noise level generated by traffic on West Tefft Street is 70.6 dB (Morro Group, Inc. June 14, 2004). The proposed pre-school and administration office would be exposed to levels of transportation related noise exceeding the interior noise thresholds permitted by the County Noise Element.

Stationary Noise. Refer to assessment for Alternative 1 above.

Generation of Noise. Refer to assessment for Alternative 1 above. The proposed skate park or community pool would be located near the center of the park, and would not generate noise levels significantly affecting existing and proposed noise sensitive land uses within the park, or residential neighborhoods in the immediate vicinity of the park. The proposed teen center would be located on the west side of the gymnasium, and the pre-school would be located northeast of the gymnasium. Associated outdoor areas would be to the west. The structures associated with these facilities would act as a noise wall and attenuate noise between the outdoor use areas and residential neighborhoods to the west. The daytime noise threshold (50 dBA) for residential uses would not be exceeded.

Mitigation/Conclusion.

Alternative 1

Generation of Noise. Based on the distance between the proposed pool or skate park and noise-sensitive land uses (i.e., library and residences), a noise buffer or sound wall is not required to attenuate operational noise. To minimize noise generated by potential loud voices and music associated with use of the community pool or skate park, the Parks Division has agreed to prepare and implement a park monitor program, which shall provide for the presence of volunteers or paid

staff during key operations of the skate park and during all operations of the pool facilities to restrict playing of loud music and the use of loud voices. To prevent use of the skate park during nighttime hours (dusk to 7:00 a.m.), the Parks Division has agreed to install a fence and locked gate or similar measures around the skate park to prevent nighttime use. Existing policies in place to control and monitor amplified noise (including loud speakers, microphones, and music) would apply to future uses within the park. The Parks Division reserves the right to revoke amplified sound permits at any time if the noise level is excessive. In addition, noise generated by loudspeakers and microphones shall be directed towards the interior of the park, away from surrounding residential areas.

Alternative 2

Transportation Related Noise. To mitigate for transportation-related noise (exceeding the interior noise threshold for schools), the Parks Division has agreed to incorporate standard noise mitigation measures into the design of the school facility, including strategic placement of windows and vents, and use of noise mitigating materials (refer to Exhibit B).

Generation of Noise. Refer to discussion above for Alternative 1.

Based on the discussion above, and implementation of mitigation measures listed in Exhibit B, potential noise impacts would be mitigated to less than significant.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed park improvements would be constructed to meet the recreational demands of the community of Nipomo and south county area. The proposed project is not anticipated to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed project does not displace existing housing or people.

Mitigation/Conclusion. No significant population or housing impacts are anticipated; therefore no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

- Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the Master Plan (Alternatives 1 and 2) would have similar effects on public services, as described below. The analysis for both alternatives is combined into one assessment.

Fire Protection. The California Department of Forestry (CAL FIRE) in cooperation with the County provides fire protection in the Nipomo Mesa area. The Safety Element of the County’s General Plan indicates that the Nipomo community developed with a primarily low-density residential pattern with supporting commercial uses. The element also notes that Nipomo’s fire response needs are increased because of the wooded and urban area interfaces that are in the area. This represents a higher risk than other unincorporated communities. CAL FIRE contracts with the County and is responsible for the administration of the fire stations that serve Nipomo, and provides equipment and training for volunteer stations. Two stations serve the Nipomo area, Station 22 located on the Mesa off of Highway 1, and Station 20 located in the Town of Nipomo. The stations are staffed to provide for 24 hours a day, 7 days a week emergency response and include volunteer programs to increase response capabilities.

The Nipomo Mesa area has a “high” hazard zone rating in the Safety Element of the General Plan. The park area is within a five-minute response time zone. The addition of new park facilities would increase the service demand on the two CAL FIRE stations that serve the area, but the increase is not anticipated to significantly impact area fire response times or level of service.

Sheriff Protection. The County Sheriff’s Department provides police and patrol services in the Nipomo Mesa area. The Oceano CSD funded the construction of the Sheriff’s South Station located at 1681 Front Street that opened in October 2002. This station improves the Sheriff’s ability to respond to calls in the Nipomo area. There is presently a need to expand police services in the South County area, and this need will increase as the population grows. New park development would place additional service demands on existing South County Sheriff services. Current average response times generally range from five to thirty minutes.

The Sheriff’s Department (South Station) serves the communities of Oceano, Nipomo, rural Arroyo Grande, New Cuyama, and Lopez Lake. The cumulative development and build-out of these communities, including the proposed Nipomo Park Master Plan, impacts the Sheriff Department’s capacity to respond to emergency calls. The current ratio of deputies per population unit is 0.64

deputy per 1,000 citizens, which is deficient. The acceptable ratio is considered 1.0 deputy per 1,000 citizens (Martin Basti, Commander South Station; January 18, 2006). Funds for operating and staffing expenses are provided by the County General Fund, and are determined by the County Board of Supervisors.

Based on the Sheriff Department's response to the proposed project, several safety measures are recommended, including the "Crime Prevention Through Environmental Design" and "Lighting and Lighting Systems" guidelines (San Luis Obispo County Sheriff's Department). Implementation of these measures have proven to prevent and reduce crime (Martin J. Basti, Commander, South Station; January 18, 2006).

Emergency Responders. Private companies in Arroyo Grande and Santa Maria provide ambulance service to the Nipomo area. Emergency service operations and County emergency medical services would not be significantly impacted by new development within the park. The California Highway Patrol (CHP) services San Luis Obispo County's highways, with stations located in San Luis Obispo and Templeton. They are available to respond in emergency situations, but generally do not respond to domestic calls. In addition, a Park Ranger is present onsite.

Schools. The park is located within the Lucia Mar School District. Development of the proposed Master Plan (Alternatives 1 and 2) would not affect school capacity.

Roads. The proposed Master Plan includes the construction of a new traffic signal at the intersection of Pomeroy Road and Juniper Street. In addition, the park entrances on Tefft Street and Pomeroy Road would be realigned to facilitate smoother intersection operations along these roads. Implementation of the proposed Master Plan would result in additional traffic trips on these roads; however, the number of trips would not significantly reduce the Level of Service on these roads, or necessitate road improvements exceeding what is currently proposed in the Master Plan.

Solid Waste. South County Sanitary Service is the private vendor that provides solid waste collection services to the park area; however, Waste Connections, Inc. has purchased the Cold Canyon Landfill, Coastal Rolloff Service, and the South County Sanitary Service. Waste Connections, Inc. is a regional, integrated, non-hazardous solid waste services company that provides collection, transfer, disposal and recycling services to commercial, industrial and residential customers in the Nipomo area. Solid waste is disposed of at either the Santa Maria Landfill or the Cold Canyon Sanitary Landfill north of Arroyo Grande. The Nipomo Transfer Station is located one-half mile west of Highway 101, at 325 Cuyama Lane (Highway 166) in Nipomo. Estimated area landfill capacities are shown in Table 6. These two landfills would be able to adequately meet the small increase in solid waste that would be generated by new development of the park. The County is currently pursuing alternative landfill sites, anticipating the closure of Cold Canyon in 2017.

Other Public Facilities. The County Parks and Recreation Element states that based on National Recreation and Park Association standards, five to eight acres of community parkland is recommended per 1,000 residents. According to the South County Inland Area Plan, the current need for recreation/parks acreage in Nipomo is 82 acres; however the projected need (2010) is 213 acres. The Nipomo Community Park is intended to serve the residents of Nipomo and immediate fringe areas with a variety of recreational opportunities including both active and passive recreation. Implementation of the proposed project would result in a beneficial impact by helping to meet the projected demand for recreational public services in the area.

Mitigation/Conclusion. To minimize the project's contribution to the cumulative impact to the County Sheriff's Department, in addition to staffing an onsite Park Ranger, the County Parks Division shall incorporate the "Crime Prevention Through Environmental Design" and "Lighting and Lighting Systems" guidelines (refer to Appendix C) into the development plans for the proposed Master Plan.

Implementation of these techniques would minimize the potential for crime within the park, and reduce the potential for increased demand on Sheriff services.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The intent of the proposed project (both Alternatives 1 and 2) is to increase recreational opportunities in the community of Nipomo. Project components would provide a greater diversity of activities including field sports, court sports, multi-use trails, skating, swimming, and a dog park for a greater number of individuals. No significant impacts to recreational resources would occur as a result of the proposed project.

Mitigation/Conclusion. No significant impacts were identified, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Vehicle access to the park is currently stop sign controlled at two existing egresses. The main entry way is located on Pomeroy Road, offset and east of Juniper Street. The second entrance is located adjacent to the Nipomo Library, offset and south of Orchard Avenue. Pedestrians access the park via “pedestrian only” trails located in the southwest corner, northwest corner, and the terminus of La Serena Way along the southern park boundary. A traffic and pedestrian circulation analysis was prepared using data from the County Department of Public Works, San Luis Obispo Council of Governments (SLOCOG) 2001, South County Traffic Model 2002, South County Traffic Model Update 2006, South County General Plan Update, Woodlands Specific Plan EIR 1998, and traffic counts obtained by Morro Group, Inc. on April 20, 2004 (Morro Group, Inc.; June 14, 2004).

Tefft Street

Tefft Street is a primary arterial roadway within the Nipomo area. Regionally, Tefft Street extends from Dana Foothill Road at the northeast to Las Flores Drive at the southwest. The roadway varies in width from two to four lanes with a center turn lane. The section of Tefft Street that serves the park area extends from U.S. Highway 101 to just south of Orchard Avenue is four lanes wide, with a left-turn median and bike lanes. The posted speed limit along this roadway section ranges between 35 and 45 miles per hour. The four-lane section also serves small businesses and residential uses. A two-lane section with a center left-turn median and bike lanes exists from just south of Orchard Avenue to south of Verbena Street. The posted speed limit along the two-lane section of Tefft Street is 45 miles per hour. The two-lane section serves adjacent residential uses. The intersections of Tefft Street with Pomeroy Road, Orchard Avenue, Mary Avenue, and U.S. 101 ramps are controlled by 3-stage traffic signals. The remaining Tefft Street intersections are controlled by side-street stop signs.

Pomeroy Road

Pomeroy Road is a two-lane arterial, undivided roadway with bike lanes from Tefft Street to Willow Road. The posted speed limit on Pomeroy Road from Tefft Street to Hetrick Avenue is 45 miles per hour, and 55 miles per hour from Hetrick Avenue to Willow Road. The roadway width is approximately 40 feet along the entire section from Tefft Street to Willow Road. The intersections along Pomeroy Road are controlled by stop signs on the side street approaches, with the exception of Tefft Street, which is signalized.

Local Roads

There are a number of collector and local streets that provide access to the park area. These include: Camino Caballo, Mesa Road, Osage Road, and Tejas Place. The widths of these roadways range from 20-30 feet. Many of these roadways are not fully improved and do not have any control at cross streets.

Level of Service. The threshold for Level of Service (LOS) in urban areas, such as the project area, is LOS D, which indicates stable flow, restricted speed and maneuverability, and some operational problems caused by small increases in traffic volume. Use of park is primarily limited to mid-day, afternoon, and evening hours, and weekends. Based on 2004 traffic counts, the overall LOS for the road network surrounding the park ranges from LOS A to LOS C, as shown in the table below. The

P.M. peak hour operations range from LOS A to LOS D. Based on the South County Traffic Model Update 2006, the LOS for the roadways noted below did not degrade since the 2004 traffic counts.

Based on the traffic analysis, Tefft Street intersections at Orchard Avenue and Pomeroy Road are currently operating at LOS C during the P.M. peak hour. The Pomeroy and Juniper intersection and the Mesa Road and Tefft Street intersections are operating at LOS B, and the Osage Street intersections at Camino Caballo and Mesa Road are operating at LOS A during the P.M. peak hour. These roads and intersections are currently operating at acceptable LOS.

**TABLE 1
2004 Study-Area Overall Roadway LOS**

Roadway	Roadway Classification	ADT Capacity	Existing ADT	Volume/Capacity	Existing LOS
Mesa Road	2-lane Collector	10,600	1,800	0.17	A
Orchard Avenue	2-lane Arterial	10,600	3,290	0.31	B
Pomeroy Road	2-lane Arterial	18,000	7,260	0.40	C
Tefft Street	4-lane Arterial	35,900	15,700	0.44	C
	2-lane Arterial	18,000	5,900	0.33	B
Osage Road	2-lane Collector	10,600	930	0.09	A

Traffic Data Obtained by Morro Group, Inc. (April, 2004)

**TABLE 2
2004 P.M. Peak-Hour Roadway LOS**

Roadway	Count Location	P.M. Peak Hour 2-Way Volumes	P.M. Peak Hour LOS
Mesa Road	West of Tefft Street	160	B
Orchard Avenue	Southeast of Tefft Street	329	C
Pomeroy Road	West of Tefft Street	726	D
Tefft Street	North of Mesa Road	485	C
	North of Orchard Avenue	694	D
	Southwest of Mary Avenue	1570	C
Osage Road	North of Mesa Road	93	A

Traffic Data Obtained by Morro Group, Inc. (April, 2004)

Traffic Hazards. There are two existing vehicular egresses to access park facilities. The first is located off of Tefft Street, just south of the signalized Tefft and Orchard intersection. The park egress at this location is situated between the County Library and Dana Elementary School. This access point has poor sight distance to the south, and a relatively short distance from the park exit to the intersection to the north, which affects left-turn movements from the park onto Tefft Street. Long queues tend to develop on Tefft Street at this location during peak-hours, blocking left-turn movements from the park because of backed-up traffic at the light. This is a highly trafficked and congested area during peak hours due to the mixture of drop-off and pick-up of students at Dana Elementary School, patrons of the library, pass-by traffic, and park users.

The main access point to park facilities is located off of Pomeroy Road. This entrance has very limited sight distance because of a small hill that descends to the west that is coupled with a banked curve. High traffic volumes on Pomeroy Road, and a 45 mph speed limit, create safety issues for left and right turn movements into and out of the park from Pomeroy Road due to the limited sight distance to the west and the fast rate of vehicle travel.

The Pomeroy Road and Juniper Street intersection is located approximately 100-150 feet to the northwest of the existing park egress. This intersection is currently stop sign controlled at the Juniper Street approach leg (Pomeroy Road currently has no stop control at this location). Turning movements from Juniper Street can be dangerous during peak hour travel periods because of the high rate of travel and limited sight distance on Pomeroy Road. Several accidents have occurred at this intersection in the past few years. Turning movements from the park onto Pomeroy Road could also be dangerous during peak hour periods because of the high rate of travel and limited sight distance to the west.

The area between Juniper Street and Camino Caballo is a dense residential neighborhood with a significant amount of pedestrian traffic. A large number of schoolchildren cross Pomeroy Road in this area to access the park on their way to and from Dana Elementary School. This area has issues with the safe movement of pedestrians across Pomeroy Road during peak hour periods because of the lack of designated crossing facilities.

Emergency Access. The park is surrounded on three sides by public roads, and internal access is provided via Tefft Street and Camino Caballo.

Parking and Internal Circulation. The park currently provides 325 parking spaces within several parking lots located within the southeastern portion of the park. Internal vehicle circulation is limited to the existing ballpark area. Existing trails within the park are multi-use, and support bicycles.

Air Traffic. The park is not located within two miles of a public or private airport or airstrip.

Impact. Impacts resulting from Alternatives 1 and 2 are similar, and are discussed below. Based on consultation with the County Public Works Department, and the Institute of Traffic Engineers ITE Manual Study 417, typical park facilities generate approximately 2.6 average daily trips (ADT) per acre of facilities during weekdays (Ryan Chapman; November 22, 2005). During the P.M. peak hour, the proposed facilities would generate approximately 0.26 trips per acre of facilities. During the weekend, the proposed facilities would generate approximately 5.65 ADT (Saturday) and 6.44 ADT (Sunday) per acre. The proposed pre-school and administration building would generate approximately 4.48 ADT per student (Richard Marshall, County Public Works Department; June 1, 2005). Based on the size of the proposed facility, an assumption of 15 students was used.

Table 3 below presents the additional average daily trips (ADT) and peak hour trips that would likely be generated by new park amenities. The calculations for average daily trips for the above uses is based on the assumption that park visitors would utilize more than one facility or park element during each visit. Increases in localized ADT would occur as a result of the proposed project (Alternatives 1 and 2).

**TABLE 3
Estimated Trip Generation**

Project	Weekday		Weekend	
	ADT	PM Peak	Saturday ADT	Sunday ADT
Alternative 1 (25.2 acres)	65.5	6.5	142.4	162.3
Alternative 2 (24.6 acres)	64.0	6.4	139.0	158.4
Pre-school facility and Office	67.2	6.72	N/A	N/A

Level of Service. Based on the capacity of affected roadways and intersections, implementation of the proposed Master Plan would not result in a project-specific significant traffic impact, or result in a reduction in LOS. The community of Nipomo, and the Tefft Street/Pomeroy Road road system will be significantly affected by the cumulative development and build-out in the area. The traffic analysis considers build-out of the Nipomo area by utilizing the South County Traffic Study Update 2006. Based on the build-out scenario for the Nipomo area (year 2025), the level of service of roads and intersections in the area is expected to decrease, as shown in the tables below.

**TABLE 4
Projected Study-Area Roadway Conditions at Nipomo Area Build-out 2025**

Roadway	Count Location	P.M. Peak Hour 2-Way Volumes	P.M. Peak Hour LOS
Mesa Road	West of Tefft Street	590	C
Orchard Avenue	Southeast of Tefft Street	930	C
Pomeroy Road	North of Tefft Street	750	D
Tefft Street	West of Pomeroy	2,040	C
	West of Mary Avenue	3,160	D
Osage Road	North of Mesa Road	No Projection Available	

Source: South County Traffic Study Update, 2006

**TABLE 5
Projected Study-Area Intersection Conditions at Nipomo Area Build-out 2025**

Intersection Number*	Intersection	P.M. Peak Hour LOS
1	Tefft Street and Orchard Ave.	LOS D
2	Tefft Street and Pomeroy Road	LOS C
3	Pomeroy Road and Juniper Street	LOS C

Source: South County Traffic Study Update, 2006

The proposed project was referred to the County Public Works Department for review. The Public Works Department is currently consulting with the California Department of Transportation (Caltrans) regarding future improvements to the Highway 101 and Tefft Street interchange. Based on the South County Traffic Study Update 2006, the Level of Service at the Highway 101 and Tefft Street interchange is LOS E (southbound ramps/south frontage street/Tefft Street, p.m. peak hour). The Public Works Department reviewed the proposed development (including proposed road and intersection improvements), and determined that no project-specific traffic impacts would occur;

however, standard offsite road improvements on Osage Road are required to bring Osage Road into compliance with County road standards (Mike Goodwin; March 21, 2005).

The continued development of Nipomo, including the proposed project, would increase the traffic demands on West Tefft Street, and the Highway 101 and Tefft Street interchange. Based on consultation with the Public Works Department and the South County Traffic Study Update 2006, the Level of Service at the interchange would decrease to LOS F under the cumulative, 2025, build-out scenario. The County has developed the South County Road Fee Program to collect fees to be used towards road improvement projects within Nipomo and South County, including future improvements to the Highway 101 and Tefft Street interchange, and the Nipomo area road network. Collection of development fees and implementation of projects listed in the South County Circulation Study would mitigate the cumulative impact to less than significant.

Traffic Hazards. Implementation of the proposed project would result in additional traffic trips, and would exacerbate existing traffic hazards at the park entrances and pedestrian crossings. Implementation of the proposed Master Plan would include the realignment of park entrances at Orchard Street and Juniper Street. The Tefft Street and Orchard Street intersection is currently signalized, and pedestrian crosswalk is located across Tefft Street. The Parks Division proposes to remove vehicular access into the park near Dana Elementary School, and realign the entrance at the signalized Tefft Street/Orchard Street intersection. This proposed realignment would improve both vehicular movement and pedestrian safety by redirecting a substantial amount of pass-by traffic away from Dana Elementary School. The Master Plan (both alternatives) includes a plan for a new signal at Pomeroy and Juniper to ensure safe turning movements and pedestrian crossing at this intersection, and across Pomeroy Road. Based on consultation with the Public Works Department, the threshold for improvements is an additional 100 peak hour trips (generated by park users) (Dave Flynn; October 18, 2005). Implementation of the proposed Master Plan would not generate more than 100 peak hour trips; however, based on the higher amount of estimated traffic trips associated with the pre-school, sports events, and special events, these improvements are recommended prior to construction and operation of the pre-school and administration building, sports fields, swimming pool, skate park, southern amphitheater, recreation center, teen center, and/or gymnasium. Implementation of these proposed improvements would alleviate existing and potential traffic hazards associated with the park.

Emergency Access. Implementation of the proposed Master Plan would not adversely affect existing emergency access.

Parking and Internal Circulation. The proposed Master Plan proposes the construction of an additional looped road to serve internalized circulation; however, internal congestion could occur during operation of the sporting fields. The proposed Master Plan includes calculations based on the County Land Use Ordinance (Section 22.18.050). Up to 415 additional parking spaces are proposed in Alternative 1, and up to 400 additional parking spaces are proposed in Alternative 2. Both alternatives propose seven new equestrian pull-through spaces. The proposed additional parking would adequately serve the additional facilities included in the Master Plan (Alternatives 1 and 2).

Air Traffic. The project site is not located within an Airport Review Area, and existing and proposed facilities would not affect air traffic patterns.

Mitigation/Conclusion. The Public Works Department determined that improvements that would not generate a substantial amount of additional traffic include internal roads, parking areas, group picnic areas, multi-use trails, restrooms, and drainage basins (Richard Marshall, March 7, 2006). Implementation of these improvements would not result in a traffic significant impact, and no mitigation would be required for these specific elements (refer to Group A in Tables 6 and 7 below).

Based on implementation of the improvements proposed in the Master Plan and required by the County Public Works Department, project-specific traffic impacts would be mitigated to less than significant. Major road improvements include the re-alignment of existing park entrances, installation of a traffic signal, a westbound left turn pocket and an eastbound right turn pocket on Pomeroy Road, and widening Osage Road to 32 feet. The proposed Master Plan does not include a phasing plan because amenities would be constructed as funds are available. The Public Works Department was consulted to assess the appropriate timing for implementation of road improvements. The Public Works Department determined that major road improvements would be required prior to construction and operation of any high-traffic generating facility, including the pre-school and administration building, sports fields, recreation center, teen center, gymnasium, southern amphitheater, swimming pool, and skate park (Richard Marshall; March 7, 2006) (refer to Group C in Tables 6 and 7 below).

Regarding cumulative impacts, the proposed project is located within Area 1 of the South County Fee Area. Based on consultation with the Public Works Department, operation of high-traffic generating facilities and new facilities within areas not currently utilized as a recreational use would contribute to the cumulative traffic congestion impact affecting the community of Nipomo. In addition to the high-traffic generating facilities listed above, implementation of the following amenities would require contribution to the Area 1 Traffic Fee Program: open lawn (i.e., turf open use activity areas), northern amphitheater, playgrounds, dog park, handball courts, horseshoe pits, tennis courts, and basketball courts (refer to Group B in Tables 6 and 7 below).

Table 6 (Alternative 1) and Table 7 (Alternative 2) below list each proposed Master Plan amenity and improvement based on the traffic mitigation measure(s) that would be required prior to construction of that facility. The amenities and improvements are listed in three groups. Group A lists amenities and improvements that would not generate a significant amount of traffic, and do not require implementation of any traffic mitigation measures. Group B lists project amenities and improvements that would not generate a significant amount of project-specific traffic, but would contribute to the cumulative congestion of the Nipomo area. Group B projects would not require construction of major road improvements; however, the Parks Division would be required to contribute to the Area 1 Traffic Fee Program. Group C projects would generate a significant amount of project-specific traffic, and would also contribute to the cumulative congestion of the Nipomo area. Prior to implementation of Group C projects, the Parks Division would be required to implement road improvements and contribute to the Area 1 Traffic Fee Program.

**TABLE 6
Grouped Mitigation Table
Alternative 1**

Amenities		Existing (square feet)	Additional Proposed Components	Additional (square feet)	Total (square feet)
GROUP A – No fee, no public road Improvements					
Internal Roads		84,506	Internal road	32,234	116,740
Parking		137,214 (325 spaces)	379-415 spaces	183,388	320,602 (740 spaces)
Group Areas	Picnic	6,534	None	- 0 -	6,534

Multi-Use Trails	- 0 -	Paved multi-use trails	142,877	142,877
Restrooms	745	2 restrooms	1,490	2,235
Drainage basins	54,886	1 basin	108,900	163,786
GROUP B – Fee required, no public road improvements				
Open Lawn	416,869	Open lawn	172,498	589,367
N. Amphitheater	- 0 -	1 amphitheater, natural area	1,727	1,727
Playgrounds	6,970	2 playgrounds	8,276	15,246
Dog park	12,800	Expansion	19,000	31,800
Handball courts	- 0 -	4 one-wall courts	4,000	4,000
Horseshoe pits	- 0 -	12 horseshoe pits	1,800	1,800
Tennis courts	28,800	2 tennis courts	24,400	53,200
Basketball courts	- 0 -	2 basketball courts	10,000	10,000
Group C – Fee required, public road improvements required				
Sports Turf Fields	231,739	4 adult or 6 AYSO soccer fields	439,520	671,259
S. Amphitheater	- 0 -	1 amphitheaters	3,500	3,500
Recreation center	- 0 -	Community recreation center	36,000	36,000
Swimming Pool	- 0 -	Swimming pool	8,400	8,400
Skate park	- 0 -	Skate park	10,000	10,000

**TABLE 7
Grouped Mitigation Table
Alternative 2**

Amenities	Existing (square feet)	Additional Proposed Components	Additional (square feet)	Total (square feet)
GROUP A – No Fee, No public road Improvements				
Internal Roads	84,506	Internal road	32,234	116,740
Parking	137,214 (325 spaces)	364-400 spaces	179,032	316,246 (725 spaces)
Group Picnic Areas	6,534	None	- 0 -	6,534
Multi-Use Trails	- 0 -	Paved multi-use trails	142,877	142,877
Restrooms	745	2 restrooms	1,490	2,235
Drainage basins	54,886	1 basin	108,900	163,786
GROUP B – Fee required, no public road improvements				
Open Lawn	416,869	Open lawn	176,853	593,723

N. Amphitheater	- 0 -	1 amphitheater, natural area	1,727	1,727
Playgrounds	6,970	2 playgrounds	8,276	15,246
Dog park	12,800	Expansion	19,000	31,800
Handball courts	- 0 -	4 one-wall courts	4,000	4,000
Horseshoe pits	- 0 -	12 horseshoe pits	1,800	1,800
Tennis courts	28,800	2 tennis courts	24,400	53,200
Basketball courts	- 0 -	2 basketball courts	10,000	10,000
Group C – Fee required, public road improvements required				
Sports Turf Fields	231,739	4 adult or 6 AYSO soccer fields	439,520	671,259
S. Amphitheater	- 0 -	1 amphitheaters	3,500	3,500
Teen Center	- 0 -	Teen Center	5,000	5,000
Pre-school/Office	- 0 -	Pre-school and Administration Office	5,400	5,400
Gymnasium	- 0 -	Gymnasium, lockers, restrooms	9,000	9,000
Swimming Pool*	- 0 -	Swimming pool	8,400	8,400
Skate park*	- 0 -	Skate park	10,000	10,000

*Skate park and pool are either/or options and would be located in the same location for either facility

The General Services Department will be required to pay their fair share for cumulative areawide improvements through the South County Traffic Fee Program as determined when improvements are proposed (based on the South County Traffic Study Update 2006, the General Services Department would pay \$4,510 per each weekday peak hour traffic trip generated by new facilities listed in Groups B and C above (refer to Table 8 for approximate fees)). This fee may change pursuant to future Traffic Study Updates; the Parks Division would comply with the fee program in place at the time of facility development. The fees contributed to this program would partially finance the implementation of improvements to the Highway 101 and Tefft Street interchange and other affected roadways, and mitigate cumulative impacts resulting from future development.

**TABLE 8
South County Traffic Study Area 1 Fees**

Project Amenities	Total Additional Acreage	Trips/Acre PM Peak Hour	Weekday Peak Hour ADT	Fee/Weekday Peak Hour ADT ¹	Total Estimated Fee ²
Alternative 1 (Groups B & C)	16.7	0.26	4.34	\$4,510	\$19,574
Alternative 2 (Groups B & C)	16.4	0.26	4.26	\$4,510	\$19,213
Pre-school and Admin Office	N/a	N/a	6.72	\$4,510	\$30,308

¹ Fee based on South County Traffic Study Update 2006

² Total fee subject to future Traffic Study Updates

Based on the above discussion and implementation of the measures described above and listed in Exhibit B, potential traffic impacts would be mitigated to less than significant.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the Master Plan (Alternatives 1 and 2) would have similar effects related to wastewater, as described below. Wastewater disposal for the park is currently treated by individual septic systems for the four existing restroom facilities. The Master Plan (Alternatives 1 and 2) includes two additional restroom facilities to serve park visitors. Effluent disposal and treatment could be accomplished by two methods: septic tanks and leachfield systems, or fiberglass holding tanks that are regularly pumped and maintained. Septic tanks and leachfields would be the preferred method of disposal due to the open space areas within the park, but any leachfield should not be constructed on steep slopes to prevent daylighting of untreated effluent. There are multiple, level to relatively level, areas within the park that would be suitable for leachfield siting. Depth to bedrock and/or groundwater are not expected to be significant issues for standard septic system design.

Prior to development of the Mesa Meadows residential area, percolation tests were performed by Earth Systems Consultants to assess the Mesa Meadows area for suitability of on-site effluent disposal via septic system, and to determine the ability for onsite stormwater retention via percolation. The tests were conducted in accordance with the requirements of the County of San Luis Obispo and the RWQCB. Fourteen areas were tested, at depths ranging from 4.8 to 14.9 feet. Observed percolation rates ranged from a low of <1 min/inch up to 8 min/inch. Because of the large separation from the ground surface to groundwater depth, soil conditions were judged to be adequate for on-site septic systems. The Parks Division does not propose to construct restrooms in the Mesa Meadows area; however the existing soils and percolation data can be generally be applied to the Community Park area. Because Mesa Meadows is located immediately adjacent to the park, contains the same soil profile mapped by the Soils Conservation Service (Oceano sand), and standard septic systems were constructed for that development, the park would be able implement standard septic systems as well. Wastewater treatment systems would be required to comply with Title 19 of the County code to ensure septic system design and capacities are adequate. Significant constraints to wastewater treatment resulting from new park development are not anticipated. The proposed project was referred to the County Environmental Health Division, and no concerns were identified (Laurie Salo, County Environmental Health; March 15, 2005).

Mitigation/Conclusion. No significant wastewater impacts were identified, and no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Surface Water. The closest source of surface water is Nipomo Creek, which is located approximately one mile to the east. The project site currently receives stormwater flow from adjacent developed areas, which is directed into existing onsite stormwater basins. Existing drainage improvements throughout the park include small drainage channels, concrete swales, culverts, and unlined infiltration basins. Surface drainage is internal to the park, and there is no evidence of off-site stormwater discharge. Collected stormwater percolates into the soil within the basins.

Water Supply. The project will be using water extracted from the Santa Maria groundwater basin, which is made up of three interconnected sub areas (Tri-Cities, Nipomo Mesa, and Santa Maria). Approximately 30 percent of the basin’s area lies north of the Santa Maria River in San Luis Obispo County. In 1994, the DWR began an update of the 1979 study of the Arroyo Grande Valley – Nipomo Mesa Area groundwater sub area and the northern portion of the Santa Maria River Valley groundwater sub area. The study, “Water Resources of the Arroyo Grande -Nipomo Mesa Area”, was completed and published in 2003. The study contains the following findings and conclusions:

- Observations of groundwater elevations in 1975, 1985 and 1995 revealed the development and subsequent expansion of a depression in groundwater elevations generally south of Willow Road and east of Highway 1 - the south central portion of the Nipomo Mesa.
- Nipomo Community Services District and Southern California Water Company have many of their wells in or near the depression. The extractions of these two agencies have increased from about 940 afy in 1979 to 2,790 afy in 1995 and 3,620 in 2000.
- There have also been increases in demand for water to serve rural residences and agricultural uses.
- Since the depression enlarges, the reduced water in storage could result in increased inflow from Santa Maria Valley and decreased outflow to the ocean from the mesa and the valley. If the pumping depression on the mesa pulls in water from the Santa Maria Valley, the possibility exists for the poorer quality groundwater of the valley, containing high concentrations of dissolved solids, to locally reduce the quality of the mesa’s groundwater. Also, in the future, if subsurface outflows to the ocean cease, and the seaward hydraulic gradient is reversed, this

condition could lead to seawater intrusion of the groundwater resources. Currently, there is no evidence of seawater intrusion.

A major source of recharge for the Nipomo Mesa is deep percolation of precipitation. This makes the groundwater basin vulnerable to protracted periods of below-average rainfall.

Political/Legal History. In 1998, a complaint was filed by agricultural pumpers in Santa Barbara County against the basin's water purveyors, including the City of Santa Maria, the NCS D and Cal Cities Water Co. Because of inconsistencies in the DWR study, the County commissioned an additional study by S.S. Papadopoulos & Associates (SSPA) to provide clarification of water issues on the Mesa. SSPA concluded that the data presented in the DWR study correctly identified overdraft conditions in the Nipomo Mesa area of the groundwater basin.

Concurrently, the judge in the groundwater litigation issued a finding that the basin as a whole was not being overdrafted and that there was insufficient evidence to support the existence of sub-basins. The County's Water Resources Advisory Committee (WRAC) reviewed the SSPA study and the judge's decision and concluded that overdraft in the Nipomo Mesa area either exists currently or is imminent. In November 2004 the Board of Supervisors certified Level of Severity II and approved several actions intended to strengthen water conservation efforts in the Nipomo Mesa area.

Litigation of the basin has resulted in a settlement in which the stipulating parties have agreed to a "physical solution establishing a legal and practical means for ensuring the Basin's long-term sustainability". The physical solution establishes three management areas, creates a management entity for each area and directs each management entity to monitor groundwater conditions and prepare plans for dealing with water shortages. The agenda for the Nipomo Mesa Management Area (NMMA) also includes importation of at least 2,500 acre feet per year of supplemental water by the NCS D from the City of Santa Maria and an agreement of the major water purveyors in the area to purchase some of that water. New urban uses proposed by stipulating parties within the service area of a major water purveyor or within the Sphere of Influence of the NCS D must obtain water service from the local supplier. New urban uses proposed by stipulating parties outside these areas and within one-quarter mile of a service area or NCS D Sphere of Influence must conduct good faith negotiations with the local supplier before forming a mutual water company to provide water service.

In May, 2006, as a part of the annual Growth Management Ordinance update, the County Board of Supervisors adopted the following relating to the Nipomo area:

- Reaffirm limiting new residential development in the Nipomo Mesa Area to an annual 1.8% growth rate;
- Change the Level of Severity for Water Supply from II to III; however, the Board further determined that a building moratorium would not be necessary based on implementing the following measures, as well as environmental determinations for development proposals on the Nipomo Mesa would continue to be made on a case-by-case basis, where an EIR would not necessarily be required if water supply is identified as the only significant issue. The following water conservation measures were required of all new development (and added as County LUO planning area standards) as of August, 2006:
 - Require all sink faucets in bathrooms and kitchens in new residences be equipped with automatic shut off devices. This also applies when a bathroom is added, or when the floor area is increased by twenty per cent (20%). Automatic shut off faucets operate by means of a hands-free electric sensor.
 - Require drip-line irrigation for all landscaped areas (except turf areas) installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, a separate meter for outdoor water and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

- The maximum amount of turf (lawn) area may not exceed twenty percent of the site's total irrigated landscape area, and, in all cases the site's total irrigated landscape area shall be limited to 1,500 square feet.

The County Flood Control and Water Conservation District will implement improved well monitoring and water quality monitoring programs for the Nipomo Mesa area. Water purveyors in the Nipomo Mesa area are encouraged to strengthen their water conservation programs, increase their use of reclaimed water and continue their efforts to secure supplemental water.

Also, in an effort to monitor the effectiveness of these water conservation measures, each annual update of the Growth Management Ordinance will include data to indicate if the water use rate per dwelling unit is trending downward. If progress toward water conservation targets is not evident, further growth limitations may be recommended.

In August, 2006, The Board also approved new requirements for all land divisions accepted for processing after June 23, 2006 and General Plan Amendments submitted after June 23, 2006 in the Nipomo and the Nipomo Mesa areas. Applications for general plan amendments and land divisions in the Nipomo Mesa Water Conservation Area shall include documentation regarding estimated existing and proposed non-agricultural water demand for the land division or development that could occur with the General Plan Amendment. If this documentation indicates that the proposed non-agricultural water demand exceeds the demand without the land division, the project will be subject to contributing towards acquiring supplemental water.

On June 26, 2007, the Board of Supervisors, as a part of the County's Resource Management System annual update, reaffirmed and certified a level of Severity III for water supply in the Nipomo area, and directed the preparation of additional water conservation ordinance(s). The new ordinance(s) will require the establishment of retrofit program(s) and/or other new water conservation program(s) where new development will be required to participate to offset/reduce new impacts to water consumption from the Nipomo Mesa groundwater basin.

Water service is currently supplied to the park through a contractual Water Service Agreement (WSA) executed between the NCSD and the County of San Luis Obispo (recorded May 29, 1984). The WSA states that the NCSD will provide water to the park for the purposes of irrigation, sanitation, and miscellaneous uses. The maximum annual rate agreed upon in the WSA was set at 43 acre-feet per year, and the County was not permitted to exceed the rates or quantities agreed upon in the WSA unless it is demonstrated to the mutual satisfaction of both the County and NCSD that said expansion or changes can occur without detriment to the water resources and delivery system of the NCSD. Based on information provided by the NCSD, over the past five years the park historically used slightly more than its 43 acre-feet per year provided in the WSA (Michael LeBrun, NCSD; April 8, 2004). The park is currently one of the NCSD's largest single water user, with annual demand approaching 50-acre feet per year (Michael LeBrun, NCSD; March 28, 2005). The NCSD approved a 38 percent increase in water usage (additional 16.34 afy) for a total water allotment of 59.34 afy.

In 2004, the NCSD constructed a waterline through the park adjacent to Dana Elementary School, within a five-foot wide easement executed between the County and the NCSD. The width of this utility easement is approximately 20 feet from the southern edge of the property. Water is delivered to the park via a three-inch water main that is located within the right-of-way on Pomeroy Road.

Impact. Implementation of the Master Plan (Alternatives 1 and 2) would have similar effects on surface water and water supply, as described below.

Surface Water. Implementation of the proposed Master Plan would not directly affect any sources of surface water. Future grading activities would disturb soil, and potentially result in off-site sedimentation and/or clogging within existing and proposed retention basins. Standard erosion and

sedimentation control measures would be required, as discussed in Section 6 (Geology and Soils). In addition, the Clean Water Act has established a regulatory system for the management of storm water discharges from construction, industrial and municipal sources. The California State Water Resources Control Board (SWRCB) has adopted a National Pollution Discharge Elimination System (NPDES) Storm Water General Permit, which requires the implementation of a Storm Water Pollution Prevention Plan (SWPPP) for discharges regulated under the SWRCB program. Currently, construction sites of one acre and greater may need to prepare and implement a SWPPP that focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension of the SWRCB, who currently monitors these SWPPPs. Pursuant to Clean Water Act regulations, the Parks Division is required to prepare and implement a SWPPP during construction to minimize off-site sedimentation and erosion impacts.

Water Supply. As of 2004, the total annual water demand for the park is 46.73 afy. Implementation of the Master Plan (both alternatives) would result in an increase of irrigated areas, including an additional 4.0 acres of open lawn and 10.09 acres of sports field. The total acreage of new facilities (not including drainage and parking improvements) would be approximately 21 acres. Based on water use factor data obtained from the City of San Luis Obispo, the anticipated demand for water within irrigated park facilities is approximately 1.7 afy/acre (*Water Use Factors for the City of San Luis Obispo*). Based on current calculations, implementation of the proposed Master Plan is anticipated to require the use of an additional 35.7 afy of water from the NCSD. The total projected water demand is estimated to be approximately 82.43 afy, which would exceed the current permitted yield (59.34 afy) by approximately 23.09 afy (based on current calculations), resulting in a potentially significant impact. The proposed Master Plan would be constructed in phases, and new uses requiring water (i.e., turf for sports fields, new facilities requiring water, and landscaping) would not be developed prior to the NCSD's issuance of additional water units. In addition, existing water usage should be reduced to minimize the project's effect on available water supply.

Mitigation/Conclusion.

Surface Water. Based on the above discussion and implementation of a SWPPP, indirect impacts to surface water would be mitigated to insignificance and no further measures are required.

Water Supply. In addition to implementing water conservation measures for future development consistent with ordinance requirements identified above and in Exhibit B, the Parks Division has agreed to begin incorporating water conservation measures for existing facilities. These measures will include the preparation and implementation of a Master Water Conservation Plan, which will quantify water consumption based on current use, identify conservation measures, and estimate the amount of water conserved per use type (i.e., restrooms, irrigation, etc.). Water conservation measures would include the use of drought-tolerant plant species, installation of computerized irrigation controllers, and standards for turf and sports field management (refer to Exhibit B). In addition, the Parks Division is required to secure additional water units from the NCSD prior to implementation of the proposed sports fields, open turf areas, additional landscaping, and any facility requiring the use of water. The County Environmental Coordinator's Office shall verify that the water units are secured upon future review of each proposed project amenity identified in the Master Plan. The NCSD may require supplemental water conservation measures prior to issuance of future water units.

Based on the County's agreement to implement water conservation measures identified in the South County Area Plan, and project-specific measures to reduce both current and future water use, and the County's agreement to postpone development of water-using uses within the park until additional water units are granted by the NCSD, potential water impacts would be less than significant.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the Master Plan (Alternatives 1 and 2) would have similar land use consistency issues, as described below. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, South County Area Plan, Clean Air Plan). The project was found to be consistent with these documents. The proposed project is not located within a Habitat Conservation Plan Area. Proposed setbacks are shown in comparison to Land Use Ordinance requirements within Tables 10 and 11 below.

The project was found to be consistent with the South County Inland Plan; however, the proposed Alternative 1 is not in compliance with Section 22.30.340 of the Land Use Ordinance, which states that amusement parks (which includes skate parks) are not located closer than 1,000 feet to a residential category. The proposed skate park element to the proposed project would be located approximately 120 feet from residential property boundaries to the east, and therefore does not comply with the ordinance requirement. Section 22.30.020(D) states that the standards of Section 22.30.340 may be waived or modified provided that the appropriate findings can be made based on specific conditions of the site that make the standard either unnecessary or ineffective. It should be noted that a County initiated project on County owned property is not required to comply with the provisions of the LUO, however, the LUO has been used to provide guidance regarding uses and appropriate setbacks.

**Table 9
Alternative 1 Minimum Setback Requirements**

Facility	Required Setback (feet)	Proposed Setback (feet)
Sports Turf Fields (lighting)	100	180
Group Picnic Areas (lighting)	100	240
Amphiteater	F: 10/ S: 30/ R: 15	200 (minimum)
Playgrounds	50	800
Recreation center	F: 10/ S: 30/ R: 15	960 (minimum)
Swimming Pool (no lighting)	50	50
Dog park (no lighting)	50	50
Skate park (no lighting)	1,000 (from residential)	120
Handball courts (no lighting)	50	840
Horseshoe pits (no lighting)	50	360
Tennis courts (lighting)	100	600
Basketball courts (lighting)	100	400

Source: San Luis Obispo County Land Use Ordinance

**Table 10
Alternative 2 Minimum Setback Requirements**

Facility	Required Setback	Proposed Setback
Sports Turf Fields (lighting)	100	180
Group Picnic Areas (lighting)	100	240
Amphiteater	F: 10/ S: 30/ R: 15	200 (minimum)
Playgrounds	50	720
Teen Center	F: 10/ S: 30/ R: 15	160
Pre-school/Office	F: 10/ S: 30/ R: 15	30
Gymnasium	F: 10/ S: 30/ R: 15	40
Swimming Pool (no lighting)	50	960
Dog park (no lighting)	50	50
Skate park (no lighting)	1,000 (from residential)	1,000 (from residential)
Handball courts (no lighting)	50	360
Horseshoe pits (no lighting)	50	360
Tennis courts (lighting)	100	840
Basketball courts (lighting)	100	840

Source: San Luis Obispo County Land Use Ordinance

Noise levels at the source of a skateboard may reach 80 dBA; however, the magnitude of the sound would be reduced to 50 dBA approximately 20 feet from the source, which is within the 60 dB outdoor noise threshold for residential land uses. West Tefft Street, a two-lane arterial, would be located between the proposed skate park location and existing residences. In addition, the skate park would be constructed below grade, and use of concrete materials would attenuate noise within the structure. A parks employee and the onsite ranger would monitor ancillary noise generation (i.e., loud voices, music, etc.) to ensure compliance with the County Noise Element. Based on the proposed location of the skate park, a finding can be made that the standards required by Section 22.30.340(A) are unnecessary in this instance.

The surrounding uses are as follows: North - residences; South – school, library, residences; East - residences; and, West - residences. The proposed project is compatible with these surrounding uses

because it includes improvements within an existing community park, consistent with the regulations listed in the San Luis Obispo County Land Use Ordinance for the Recreation land use category.

Mitigation/Conclusion. While certain proposed uses do not meet specific setback recommendations, it has been determined that due to site specific conditions, these setbacks are not required. No other inconsistencies were identified, and no mitigation measures are necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<p>a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with a ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
☒	County Public Works Department	Attached, pers. comm., 2006
☒	County Environmental Health Division	Attached
☒	Air Pollution Control District	Attached
☒	CA Department of Forestry	Attached
☒	San Luis Obispo County Sheriff	Attached
☒	Nipomo Community Services District	Attached
☒	South County Advisory Council	Attached
☒	Nipomo Parks Conservancy	Attached
☒	Native American Heritage Commission	No Response
☒	San Luis Obispo County Chumash Council	No Response

*** “No comment” or “No concerns”-type responses are usually not attached*

The following checked (☒) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application
County documents

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Airport Land Use Plans <input checked="" type="checkbox"/> Annual Resource Summary Report <input checked="" type="checkbox"/> Building and Construction Ordinance <input type="checkbox"/> Coastal Policies <input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland) <input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Agriculture & Open Space Element <input checked="" type="checkbox"/> Energy Element <input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements) <input checked="" type="checkbox"/> Housing Element <input checked="" type="checkbox"/> Noise Element <input checked="" type="checkbox"/> Parks & Recreation Element <input checked="" type="checkbox"/> Safety Element <input checked="" type="checkbox"/> Land Use Ordinance <input checked="" type="checkbox"/> Real Property Division Ordinance <input checked="" type="checkbox"/> Trails Plan | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> South County Area Plan and Update EIR <input checked="" type="checkbox"/> South County Circulation Study <p><u>Other documents</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Archaeological Resources Map <input checked="" type="checkbox"/> Area of Critical Concerns Map <input checked="" type="checkbox"/> Areas of Special Biological Importance Map <input checked="" type="checkbox"/> California Natural Species Diversity Database <input checked="" type="checkbox"/> Clean Air Plan <input checked="" type="checkbox"/> Fire Hazard Severity Map <input checked="" type="checkbox"/> Flood Hazard Maps <input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County <input checked="" type="checkbox"/> Regional Transportation Plan <input checked="" type="checkbox"/> Uniform Fire Code <input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3) <input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.) |
|---|---|

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Earth Systems Pacific. April 26, 1994. *Soils Engineering Report Proposed Tract 1924.*

Firma. November 2004. *Nipomo Community Park Master Plan.*

Morro Group, Inc. June 14, 2004. *Nipomo Regional Park Constraints Analysis.*

Parker, John. June 21, 2002. *Cultural Resource Investigation of the Nipomo Community Park.*

Exhibit B - Mitigation Summary Table

Mitigation Monitoring

- MM-1** Prior to, during and after implementation or development of any portion of the Master Plan, appropriate documentation shall be provided to the Environmental Coordinator sufficient to demonstrate compliance with all required mitigation measures.

Aesthetics

- V-1** Prior to implementation of each phase of development including major amenities and/or structural development (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), the Parks Division shall prepare and submit scaled elevations, a color and materials board, and focused landscape plan to the Environmental Coordinator and South County Advisory Council for review. The elevations shall include dimensions and design features, and each amenity shall be designed to visually blend into the surrounding landscape and be in character with existing park facilities. The maximum height of structures shall be 35 feet. The exterior of all structures shall consist of muted, earth-tone colors, and the landscape plan shall include native, drought-tolerant vegetation planted to provide a visual screen and backdrop.
- V-2** Prior to installation of new lighting, all existing sports field and pole lighting fixtures and/or bulbs shall be replaced and/or implemented with shielding features to further minimize unnecessary light and glare.
- V-3** Prior to implementation of each phase of development (if new lighting is proposed), the Parks Division shall prepare and submit a lighting plan incorporating the following measures:
- a. All new lighting fixtures, including security and parking lot lighting, shall include a hood or interior shield to focus light towards the ground and minimize glare.
 - b. All new lighting shall not indirectly illuminate adjacent residences at a level greater than one foot-candle in intensity when measured at the property line.
 - c. If indirect illumination at a residence is greater than one foot-candle, the County Parks Division shall determine the cause of indirect illumination and implement measures to comply within the one foot-candle threshold.
- V-4** Upon preparation of grading and/or site plans for project development, plans shall note that all cut and fill slopes, and disturbed areas not proposed for development, shall be revegetated to ensure stability and minimize visual impacts.
- V-5** Prior to construction of the proposed amphitheater within the Nipomo Native Garden, the Parks Division or their agent shall install landscaping along the western, southern, and northern perimeter of the Nipomo Native Garden parking lot, to soften views of the parking area as seen from Osage Street, Camino Caballo, and within the park. Landscaping shall consist of native, drought-tolerant species, compatible with the existing vegetation in the immediate area.

Air Quality

- AQ-1** During construction/ground disturbing activities, the Parks Division shall implement the following particulate (dust) control measures. All PM10 mitigation measures required shall be shown on grading and building plans. In addition, the contractor or builder shall designate a

person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

- a. Reduce the amount of disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil disturbing activities.
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading shall be sown with a fast germinating native grass seed and watered until vegetation is established.
- f. All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
- g. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- h. Vehicle speeds for all construction vehicles shall not exceed 15 miles per hour on any unpaved surface at the construction site.
- i. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
- j. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment leaving the site shall be washed off.
- k. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads, and water sweepers with reclaimed water shall be used where feasible.

AQ-2 During construction activities, the following measures shall be implemented to control diesel exhaust particulate matter:

- a. All construction equipment shall be properly maintained and tuned according to manufacturer's specifications.
- b. All off-road and portable diesel powered equipment, including but not limited to bulldozers, graders, cranes, loaders, scrapers, backhoes, generator sets, compressors, and auxiliary power units shall be fueled exclusively with California Air Resources Board (CARB) motor vehicle diesel fuel.
- c. Diesel construction equipment meeting ARB's 1996 or newer certification standard for off-road heavy-duty diesel engines shall be used.

AQ-3 Prior to site disturbance for each phase of development, the Parks Division shall ensure that the contractor shall install one catalyzed diesel particulate filter (CDFP) or five diesel oxidation catalysts. Filters shall be installed prior to initiation of site disturbance.

AQ-4 If demolition of structures, underground utilities, or pipes is required, the Parks Division shall contact the APCD and comply with the requirements listed in the National Emission Standard for Hazardous Air Pollutants (NESHAP). These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and 3) applicable removal and disposal requirements of identified

asbestos containing material (ASM).

- AQ-5** Prior to site disturbance for the first phase of development, the Parks Division shall ensure that a geologic evaluation is conducted to determine if naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the Parks Division shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.
- AQ-6** In the event no technically feasible alternatives are available other than developmental burning, the Parks Division shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.
- AQ-7** If portable equipment greater than 50 horsepower is proposed for use during construction, the Parks Division shall contact the APCD to obtain a use permit and comply with California statewide portable equipment registration requirements. The following list is provided by the APCD as a guide to equipment and operations that may have permitting requirements, but shall not be viewed as exclusive:
- a. Portable generators greater than 50 horsepower.
 - b. IC engines.
 - c. Concrete batch plants.
 - d. Rock and pavement crushing.
 - e. Tub grinders.
 - f. Trommel screens.
- AQ-8** During implementation of the proposed Master Plan, the Parks Division shall consider linking pathways to bus stops, pedestrian trails, and bike paths outside the park to encourage the use of alternative transportation.

Biological Resources

- BR-1** Prior to initiation of development within sand mesa manzanita habitat areas, the Parks Division shall prepare a sand mesa manzanita protection plan. The plan shall be implemented during all construction, improvement, and trail maintenance activities within 100 feet of documented occurrences (refer to Exhibit C). The protection plan shall include the installation of protection fencing and notification requirements regarding sand mesa manzanita. The plan shall be incorporated into the proposed master plan.
- BR-2** Prior to implementation of the first phase of the Master Plan, the Parks Division shall prepare a fencing and educational signage plan for review and approval by the County Environmental Coordinator. The plan shall be specific to sensitive plant and wildlife species along all equestrian and multi-use trails within identified sensitive biological resource areas. The plan shall include a description and exhibit of fencing, which shall be low-impact, and consist of natural materials (wood or wood-appearance), guide wires, or similar materials. Fencing and signage shall be installed prior to implementation of trail improvements and construction of major amenities (i.e., sports fields, courts, skate park, pool, playground, amphitheater(s), and recreation center).
- BR-3** Prior to initiation of each phase of development within identified sensitive biological resource areas, the Parks Division shall retain a wildlife biologist to conduct surveys for special status

species and wildlife prior to ground disturbance associated with implementation of each development phase of the master plan. If any special-status species are observed, construction activities shall halt until the species has left the area, and the California Department of Fish and Game has been consulted.

- BR-4** Prior to initiation of each phase of development within identified sensitive biological resource areas, the retained monitor shall prepare a monitoring plan for implementation during construction. The monitoring plan shall be specific to the area proposed for disturbance, habitat types within the proposed development area, and the potential presence of specific special-status species. The monitoring plan shall be reviewed and approved by the Environmental Coordinator.
- BR-5** Prior to implementation of each phase of the Master Plan within identified oak woodland areas and/or within 50 feet of individual oak trees, the Parks Division shall prepare an oak tree protection and restoration plan to be implemented during all construction, improvement, and trail maintenance activities. The protection plan shall include the installation of protection fencing and notification requirements regarding oak trees. To mitigate for coast live oak trees impacted or removed during construction of proposed road improvements, the Parks Division has agreed to replace each oak tree removed at a 4:1 ratio, and replace each oak tree impacted at a 2:1 ratio, for a total of up to 72 coast live oak trees (for up to 18 oak trees impacted or removed) within the proposed mitigation area, or elsewhere on the project site.
- BR-6** Prior to removal of any trees, or construction within 500 feet of potential bird nesting habitat during the nesting bird season (February through September), the Parks Division shall retain a wildlife biologist to conduct surveys for nesting birds. If any nests or nesting birds are observed, construction activities shall halt until the chicks have fledged and left the area, and the California Department of Fish and Game has been consulted.

Cultural Resources

- CR-1** Prior to implementation of the Juniper Street park entrance realignment, proposed drainage improvements, park improvements, or maintenance activities requiring ground disturbance within the known historic resource deposit area, a monitoring and testing program shall be prepared and implemented by a County-approved historian qualified to assess and recover historical resources. The program shall be implemented during proposed ground disturbing activities to ensure that historic resources are not degraded. The program shall include, but not be limited to, the following:
- a. List of personnel involved in the monitoring activities;
 - b. Description of how the monitoring shall occur;
 - c. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - d. Description of what resources are expected to be encountered;
 - e. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered a significant archaeological resource?);
 - f. Description of procedures for halting work on the site and notification procedures;
 - g. Description of monitoring reporting procedures.
- CR-2** **In the event archaeological resources** are unearthed or discovered during any construction activities, the following standards apply:
- a. Construction activities shall cease, and the Environmental Coordinator shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with

state and federal law.

- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator so that proper disposition may be accomplished.

Geology and Soils

- GS-1** Prior to initiation of each phase of development for major amenities requiring structural improvements and/or major grading (i.e., sports fields, parking, amphitheater(s), playgrounds, restrooms, pre-school and administration building, gymnasium, recreation center, pool, skate park, and courts), and as required by the County Environmental Coordinator, the Parks Division shall submit project-specific geo-technical reports to the Environmental Coordinator. The reports shall investigate subsurface conditions within areas proposed for structural development and the findings and recommendations shall be reflected on the appropriate construction plans.
- GS-2** Prior to implementation of the first phase of the Master Plan, the Parks Division shall prepare a stormwater drainage plan, for inclusion in the Master Plan. The plan shall include a schedule for regular maintenance checks, and incorporate additional improvements to existing facilities, including the installation of trash gates on drainage pipes, interception and dissipation of stormwater flow from impervious surfaces, and installation of storm drain inlets and engineered drainage courses. Alternative drainage control, including bio-retention filters, vegetated swales, and landscaping within existing infiltration basins shall serve as a filtration system to reduce contaminants and downstream turbidity and sedimentation.
- GS-3** Grading activities shall be conducted during the dry season (April through September) if possible. If grading, vegetation removal, and any site disturbance occurs during the rainy season, the Parks Division shall prepare and implement an erosion and sedimentation control plan including the use of silt fences, straw bales, perimeter ditches, water bars, temporary culverts and swales, sediment traps, minimal grading concepts, and similar techniques appropriate for the site. These erosion and sediment transport control structures shall be in place prior to the onset of seasonal rains. Restoration and re-vegetation of graded areas and unprotected slopes shall be completed as soon as possible following site disturbance.

Hazards/Hazardous Materials

- H-1** Prior to implementation of the first phase of the Master Plan, the Parks Division shall prepare a Spill Prevention and Contingency Plan for inclusion in the Master Plan. The plan shall include the scheduling of regular equipment maintenance checks, a list of spill containment and clean-up materials to be stored onsite, and a plan to contain and clean-up any accidental spills or leaks that may occur during construction.
- H-2** Prior to implementation of the first phase of the Master Plan, the Parks Division shall prepare a Fire Prevention Plan for review and approval by the County Fire/California Department of Forestry (CAL FIRE). The plan shall identify vegetation fuel management practices, and identify an evacuation plan, emergency access locations, fire hydrant locations, and no smoking areas.

Noise

- N-1** During operation of the park, events and activities shall only be permitted during daytime hours (7:00 a.m. to 10:00 p.m.). Mowing, use of equipment, and other maintenance activities shall be limited to daytime hours, unless an emergency situation exists. Noise generated by loudspeakers and microphones shall be directed towards the interior of the park, away from surrounding residential areas.
- N-2** Prior to operation of the skate park, the Parks Division shall develop a park monitor program. The program may include volunteers or paid staff and shall provide for: presence during key operations of the skate park to restrict playing of loud music and the use of loud voices. The monitor shall be present during the summer, and on weekends and afternoons during the winter, at a minimum. To prevent use of the skate park during nighttime hours (dusk to 7:00 a.m.), the Parks Division shall install a fence and locked gate around the skate park.
- N-3** Prior to operation of the community pool, the Parks Division shall develop a park monitor program. The program may include volunteers or paid staff and shall provide for presence during operation of the community pool to restrict playing of loud music and the use of loud voices. To prevent use of the community pool during nighttime hours (dusk to 7:00 a.m.), the Parks Division shall install a fence and locked gate around the pool.
- N-4** Prior to final approval of the pre-school facility, the Parks Division shall incorporate the following standards into the design of the structure:
- a. Windows shall be avoided on the southeastern sides of the building, to minimize exposure to Tefft Street traffic noise, or plans shall demonstrate how construction of the building would meet acceptable interior noise thresholds (45 decibels or less).
 - b. Air conditioning or a mechanical ventilation system shall be installed so that windows and doors may remain closed.
 - c. Windows and sliding glass doors facing the road (if applicable) shall be mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications).
 - d. Exterior doors facing the road (if applicable) shall be solid core with perimeter weather stripping and threshold seals.

Public Services

- PS-1** Prior to implementation of each phase of the Master Plan, the Parks Division shall incorporate County of San Luis Obispo Sheriff's Department "Crime Prevention Through Environmental Design" and "Lighting and Lighting Systems" techniques into site design and development.

Transportation/Circulation

- TR-1** Prior to construction of the pre-school and administration building, sports fields, recreation center, teen center, gymnasium, southern amphitheater, swimming pool, and skate park, the Parks Division shall prepare the following road improvement plans for review and approval by the County Public Works Department:
- a. Widening of Osage Road (to 32 feet) along the frontage of the park.
 - b. Westbound left turn pocket and an eastbound right turn pocket on Pomeroy Road.
 - c. Re-alignment of existing park entrances at Tefft Street/Orchard Street and Pomeroy Road/Juniper Street.
 - d. Construction of a traffic signal at Pomeroy Road/Juniper Street.

Road improvements shall be implemented prior to operation of any of the above-listed amenities and facilities.

- TR-2** Prior to construction of the open lawn activity areas, northern and southern amphitheaters, playgrounds, dog park, handball courts, horseshoe pits, tennis courts, basketball courts, sports fields, teen center, pre-school/office, gymnasium, swimming pool, skate park, and recreation center, the Parks Division shall contribute to the South County Area 1 Traffic Fee Program.

Water

- W-1** Prior to implementation of the first phase of the Master Plan, the Parks Division shall develop, and submit to the Nipomo Community Services District (NCSD) for approval, a Master Water Conservation Plan to be applied to all future phases of project development. The plan shall include, but not be limited to: 1) quantified water consumption based on current use; 2) guidelines for park operators covering water conservation techniques; 3) lists of ornamental drought-tolerant plants that would do well in the native soils, etc.); and 4) estimate the amount of water conserved per use type (i.e., restrooms, irrigation, etc.). The program shall address all water uses (e.g. landscaping, restrooms, sinks, kitchens, showers, etc.).
- W-2** Prior to installation of new sports fields and open lawn areas, the Parks Division shall prepare a Turf Management Plan. The plan shall be consistent with the Master Water Conservation Plan, and include best management practices to ensure implementation of modern irrigation technology and turf material. Best management practices may include, but not be limited to: a computerized irrigation controller that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes; avoidance of close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch; programming watering times for longer and less frequently rather than for short periods and more frequently; installation of tensionmeters at different depths to measure moisture status, which will allow for better estimates on irrigation needs; linking irrigation of the park to the California Irrigation Management Information System (CIMIS) station located at the Woodlands golf course to maximize irrigation efficiency, and; use of treated wastewater for irrigation, provided the NCSD can provide the treated water to the perimeter of the site that satisfies the State standards for irrigation of park facilities. Existing turf, landscaping, and turf irrigation equipment shall be upgraded prior to installation of new irrigation equipment.
- W-3** Prior to implementation of the proposed sports fields, open turf areas, additional landscaping, and any facility requiring the use of water, the Parks Division shall secure additional water credits from the Nipomo Community Services District. Water credits shall be determined based on current allotments (at the time of the request) and the calculated demand based on use type. The County Environmental Coordinator shall verify that credits have been obtained upon review of future park amenities.

EXHIBIT C

- **Crime Prevention Through Environmental Design**
 - **Lighting and Lighting Systems**