EXECUTIVE SUMMARY

This Program Environmental Impact Report (EIR) assesses the environmental impacts associated with the development of the Nipomo Community Park Master Plan (NCPMP), proposed by San Luis Obispo County Parks (County Parks). This EIR is an informational document that is being used by the general public and governmental agencies to review and evaluate the proposed project

The purpose of the Executive Summary is to provide the reader with a brief overview of the proposed project, the anticipated environmental effects, and the potential mitigation measures that could reduce the severity of the impacts associated with the project. This chapter includes an impact summary table, which summarizes the impacts and mitigation measures. The impacts and mitigation measures are discussed in detail in Chapter 4, Environmental Impact Analysis, of the EIR. This chapter also identifies the various alternatives analyzed as part of the EIR. The details of the alternatives analysis can be found in Chapter 5, Alternatives Analysis, of the EIR. The reader should not rely exclusively on the Executive Summary as the sole basis for judgment of the proposed project and alternatives. The EIR in its entirety should be consulted for information about the project's environmental impacts and associated mitigation measures.

This EIR was prepared in accordance with State and County of San Luis Obispo (County) administrative guidelines established to comply with the California Environmental Quality Act (CEQA). In compliance with the CEQA Guidelines, the County, as the Lead Agency, prepared an Initial Study for the proposed project and solicited comments through distribution of a Notice of Preparation (NOP). The results of the Initial Study and comments received in response to the NOP were used to help direct the scope of the analysis and the technical studies in this EIR. Copies of the Initial Study, NOP, and the comments received in response to the NOP can be found in Appendix

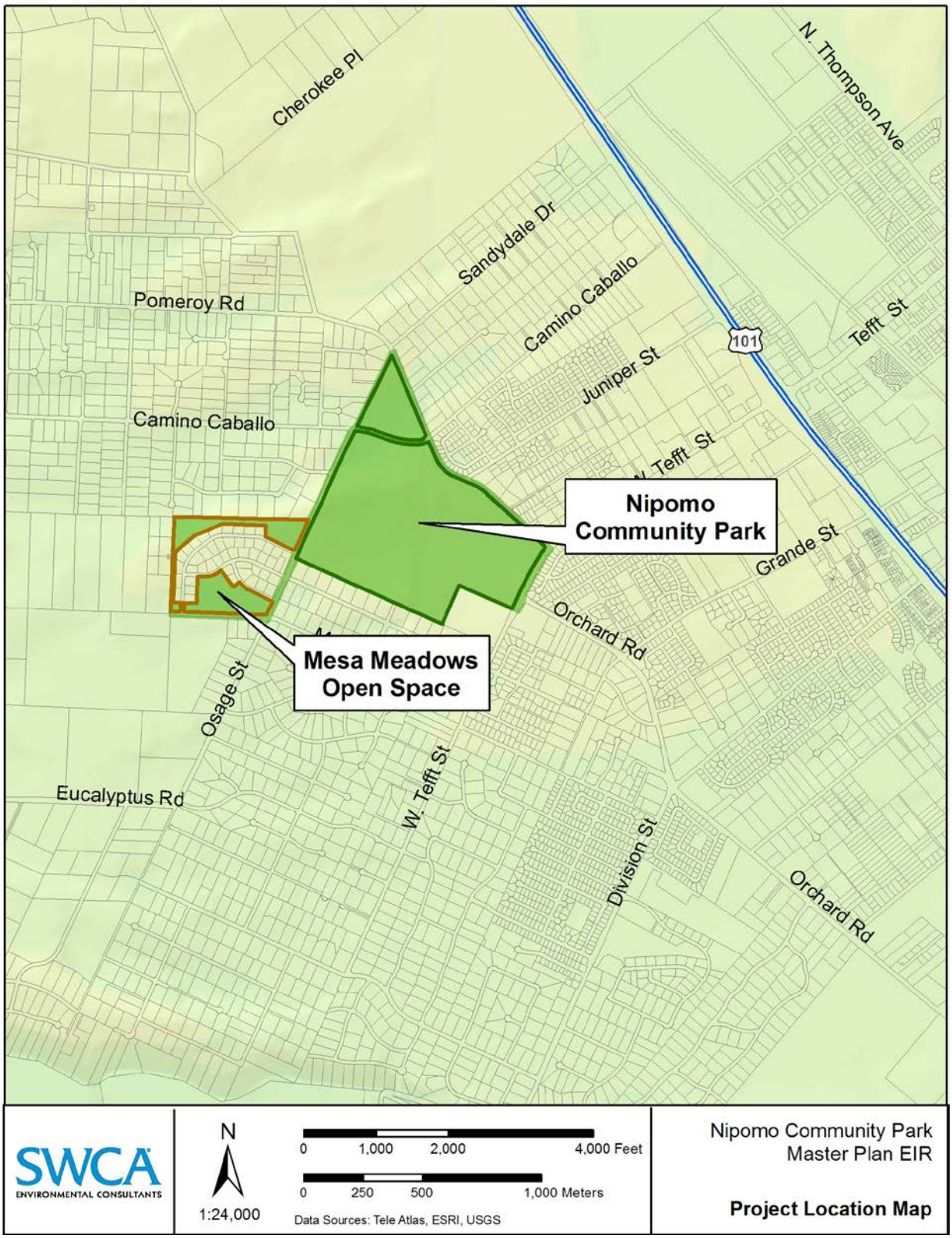
A number of federal, state, and local governmental agencies require an environmental analysis of the proposed project consistent with the requirements of CEQA in order to act on the project. These agencies include the County, the California Department of Fish and Game (CDFG), Regional Water Quality Control Board (RWQCB), the California Department of Forestry and Fire Protection/County Fire (CAL FIRE), and the San Luis Obispo County Air Pollution Control District (SLOAPCD).

A. PROJECT LOCATION

The project site is located in the unincorporated community of Nipomo, within San Luis Obispo County, California (refer to Figure ES-1). The proposed project consists of two connected park areas, Nipomo Community Park (NCP), including the Nipomo Native Garden, and Mesa Meadows (refer to Figure ES-2). The project site is located northwest of the Pomeroy Road / West Tefft Street intersection, approximately one mile west of U.S. Highway 101 (US 101).

Figure ES-1. Regional Location Map

Figure ES-2. Project Vicinity Map



NCP is an approximately 137-acre angular parcel bounded by Pomeroy Road and West Tefft Street to the east, Osage Street to the west, and the Tejas Street neighborhood to the south. The approximately 22-acre Mesa Meadows open space area is located within two parcels adjacent to, and immediately southwest of, NCP, on the northwest corner of Mesa Road and Osage Road. The total park and open space area is approximately 159 acres, comprised of four parcels (Assessor Parcel Numbers [APNs] 091-313-049, 091-313-050, 092-121-085, and 092-121-086).

B. PROJECT OBJECTIVES

The primary goal of the NCPMP is to establish the long-range plan for Nipomo Community Park and Mesa Meadows. The objectives of the NCPMP are to:

- provide a range of passive and active facilities and use areas to meet the recreational needs of the community;
- maintain and upgrade existing recreational and community facilities and amenities;
- effectively manage current and projected levels of park uses;
- provide amenities that are aesthetically consistent with the regional character of the area;
- provide a community recreation center within the unincorporated community of Nipomo;
- incorporate infrastructure and circulation improvements to meet existing and estimated future (2025) motor vehicle transportation warrants;
- apply adaptive management strategies, including the use of improved technology, to address new planning and management issues as they arise;
- consider and support active citizen input in the decision-making process; and,
- periodically review and update the NCPMP through a public review process (approximately 15-year intervals), including consideration of the changing needs of the community when evaluating existing and potential new amenities.

C. PROJECT DESCRIPTION

The proposed project under consideration in this Program EIR includes the proposed NCPMP (refer to Figure ES-3). The plan includes a variety of recreational opportunities, including the expansion of existing facilities, the addition of new facilities to the park, active recreational uses including multi-use sports fields, passive recreational uses and open space, and improvements to infrastructure (see Table ES-1).

1. Existing Facilities

Existing major amenities in the park include: four sports fields accommodating baseball, soccer, and football (5.3 acres), including one lighted field; four lighted tennis courts (0.6 acre); a 0.7-acre dog park; 6,534-square foot playground; group and individual picnic areas (9,433 square feet); the 12-acre Nipomo Native Garden including trails and planted areas; open play area (9.3 acres); 1.1 acres of paved trails/walkways; and, 4.3 acres of dirt and spur trails. Infrastructure within the park includes: 1.2 acres of drainage improvements including a basin, two acres of roads; 3.1 acres of parking; 3,155 square feet of restrooms and a maintenance

building (consisting of a shop, office and restroom); two host sites (1,284 square feet); and, an air quality monitoring station. In addition, 7,134-square foot Nipomo Library is located within the park, and is accessed from West Tefft Street. An existing, temporary pre-school and fenced outdoor play area occupies approximately 4,050-square feet within the park. The pre-school is proposed to remain until a new pre-school is approved onsite, or elsewhere in the community of Nipomo.

Existing recreation and infrastructure cover approximately 15 acres or approximately 11% of the park. The remaining 130-acre area (including Mesa Meadows) is generally a natural area consisting of oak woodland and coastal scrub, annual and ruderal grassland, and trails. Public recreation at Mesa Meadows includes a roughly one mile Class I bicycle path and contiguous equestrian trail. The site also contains native and non-native vegetation. The trail system at Mesa Meadows connects into the trail system of NCP.

2. Proposed Facilities

The NCPMP proposes approximately 15.96 acres of new recreational uses within the NCP area, 3.96 acres of new open play area (turf), and 7.57 acres of new infrastructure. Approximately 27.5 acres of existing undeveloped area and dirt trails would be converted to accommodate these new uses (refer to Table ES-1). The proposed project includes the expansion of the following existing uses: 4,000-square foot expansion of the library near West Tefft Street; an additional 8,276 square feet of playground, including a play structure and open play area near Osage Street and Camino Caballo; 19,000-square foot expansion of the off-leash dog park; an additional 14,400 square feet of tennis courts; and additional three acres of paved and unpaved trails/walkways; restoration of spur trails; an additional four acres of open play area (turf). In addition, the NCPMP includes an additional 10 acres of multi-use sports fields. The type of sports to be accommodated would be determined at the time the need for added fields arises. The maximum intensity of use would likely be youth soccer. The area could accommodate about six youth soccer fields. The fields are proposed to be lighted.

Proposed new amenities include a skate park or community pool (10,000 square feet) near West Tefft Street. Additional new facilities would be located near the center of the park, including: a 5,227-square foot amphitheater (gazebo/informal stage); basketball courts (10,000 square feet); handball courts (4,000 square feet); horseshoe pits (1,800 square feet); and, 8,400-square foot swimming pool and deck (if not constructed near West Tefft Street). A paved walkway (11,280 square feet) is proposed along Osage Street. The NCPMP includes a 36,000-square foot community center/gymnasium to be located within the park.

The total area for the proposed community center/gymnasium and associated improvements would be approximately two acres. A conceptual schematic of the community center is shown in Figure ES-4.

Table ES-1. Master Plan Existing and Proposed Amenities

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
Recreation Area			
Amphitheaters	0	5,227	5,227
Basketball Courts	0	10,000	10,000
Playgrounds	6,534	8,276	14,810
Community Center	0	36,000	36,000
Dog Parks	31,988	19,000	50,988
Group Picnic Areas	9,433	0	9,433
Handball Courts	0	4,000	4,000
Horseshoe Pits	0	1,800	1,800
Skate Park	0	10,000	10,000
Sports Fields (Turf)	231,633	439,520	671,153
Swimming Pool/Deck	0	8,400	8,400
Tennis Courts	26,404	14,400	40,804
Trails/Walkways (paved/unpaved)	50,724	127,373	178,097
Osage Street Walkway (paved)	0	11,280	11,280
Volleyball Court	0	0	0
Subtotal	*356,716*	*695,276*	*1,051,992*
Open Space			
Open Space (undeveloped)	5,689,881	-1,113,510	4,576,371
Open Play Area (Turf)	399,805	172,498	572,303
Trails (dirt)	190,200	-84,276	105,924
Subtotal	*6,283,936*	*-1,025,288*	*5,258,648*
Infrastructure			
Basins	54,900	108,900	163,800
Library Building	7,134	4,000	11,134
Parking	137,166 (325 spaces)	183,388 (422 spaces)	320,554 (747 spaces)
Pre-school	4,050 (temporary)	0	4,050 (permanent)
Two Host Sites	1,284	0	1,284
Restrooms/Maintenance Buildings	3,155	1,490	4,645
Roads	89,036	32,234	121,270
Subtotal	*292,675*	*330,012*	*622,687*

Figure ES-3. Nipomo Community Park Master Plan

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Figure ES-4. Community Center Conceptual Schematic

3. Access and Parking

Access

There are two motor vehicle entrances to NCP. One entrance is located on Pomeroy Road, offset and east of Juniper Street. The second motor vehicle entrance is located on West Tefft Street, adjacent to the Nipomo Library, offset and south of Orchard Avenue. Pedestrian, bicyclist, and equestrian trail access into NCP is located off of: Osage Street (near Charro Way), Camino Caballo (near Osage Street), and at the northern terminus of La Serena Way. NCP is accessible from a number of collector and local streets including: Camino Caballo, Mesa Road, Osage Road, and Tejas Place. The trail system within Mesa Meadows is accessible from Charro Way, Tejas Place, and Amigo Place; this trail system connects with the NCP trail system immediately east of the Charro Way and Osage Street intersection (refer to Figure ES-3).

Major road improvements proposed for the NCPMP include: the re-alignment of existing park entrances on West Tefft Street and Pomeroy Road; installation of a traffic signal at the re-aligned Pomeroy Road/Juniper Street intersection; construction of a westbound left turn pocket and an eastbound right turn pocket on Pomeroy Road; and improvements to Osage Road, including road widening for consistency with County road standard A-1(d) (two 11-foot wide travel lanes, with six-foot shoulders on each side, for a total width of 34 feet), and construction of a trail within the road right-of-way. The project includes construction of a six-foot wide, paved, multi-use trail and parallel equestrian trail creating a loop around the park.

Internal Circulation and Parking

Internal vehicular access within the park is provided by a loop road, which connects the West Tefft Street and Pomeroy Road park entrances. Additional paved access is provided for the existing ballpark area. An additional paved loop road is proposed to provide access to proposed facilities and parking areas in the center of NCP. The park currently provides 325 parking spaces within several parking lots located within the southeastern portion of the park. The parking area for the Nipomo Native Garden, located adjacent to Osage Street, includes 10 automobile spaces and two bus spaces. The proposed NCPMP includes an additional 386 to 422 spaces, including seven equestrian pull-through spaces (refer to Table ES-1).

4. Park Programs and Operational Activities

In addition to the proposed facilities discussed above, the following activities and facilities are proposed as part of the NCPMP: removal of diseased trees and replacement tree planting program; utility infrastructure additions and maintenance; and a cellular communication repeater station. Tree removal would be required to accommodate access improvements at Pomeroy Road and Juniper Street, and Osage Road widening and pathway improvements.

Utility Infrastructure Additions and Maintenance

Water Supply

Water service is currently supplied to NCP through a contractual Water Service Agreement (WSA) executed between the NCSD and the County (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 County proposes to continue receiving water from the NCSD to serve the park, potentially including the use of recycled water.

Wastewater

Wastewater disposal for the park is currently treated by individual septic systems for four existing restroom facilities. The project 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.

Stormwater Management

The project site currently receives stormwater flow from adjacent developed areas, which is directed into an existing onsite, 1.2-acre stormwater basin. Existing drainage improvements include earthen drainage channels, v-shaped concrete swales, culverts, and unlined infiltration basins. An engineered drainage system is located within Mesa Meadows, including multiple 24-inch corrugated metal culverts designed to convey stormwater runoff from the residential development into four infiltration basins located adjacent to Mesa Road. The proposed project 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.

Cellular Communication Repeater Station

One repeater station is currently located at NCP on an existing light pole that illuminates the field. A second repeater station was approved by the County in 2009. The second station is located in the same vicinity as the existing station.

5. Master Plan Implementation

Project Phasing and Funding

The Master Plan does not establish a phasing plan, although the estimated timeframe for completion is 20 years. Once a master park plan is adopted, County Parks staff will go back to the community to determine priorities. The timing, type, and extent of infrastructure extensions, offsite improvements such as traffic signals, and earthwork would depend upon the type, extent, and cost of the first new facilities to be implemented, including associated infrastructure. The overall estimated cost to construct the Master Plan is shown in Appendix A (Master Plan), which is based on conceptual design characteristics. The cost for any particular element could go up or down once the more detailed design is developed. It is possible that the Nipomo community, a concessionaire, and/or a community organization may be a partner in the development of the community recreation buildings planned for the park.

Master Plan Amendment

The Master Plan is intended to guide development of the park to an envisioned “build out” some undetermined years in the future. While the purpose of a Master Plan is to guide decisions over a number of years, it is recognized that as time passes community needs and priorities may change and the Master Plan may need updating and revising. The Master Plan should be updated at 15-year intervals to ensure that it remains viable and relevant as a guide for meeting the park and recreation needs of the community. The Master Plan may be amended at any point along the way if new ideas or pressing needs warrant a change in the Plan. The process for amending the Plan would involve community workshops, SCAC and County Parks and Recreation Commission input, as well as review and approval by the County Board of Supervisors.

D. PROPOSED PROJECT IMPACTS AND MITIGATION MEASURES

Impacts of the proposed project and alternatives have been classified using the categories Class I, II, III, and IV as described below:

- **Class I – Significant, unavoidable, adverse impacts:** Significant impacts that cannot be fully and effectively mitigated. No measures could be taken to avoid or reduce these adverse effects to insignificant or negligible levels.

- **Class II – Significant, but mitigable impacts:** These impacts are potentially similar in significance to those of Class I, but can be reduced or avoided by the implementation of mitigation measures.

- **Class III – Less than significant impacts:** Mitigation measures may still be required for these impacts as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project.

- **Class IV – Beneficial impact:** Project would have a beneficial environmental impact.

The term "significance" is used throughout the EIR to characterize the magnitude of the projected impact. For the purpose of this EIR, a significant impact is a substantial or potentially substantial change to resources in the local proposed project area or the area adjacent to the proposed project. In the discussions of each issue area, thresholds are identified that are used to distinguish between significant and insignificant impacts. To the extent feasible, distinctions are also made between local and regional significance and short-term versus long-term duration. Where possible, measures have been identified to reduce project impacts to less than significant levels. CEQA requires that public agencies should not approve projects as proposed if there are feasible mitigation measures available which would substantially lessen the environmental effects of such projects (CEQA Statute §21002). Included with each mitigation measure are the plan requirements needed to ensure that the mitigation is included in the plans and construction of the project and the required timing of the action (e.g., prior to development of final construction plans, prior to commencement of construction, prior to operation, etc.).

The impacts and associated mitigation measures are shown in the Summary of Impacts and Mitigation Measures (refer to Table ES-4). Each issue area section of the impact summary table describes and classifies each impact, lists recommended mitigation, and states the level of impact with mitigation. A brief summary of the key impacts and mitigation measures for each issue area is presented below. The reader should refer to Table ES-4 and Chapter 4, Environmental Impacts Analysis, of the EIR for a more detailed discussion of the impacts and associated mitigation measures.

No significant, unavoidable, adverse (Class I) impacts were identified. The proposed project's identified significant but mitigable impacts include:

- Aesthetic Resources: Identified impacts include compatibility with rural character, and creation of light and glare affecting sensitive land uses and night sky. Mitigation is recommended to protect key scenic views within the park, require additional community input during the design phase, and incorporate architectural elements consistent with community character. Exterior light standards are recommended to reduce offsite light and glare affecting off-site uses and the night sky.

- Air Quality. Construction of the project would generate emissions, which can be mitigated by standard measures (i.e., dust control, equipment idling restrictions, and compliance with asbestos standards). Energy efficiency measures are recommended for inclusion in the final design of park elements to address operational emissions from vehicles and energy consumption.

- Biological Resources. Development of the project would affect to oak woodland, special status species, and wildlife. Mitigation is recommended, including pre-development surveys to verify the location of special status vegetation, avoidance of special status wildlife, and restoration and conservation of special status plants and coast live oak trees.

- Cultural Resources. Development would occur within the boundary of an identified historic deposit; monitoring is recommended to support the historic record and provide additional information regarding the resource.

- Geology and Soils. Implementation of the project may result in erosion and sedimentation. Standard measures, including Best Management Practices and Low Impact Development strategies, are recommended.

- Hazards and Hazardous Materials. Grading and construction within boundaries of a previous informal dump site could expose the public to hazardous materials. Further testing is recommended during the design of structural elements to identify appropriate remediation actions (if necessary). Standard measures are identified to avoid public exposure to hazardous materials during grading and construction activities.

- Land Use. The County LUO exempts this project from permit requirements and ordinance regulations; however, relevant standards were identified as thresholds of significance or mitigation measures, as applicable. The proposed skate park would not meet setback standards identified in the County LUO; however, mitigation is recommended to meet County Noise standards and address the intent of the setback. The project is consistent with the Clean Air Plan, Strategic Growth policies, Parks and Recreation Element, and Conservation and Open Space Element.

- Noise. Generation of noise during use of proposed facilities (i.e., sports fields, skate park) would affect nearby residential uses. Use of design setbacks and incorporation of noise attenuating features and building elements are recommended to reduce noise within County Noise Element thresholds. Remediation standards are identified to address substantiated noise complaints, in the event additional measures are necessary beyond the presence of the park ranger.

- Public Services and Utilities. Development of additional park amenities and increased use of the NCP may increase the demand for emergency services. Design features are recommended to reduce the potential for criminal activity. The project would have a beneficial impact on recreation, because it would meet community demands for diverse opportunities.

- Wastewater. The project would include additional onsite septic systems. Title 19 of the County Code states that the use of “private on-site sewage disposal systems are allowed only within the rural areas of the county”, and that the standard was enacted in part to implement the requirements of the Regional Water Quality Control Board Basin

Plan. The system would accommodate a public use, and would be designed in compliance with Basin Plan standards (i.e., adequate area for leach fields and expansion, engineered system to address percolation and separation from groundwater, avoidance of steep slopes).

- Water Resources. Installation and maintenance of ten acres of sports fields and additional turf areas will require up to 44.3 acre feet per year (afy) of water from the Nipomo Community Services District (NCSD). Mitigation is recommended to reduce current irrigation water demand, and incorporate best available technologies to minimize future water use, including the potential use of recycled water. Standard measures are recommended to protect water quality, including implementation of a Stormwater Pollution Prevention Plan, BMPs, and LID strategies.

E. DESCRIPTION OF PROJECT ALTERNATIVES

CEQA, §15126.6(a), requires an EIR to "describe a reasonable range of alternatives to a project, or to the location of a project, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives". Through the scoping process, if an alternative was found to be infeasible, as defined above, then it was dropped from further consideration. In addition, CEQA states that alternatives should "…attain most of the basic objectives of the project..." Please refer to Chapter 5, Alternatives Analysis, of the EIR for a detailed discussion of the alternatives. The following alternatives were selected for more detailed review.

1. No Project Alternative

This alternative is required to be considered by CEQA, and would not include implementation of the Master Plan. Implementation of the no project alternative would not preclude development or improvements within the park. The park amenities would continue to operate, and improvements may occur in dependent of a master development plan.

2. Alternative Master Plans

Alternative Master Plan A

Alternative Master Plan A proposes approximately 23.5 acres of new facilities and infrastructure and 4 acres of additional open play area (turf) (refer to Figure ES-5 and Table ES-2).

Implementation of Alternative Master Plan A would result in approximately 38 acres of total developed area, or approximately 23% of the 159-acre park. A community center would be located near West Tefft Street, including a community 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.

Table ES-2. Master Plan Existing and Proposed Amenities
Alternative Master Plan A

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
Recreation Area			
Amphitheaters	0	5,227	5,227
Basketball Courts	0	10,000	10,000
Playgrounds	6,534	8,276	14,810
Community Center	0	14,000	14,000
Dog Parks	31,988	19,000	50,988
Group Picnic Areas	9,433	0	9,433
Handball Courts	0	0	0
Horseshoe Pits	0	1,800	1,800
Skate Park or Swimming Pool	0	10,000	10,000
Sports Fields (Turf)	231,633	439,520	671,153
Tennis Courts	26,404	14,400	40,804
Trails/Walkways (paved/unpaved)	50,724	127,373	178,097
Osage Street Walkway (paved)	0	11,280	11,280
Subtotal	*356,716*	*695,276*	*1,051,992*
Open Space			
Open Space (undeveloped)	5,689,881	-1,088,510	4,601,371
Open Play Area (Turf)	399,805	176,498	580,353
Trails (dirt)	190,200	-84,276	105,924
Volleyball Court	0	0	0
Subtotal	*6,283,936*	*-996,288*	*5,287,648*
Infrastructure			
Basins	54,900	108,900	163,800
Library Building	7,134	4,000	11,134
Parking	137,166 (325 spaces)	183,388 (422 spaces)	320,554 (747 spaces)
Pre-school	4,050 (temporary)	0	4,050 (permanent)

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
Two Host Sites	1,284	0	1,284
Restrooms/Maintenance Buildings	3,155	1,490	4,645
Roads	89,036	32,234	121,270
Subtotal	*292,675*	*330,012*	*622,687*

Alternative Master Plan B

Alternative Master Plan B was adapted from recommendations by the South County Advisory Council (refer Table ES-3 and Figure ES-6 below).

This alternative expands on existing uses, and does not include major features identified in the proposed project, such as the community center, sports fields, skate park, or swimming pool. This alternative accommodates adult fitness equipment within the paved trail system, a small (10,000-square foot) turf and picnic area near the play area, and equestrian staging within the parking areas (similar to the proposed project). Overall parking is reduced relative to the proposed facilities. Road improvement projects, including widening of Osage Road and realignment of the park entrances would be implemented with this project.

Table ES-3. Master Plan Existing and Proposed Amenities
Alternative Master Plan B

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
Recreation Area			
Amphitheater and Gazebo	0	5,227	5,227
Basketball Courts	0	10,000	10,000
Playgrounds	6,534	8,276	14,810
Community Center	0	0	0
Dog Parks	31,988	0	31,988
Group Picnic Areas	9,433	0	9,433
Handball Courts	0	0	0
Horseshoe Pits	0	1,800	1,800
Skate Park	0	0	0
Sports Fields (Turf)	231,633	0	231,633
Swimming Pool	0	0	0
Tennis Courts	26,404	14,400	40,804

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
Trails/Walkways (paved/unpaved)	50,724	127,373	178,097
Osage Street Walkway (paved)	0	11,280	11,280
Volleyball Court	0	1,800	1,800
Subtotal	*356,716*	*180,156*	*536,872*
Open Space			
Open Space (undeveloped)	5,689,881	-510,168	5,179,713
Open Play Area (Turf)	399,805	10,000	409,805
Trails (dirt)	190,200	0	190,200
Subtotal	*6,283,936*	*-510,168*	*5,769,718*
Infrastructure			
Basins	54,900	108,900	163,800
Library Building	7,134	4,000	11,134
Parking	137,166	13,200	150,366
Pre-school	5,400	0	5,400
Two Host Sites	1,284	0	1,284
Restrooms/Maintenance Buildings	3,155	1,490	4,645
Roads	89,036	32,234	121,270
Subtotal	*292,675*	*330,012*	*622,687*

3. Community Center Alternatives

Four alternative locations for the proposed community center, including the structure, parking, and associated landscaping, are qualitatively assessed below. The locations and associated land use categories of each alternative location are shown in Figures ES-7 and ES-8 below. The center would be used for recreation and events (up to 300 persons) for all members of the community.

Community Center Alternative A (Sandydale Drive and Frontage Road)

The location of this alternative site is at the northern terminus of the Frontage Road, at the intersection with Sandydale Drive. This parcel is approximately 4.4 acres, and is within the Commercial Service land use category. The site is currently undeveloped. Surrounding land uses include residential development, the Nipomo Dog and Cat Hospital, a fitness center, and a storage facility. Land to the northwest is undeveloped, and US 101 is located to the east.

Community Center Alternative B (West Tefft Street and Branch)

This site is located at the corner of Burton Street and Mallagh Street, west of West Tefft Street. The parcel is approximately 2.6 acres in size, and is within the Office and Professional land use category. The site is currently undeveloped. Surrounding development includes residential development, the Nipomo Men's Club, and commercial/retail development along West Tefft Street.

Community Center Alternative C (Orchard Avenue and Division Street)

This site is located at the intersection of Orchard Avenue and Division Street. The parcel is approximately 2.85 acres in size, and is within the Commercial Retail land use category. The site is undeveloped. Surrounding land uses include a 76® gas station and the La Placita Market and carwash, a strawberry field and fruit stand, and residential development.

Community Center Alternative D (Hill Street and Grande Street)

This site is located between Hill Street and Grande Street, approximately 500 feet west of the Frontage Road. The parcel is approximately 9.6 acres in size, and is within the Residential Multi-family land use category. A planned unit development and retail development are proposed to the east, and the property to the west is vacant. Land uses along Grande Street include residences, greenhouses, and San Luis Bay Apartments. Land uses along Hill Street include multi-family residential development and a truck parking area.

Figure ES-5. Alternative Master Plan A

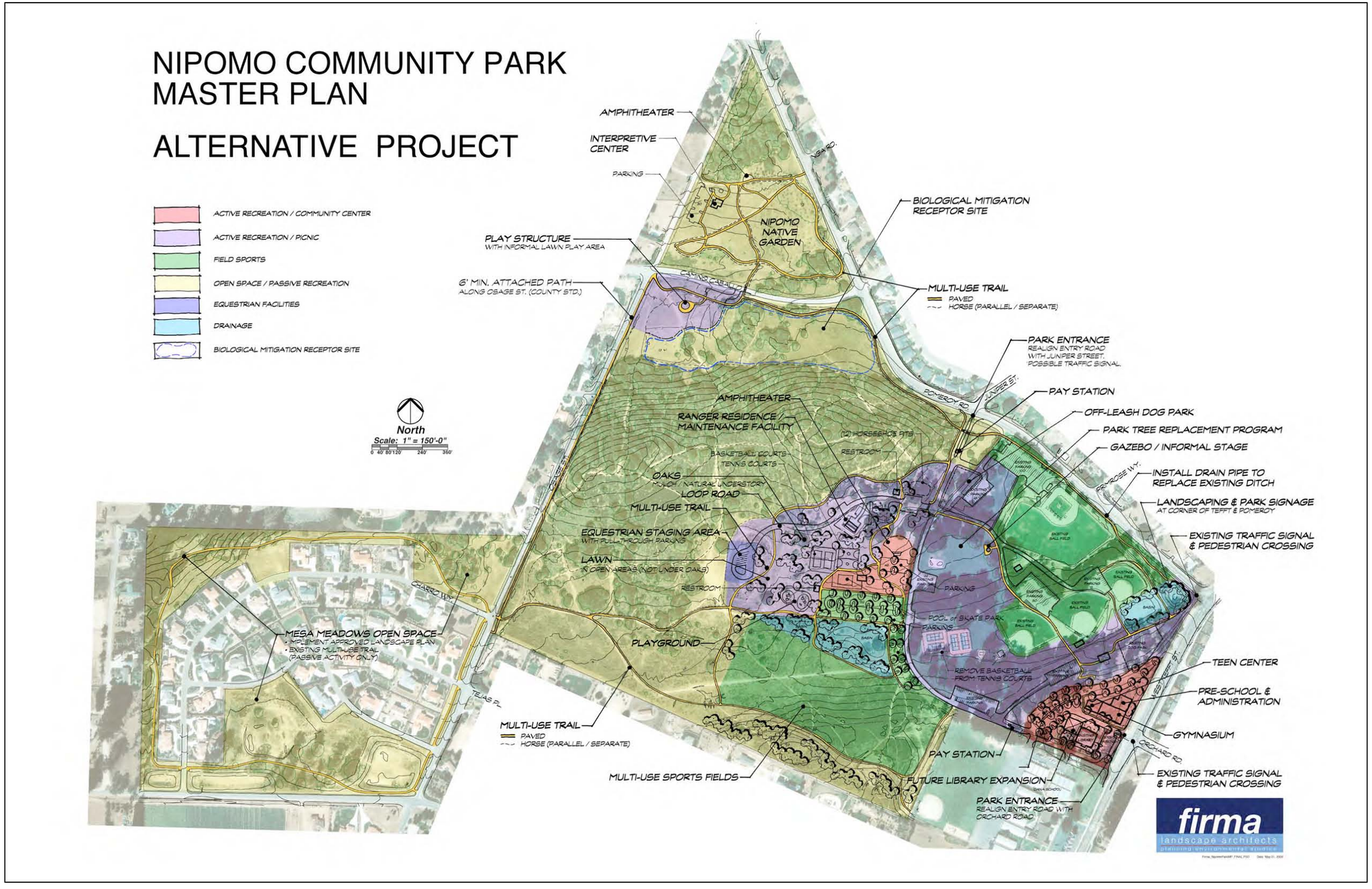

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Figure ES-6. Alternative Master Plan B

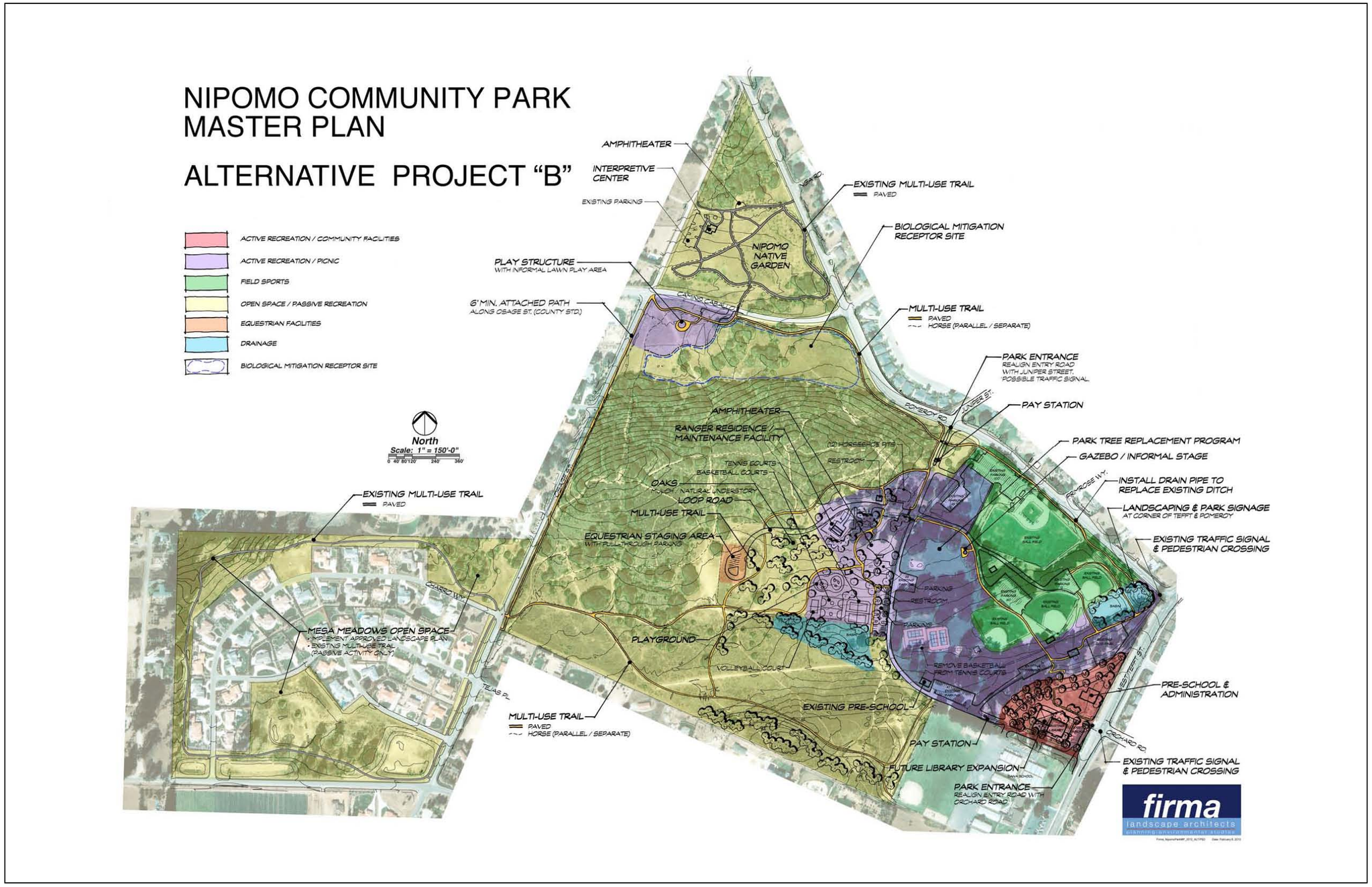

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Figure ES-7. Community Center Alternatives

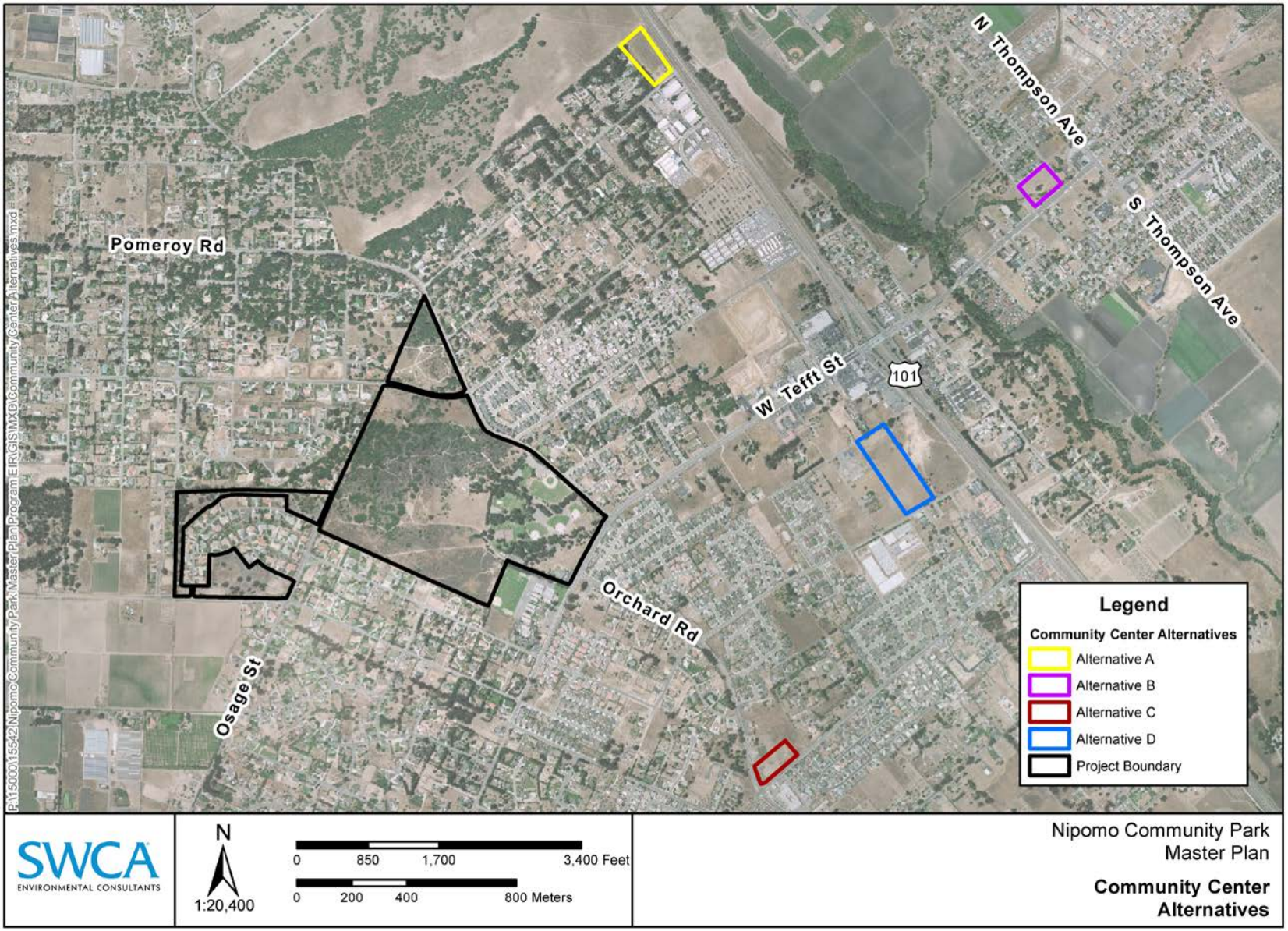
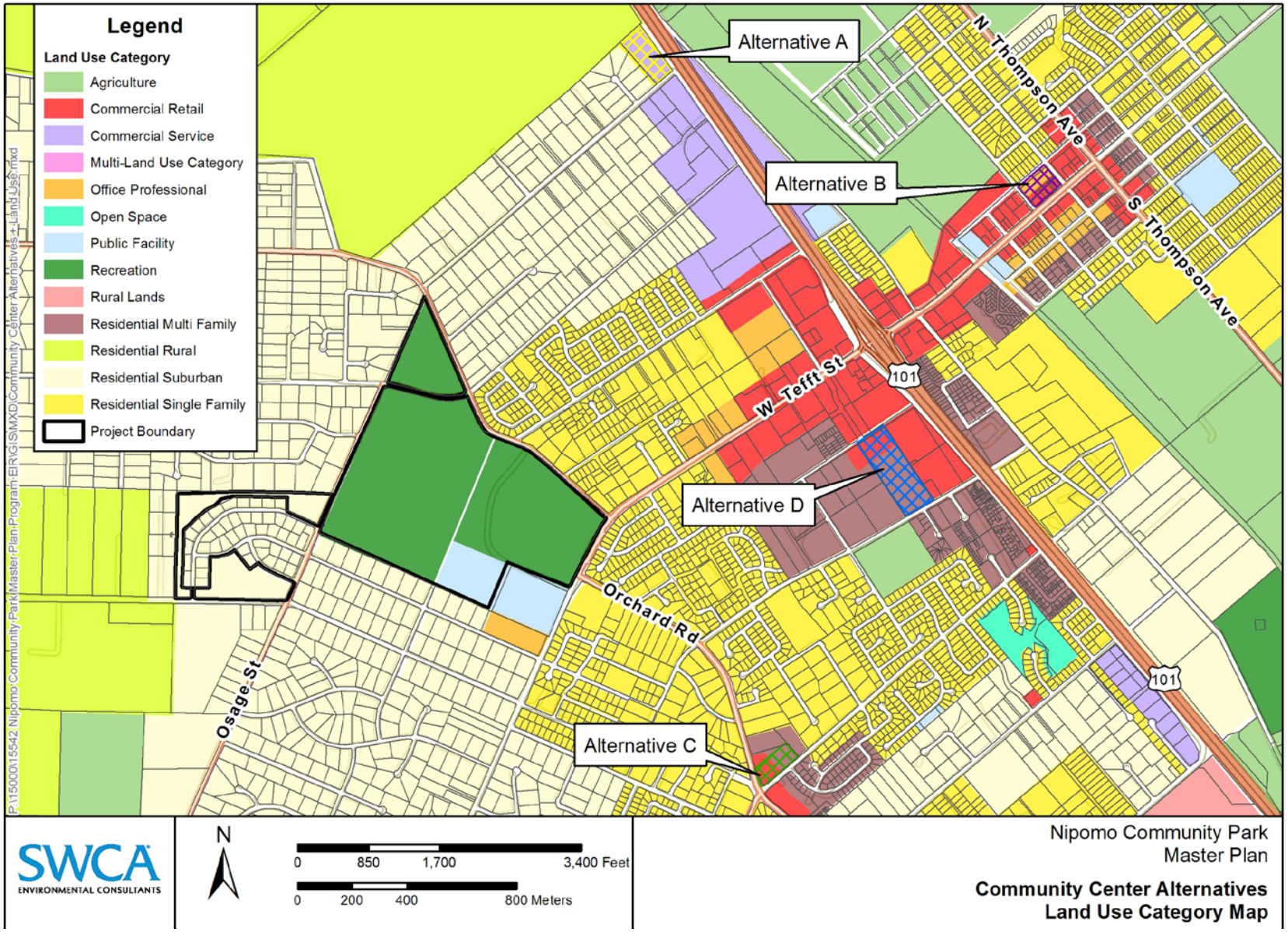


Figure ES-8. Community Center Alternatives Land Use Category Map



F. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the alternatives section of an EIR to describe a reasonable range of alternatives to the project that avoid or substantially lessen any of the significant effects identified in the EIR analysis while still attaining most of the basic project objectives. The alternative that most effectively reduces impacts while meeting project objectives should be considered the "environmentally superior alternative." In the event that the No Project Alternative is considered the environmentally superior alternative, the EIR is also supposed to identify an environmentally superior alternative among the other alternatives. In this EIR the No Project Alternative results in the fewest environmental impacts, although it does not meet any of the project objectives.

As proposed, and with the incorporation of mitigation measures, the proposed project would not result in any significant, unavoidable, adverse impacts. Alternative Master Plan A would result in similar impacts as the proposed project. Key changes include the location of larger structures closer to West Tefft Street, as opposed to the interior of the park. Structural development along the road corridor may appear to be more consistent with the visual character of the area, and would maintain a more rural character within the park itself.

Alternative Master Plan B would significantly reduce uses that require water supply exceeding existing demands. This alternative would also not generate traffic trips and air emissions associated with higher demand uses, such as sports fields and open turf. Upon sole consideration of environmental effects, this alternative is the Environmentally Superior Alternative. While this alternative minimizes potentially significant effects related to aesthetics (including the creation of light and glare), air quality, noise, and water supply, it does not fully meet the objectives of the project. Implementation of this alternative would not provide a range of passive and active facilities and use areas to meet the recreational needs of the community, and it would not effectively manage current and projected levels of park uses.

In the event Alternative Master Plan B is selected for approval, the County will need to address current and future public demand for active recreational opportunities and facilities within the community of Nipomo through other means. In addition, Alternative Master Plan B does not include a community center within NCP; therefore, consideration of an alternative location would be necessary to meet the project objective to provide a community recreation center within the community of Nipomo. In the event the Parks and Recreation Commission and County Board of Supervisors do not determine that Alternative Master Plan B sufficiently meets the project objectives, then Alternative Master Plan A or the proposed project would be the Environmentally Superior Alternative. Implementation of Alternative Master Plan A or the proposed project would also be consistent with all County LUO standards specific to the community center.

If Alternative Master Plan B is selected as the approved project, consideration of an alternative site for the community center is recommended for consistency with project objectives. Two potential locations for the proposed community center appear to be environmentally superior: Alternative B, West Branch Street, and Alternative C, Orchard Avenue and Division Street. These locations could be developed with the least amount of ground disturbance, and do not appear to be constrained by sensitive environmental resources. Consideration of noise impacts and the surrounding residential communities may necessitate limits on use (i.e., no events past 10:00 p.m.) and amplified sound (interior use only). Further analysis of biological and cultural resources is recommended. The site between Grande and Hill streets may avoid impacting sensitive land uses.

All alternative locations are potentially inconsistent with the County LUO, primarily related to South County Nipomo Urban Area limitations on use. Alternative B, West Branch Street, is within the Office and Professional land use category; full consistency with the LUO would limit indoor amusement and recreation, and public assembly and entertainment. Alternative C, Orchard Avenue and Division Street, is within the Commercial Retail land use category, and limited allowable uses do not include public assembly and entertainment. In the event it is determined that full consistency with County LUO standards is desired, this determination may prevent or limit use of the community center in these alternative locations. Since the County is not required to obtain a discretionary use permit, this standard does not specifically apply to the project; however, the potential land use inconsistency is noted.

Table ES-4. Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Residual Impacts
Aesthetic Resources		
AES Impact 1 The location and size of the community center and gymnasium would block views of the oak-covered ridge as seen from the main existing park road, resulting in a direct long-term impact to the scenic vista within the park.	**AES/mm-1** Prior to approval of the final design and development plan, site plans and architectural plans shall be submitted showing the community center and gymnasium a minimum distance of 150 feet from the existing park road.	Less than significant (long-term)
AES Impact 2 Without definitive design concepts for the elements proposed in the Master Plan, the potential exists for the buildings, support structures, fencing, signage, landscaping, site amenities and miscellaneous features to markedly contrast with the surrounding environment due to inappropriate scale, form, location, materials, colors, and other design factors, resulting in a direct long-term impact to the visual character of the site and surroundings.	**AES/mm-2** Prior to implementation of the Master Plan, comprehensive design guidelines shall be developed for the NCP. The design guidelines shall be developed in conjunction with community input and shall support the stated goals that park amenities be aesthetically consistent with the rural regional character of the area. For park improvements located along West Tefft Street, the NCP design guidelines shall be compatible with the West Tefft Corridor Design Plan. The design guidelines shall specifically describe architectural styles and forms, types, layouts, materials, colors, and other relevant details relating to all proposed park elements. The design guidelines shall be based in part on the following goals: a. The guidelines shall establish a consistent design theme for the NCP, addressing the proposed elements as well as existing features which may need replaced or refurbished in the future. b. In keeping with the rural aesthetic goals of the community, the design guidelines shall strive for an honest use of materials rather than faux or artificial applications. c. Site design and layout of structures and recreational elements shall be designed to accommodate substantial landscaping for the purpose of reducing the visual dominance of the built elements and blending with the natural setting. d. Site grading shall be minimized to the greatest extent feasible. The location, size, and orientation of structures, recreational features, parking areas, paths, and walkways shall be laid-out to minimize the need for earthwork. e. Buildings and other structures shall use stepped	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	foundations and/or partially buried walls where possible to minimize the need for grading. f. All visible earthwork shall utilize contour grading and slope rounding to achieve a natural appearance. g. The use of visible retaining walls shall be minimized to the greatest extent feasible. Where retaining walls are required, their visibility shall be reduced through the use of materials, color, and planting. Retaining walls may be appropriate in certain circumstances in order to protect existing mature trees. h. Paved areas, including parking lots, recreation surfaces, and pedestrian areas shall strive for surface materials and colorings which blend with the natural ground plane to the greatest extent practical considering their intended function. i. The visual prominence of all buildings and structures shall be lessened through the use of architectural form, style, external materials, colors and other appropriate measures. j. All signage shall have a consistent graphic design theme. Thematic variations would be appropriate considering the desired hierarchy of information to be conveyed, such as informational, directional, safety, etc. k. Lighting of signs shall be kept to the minimum required by safety and functional necessity. If lighting of signs is required, the signs shall not be internally illuminated. l. Visibility of proposed and existing wireless communication facilities and equipment shall be reduced by coloring all visible components to blend with the surroundings and by screen planting. m. All proposed overhead utilities shall be placed underground to the greatest extent feasible. Where undergrounding is not feasible, their noticeability shall be minimized by placement in low visibility areas as much as possible. Required overhead utility poles shall be wood or wood-colored metal. n. Existing overhead utilities shall be placed underground as future funding allows. A systematic strategy shall be developed for future utility undergrounding based on aesthetic priorities, opportunities created due to other	

Impacts	Mitigation Measures	Residual Impacts
	construction work, maintenance benefits, and funding availability. o. Lighting within the NCP shall be based on the lowest level required by safety and functional needs. Light poles and fixtures shall be consistent with the park's established design theme. Where appropriate, low-height bollard style lighting should be used. Motion detectors should be utilized instead of continuous illumination for security lighting where appropriate and feasible. p. All site amenities and furnishings such as benches, tables, shade structures, drinking fountains, bicycle racks, bollards and road delineators shall be consistent with the park's established design theme. q. Noticeability of required security fencing as well as general functional-area fencing shall be minimized to the greatest extent possible through placement and the use of materials, color, and screen planting as appropriate. Standard un-coated galvanized chain-link fencing shall not be used. Razor-wire and barbed-wire shall not be used. Fencing and railing related to accessibility and safety shall adhere to Americans with Disabilities Act and other legally required ordinances. r. Landscaping and other planting shall be used generously throughout the NCP to reduce overall visibility and noticeability of structures, parking lots and parked vehicles, paved surfaces, and to visually blend the built components of the NCP with the natural setting. s. Landscaping shall primarily use native plant material. t. Oak tree planting areas as described in the Master Plan shall be planted as part of the first phase of new park improvements to the greatest extent possible.	
AES Impact 3 The monolithic form, architectural style, exterior materials, and colors of the community center and gymnasium would be visually imposing on the site and inconsistent with the rural character goals of the community, resulting in a direct long-term impact to the visual character of the site and surroundings.	**AES/mm-3** Prior to approval of the final design and development plan for the community center and gymnasium, architectural plans of the community center and gymnasium shall be submitted showing the following: a. All facades should emphasize three-dimensional articulation to provide vertical, horizontal, and depth relief. b. The architectural style shall be consistent with the Design	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	Guidelines described in mitigation measure AES/mm-2. c. Roofs should be varied and lessen the buildings' apparent height and mass. d. Roof materials and colors shall complement the building's architectural style. e. Roof-mounted equipment shall be screened to not be visible from public areas at the ground level and areas at higher elevations. f. Building colors and materials shall be visually compatible with the area. **AES/mm-4** Prior to approval of the final design and development plan for the community center and gymnasium, landscape plans shall be submitted for review and approval. The plan shall be developed and signed by a licensed landscape architect and shall include the following: a. Screen planting along the north, south and east sides of the community center and gymnasium buildings. b. Screen planting shall reduce the visual scale of the buildings and visually blend the buildings with the natural setting. c. Planting shall visually screen a minimum of 50% of the community center and gymnasium buildings within seven years after construction.	
AES Impact 4 Mature trees are primary contributors to the view quality and character of the park. Removal of mature trees in order to construct the elements of the Master Plan would have the potential to be inconsistent with the rural character goals of the community, resulting in a direct long-term impact to the visual character of the site and surroundings.	**AES/mm-5** Mature trees shall be saved to the greatest extent possible. Tree protection measures shall be implemented which include at a minimum the following: a. All mature trees in the vicinity of development shall be identified on preliminary site plans and final design plans. b. A tree preservation plan shall be prepared to be used as guidance throughout the life of the project. c. Project elements shall be sited to avoid existing trees to the greatest extent feasible. d. Earthwork shall be minimized in the vicinity of existing trees to the greatest extent feasible. e. Tree wells and slope-warping shall be used where appropriate to avoid impacts to root systems.	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
AES Impact 5 Nighttime visibility of sports field lighting glare and light trespass would result in a direct long-term impact to the nighttime views in the area.	**AES/mm-6** Prior to approval of the final design and development plan for the multi-use sports field lighting, a comprehensive multi-use sports field lighting plan shall be submitted for review and approval. The multi-use sports field lighting plan shall be based on a photometric study prepared by a qualified engineer who is an active member of the Illuminating Engineering Society of North America. The multi-use sports field lighting plan shall be prepared using guidance and best practices endorsed by the International Dark Sky Association. The multi-use sports field lighting plan shall include the following in conjunction with other measures as determined by the illumination engineer: a. The photometric study shall investigate different configurations of pole heights, pole spacing, and other variables which would result in the least amount of light visibility for the neighborhood south of the park. b. The point source of all sports field lighting shall be completely shielded from off-site views. c. Light trespass from sports field lighting shall be minimized by directing light downward and utilizing full cut-off fixtures or shields. d. Lumination from lights shall be the lowest level allowed by public safety standards. e. Any required lighting poles and related fixtures shall have a non-reflective finish. f. The lighting plan shall consider effects on wildlife in the surrounding area.	Less than significant (long-term)
AES Impact 6 Apart from the multi-use sports field lighting, visibility of lighting throughout the NCP would affect nighttime views resulting in a direct long-term impact.	**AES/mm-7** Prior to implementation of the Master Plan, lighting plans shall be submitted for review and approval consistent with the following: a. The point source of all recreational and exterior lighting shall be shielded from off-site views. b. All required security lights shall utilize motion detector activation where feasible. c. Light trespass from recreational and exterior lights shall be minimized by directing light downward and utilizing full cut-off fixtures or shields.	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
AES Impact 7 Surface erosion and exposed earth would increase noticeability of earthwork and landform alteration resulting in a direct long-term impact.	**AES/mm-8** Prior to approval of the final design and development plan, an erosion control and slope revegetation plan shall be submitted for review and approval consistent with the following: a. At a minimum, vegetative erosion control shall be applied to all areas disturbed by construction. b. The outer fringe areas of the multi-use sports fields cut slopes shall be revegetated with dune chaparral to blend with the adjacent natural landcover. c. After plant establishment and/or establishment of erosion control, no or little supplemental irrigation shall be applied to the multi-use sports fields cut and fill slopes. d. Vegetation on the fringe slopes surrounding the multi-use sports fields and the stormwater basins shall not be mowed other than to comply with California Department of Forestry and Fire Protection (CAL FIRE) safety requirements.	Less than significant (long-term)
AES Impact 8 The potential exists that the collective visibility of all of the proposed project elements would substantially contrast with the surrounding environment due to inappropriate scale, form, location, materials, colors, and other design factors, resulting in a direct long-term cumulative impact to the visual environment.	Implement **AES/mm-1 through AES/mm-8**.	Less than significant (long-term)
Air Quality		
AQ Impact 1 Earth moving activities for development of the proposed project components would result in the generation of PM_{10} (fugitive dust), resulting in a direct short-term impact.	**AQ/mm-1** Prior to initiation of construction, the General Services Agency shall ensure that all required PM_{10} measures are shown on applicable grading or construction plans. In addition, the General Services Agency shall designate personnel to insure compliance and monitor the effectiveness of the required dust control measures (as conditions dictate, monitor duties may be necessary on weekends and holidays to insure compliance); the name and telephone number of the designated monitor(s) shall be provided to the SLOAPCD prior to construction. PM_{10} measures shall include: a. Reduce the amount of the disturbed area where possible;	Less than significant (short-term)

Impacts	Mitigation Measures	Residual Impacts
	b. Use 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 miles per hour (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 should 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 should be sown with a fast-germinating native grass seed and watered until vegetation is established; f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the SLOAPCD; g. All roadways, parking areas, and pathways to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code §23114. j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; k. Sweep streets at the end of each day if visible soil material is carried on to adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; l. The General Services Agency shall designate a person or persons to monitor the fugitive dust emission and enhance the implementation of the measures as necessary to	

Impacts	Mitigation Measures	Residual Impacts
	minimize dust complaints, reduce visible emission below 20% opacity, and 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 SLOAPCD Compliance Division prior to the start of any grading, earthwork, or demolition.	
AQ Impact 2 Operational and area source emissions resulting from operation of the project at build-out would exceed the SLOAPCD daily ROG and NOx combined threshold under worst-case conditions, resulting in a potentially significant impact.	**AQ/mm-2** Prior to construction of the community center, ranger residence, restrooms, and swimming pool, the following measures (or similar measures meeting the intent of energy efficiency) shall be incorporated into the building and landscaping plans to the maximum extent feasible: a. Plan for a transit stop and associated amenities (i.e., covered turnout, direct pedestrian access, covered bench, smart signage, route information displays, and lighting); b. Incorporate outdoor electrical outlets to encourage the use of electric appliances and tools. c. Trusses for south-facing portions of roofs shall be designed to handle dead weight loads of standard solar photovoltaic panels. Roof design shall include sufficient south-facing roof surface, based on structures size and use, to accommodate adequate solar panels. For south-facing roof pitches, the closest standard roof pitch to the ideal average solar exposure shall be used. d. Increase the building energy rating by 20% above Title 24 (2011) requirements. Measures used to reach the 20% rating cannot be double counted. e. Plant drought tolerant, native deciduous shade trees along southern exposures of buildings to reduce energy use to cool buildings in summer and allow for solar warming in the winter. Maintain trees for the life of the project. f. Utilize green building materials that are resource efficient, recycled, sustainable, and available locally if feasible. g. Install high efficiency heating and cooling systems. h. Orient building to be aligned north/south to reduce energy used to cool buildings in the summer. i. Design building to include roof overhangs that are sufficient to block the high summer sun, but not the lower	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	winter sun, from penetrating south facing windows. j. Utilize high efficiency gas or solar water heaters, and energy efficient appliances. k. Utilize double paned windows. l. Utilize low energy exterior lighting. m. Utilize low energy efficient interior lighting. n. Utilize low energy traffic signals (i.e., light emitting diode). o. Install door sweeps and weather stripping if more efficient doors and windows are not available. p. Install energy-reducing programmable thermostats. q. Use roofing material with a solar reflectance values meeting the U.S. Environmental Protection Agency (EPA)/Department of Energy (DOE) Energy Star® rating to reduce summer cooling needs. r. Use native plants that do not require supplemental watering once established and are low ROG emitting. s. Provide and require the use of battery powered or electric landscape and turf maintenance equipment. t. Use clean engine technologies (e.g., alternative fuel, electrification) engines that are not subject to regulations. u. Provide valet bicycle parking at community event centers, as feasible.	
AQ Impact 3 Grading and construction activities for development of the proposed project components would result in the emission of diesel particulate matter, potentially affecting sensitive receptors, and resulting in an indirect short-term impact.	**AQ/mm-3** Prior to initiation of construction, the General Services Agency shall ensure that all idling restrictions are shown on applicable grading and construction plans: a. Staging and queuing areas shall not be located within 1,000 feet of offsite sensitive receptors; b. Diesel idling within 1,000 feet of sensitive receptors is not permitted (i.e., the operators shall turn the equipment off when there is a break in the work that the equipment is accomplishing); c. Use of alternative fueled equipment is recommended whenever possible; and, d. Signs that specify the no idling requirements must be posted and enforced at the construction site.	Less than significant (short-term)

Impacts	Mitigation Measures	Residual Impacts
AQ Impact 4 Demolition and remodeling activities associated with construction of proposed project elements may result in the exposure of ACM, resulting in an indirect short-term impact.	**AQ/mm-4** Prior to removal or demolition of any buildings or utility pipes, the General Services Agency shall provide evidence they have contacted SLOAPCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (NESHAP; 40 Code of Federal Regulations [CFR] 61, Subpart M – Asbestos); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.	Less than significant (short-term)
AQ Impact 5 Earth moving activities for development of the proposed project components would result in grading activities that may expose naturally occurring asbestos, resulting in an indirect short-term impact.	**AQ/mm-5** Prior to initiation of construction, the General Services Agency shall: a. Conduct a geologic analysis to ensure the presence/absence of serpentine rock onsite. The geologic analysis shall identify if naturally occurring asbestos is contained within the serpentine rock onsite; and, if found, the applicant must comply with all requirements outlined in the Asbestos Airborne Toxic Control Measures (ATCM). In addition, the applicants shall work with the SLOAPCD to prepare a SLOAPCD-approved Asbestos Health and Safety Program and an Asbestos Dust Control Plan prior to development plan approval.	Less than significant (short-term)
Biological Resources		
BIO Impact 1 Implementation of the proposed project would directly impact natural communities that provide habitat for special-status plant and wildlife species.	**BR/mm-1** Prior to all ground-disturbing activities within sensitive areas, a qualified biologist shall provide pre-construction training to all workers involved in site activities. This training shall consist of instruction on special-status species with potential to occur on the property and their habitats. Workers shall be instructed as to appropriate contacts and how to proceed if special-status species are observed on the project site. **BR/mm-2** Prior to site disturbance, the County shall prepare a Special-status Plant Mitigation Plan that provides for the propagation, planting, and monitoring of sand mesa manzanita at a 5:1 replacement ratio if it is determined that these specimens cannot be avoided during construction activities. The mitigation plan shall detail methods for transplanting, propagating, planting, and maintaining the special-status plant species that would be	Less than significant (short-term and long-term)

Impacts	Mitigation Measures	Residual Impacts
	impacted. The replant area should be located at the biological mitigation receptor site (5.6 acres). To ensure the success of any planted or transplanted individuals, the mitigation program will include monitoring and reporting guidelines. **BR/mm-3** A biological monitor qualified to capture and move legless lizards and coast horned lizards shall be present during all initial ground-disturbing activities, such as grading, excavation and vegetation removal. Improvements within the existing park infrastructure are not expected to impact these species, however, construction associated with the construction of the proposed field sport, basins, equestrian facilities, trails, picnic, and community center areas shall require a biological monitor. The monitor shall capture and relocate silvery legless lizards and Coast horned lizards disturbed during tree clearance vegetation clearing and initial site grading. In addition, the monitor shall rake loose soil within oak woodlands, coastal scrub and maritime chaparral prior to excavation to find and move legless lizards. Efforts shall focus on relocation of silvery legless lizards and Coast horned lizards to safe habitat outside disturbance areas. **BR/mm-4** Prior to all ground-disturbance within Maritime Chaparral and Oak Woodland Habitat for proposed trail work, the following measures shall be implemented to minimize adverse impacts to Monterey dusky-footed woodrat. Removal of the woodrat nest would result in adverse impacts to the individuals occupying the nests. If future site improvements would impact any of the observed woodrat nests, the applicant should implement the following minimization measures. a. A County-approved biologist should assist in the removal of the nest after September 1 and before February 15. Under supervision of the biologist, the operators should remove all vegetation and other woodrat shelter within the area that surround the woodrat nest to be removed. b. Upon completion of clearing the adjacent woodrat shelter, the operator should gently nudge the intact nest with equipment or long handled tools. The operators should place their equipment within the previously cleared area and not within undisturbed woodrat shelter area. The objective is to alarm the woodrats so that they evacuate the nest and scatter away from the equipment and into undisturbed habitat.	

Impacts	Mitigation Measures	Residual Impacts
	c. Once the woodrats have evacuated the nest, the operator should gently pick up the structure with a front loader and move it to the nearest undisturbed habitat. The objective of moving the structure is to provide the displaced woodrats with a stockpile of material to scavenge while they build a new nest; consequently, jeopardizing the integrity of the structure is not an issue.	
BR Impact 2 Construction of proposed trail improvements could potentially result in the loss of approximately 1.22 acres of intact maritime chaparral habitat.	**BR/mm-5** **Prior to implementation of trail improvements,** the County shall develop a Habitat Restoration Plan (HRP) for review and approval by the CDFG and the County Environmental Coordinator. The HRP shall be prepared by a qualified biologist and/or botanist and shall detail the methods for restoring or enhancing any areas of maritime chaparral habitat impacted within the NCP. The goal of the HRP shall be to mitigate any temporary or permanent impacts to maritime chaparral at the biological mitigation receptor site (5.6 acres). At a minimum, the HRP shall allow for the following mitigation ratios, site protection measures, and monitoring requirements: a. 2:1 restoration ratio for permanent and temporary impacts to intact maritime chaparral (for every one acre of intact maritime chaparral that is temporarily or permanently impacted, the County shall restore or enhance two acres of maritime chaparral at the biological mitigation receptor site (5.6 acres) located within the NCP. b. The HRP shall include a site maintenance schedule, including weed abatement strategies and Best Management Practices. 1. Maintenance shall be conducted bi-monthly for the first three years or until the County Environmental Coordinator determines that further maintenance is not required. The maintenance period will begin immediately upon completion of the mitigation planting, and will continue for a three-year period. At the end of three years, the appropriate regulatory resource agencies will review the monitoring reports, evaluate whether the performance standards have been met, and determine whether the maintenance period will be ended or extended.	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	2. Water will be supplied to planted materials during the initial planting period. Supplemental water will be supplied on an as needed basis until the Environmental Coordinator determines that the plantings are self-sustaining. 3. Weed control will be necessary to minimize competition from exotic plants. Additional weed abatement will be required during the maintenance period. Weeds shall be removed by hand or through herbicide applications. If herbicide applications are necessary, they will be conducted by an individual holding a valid Qualified Applicators License. Weeding activities will be performed bi-monthly or until the County Environmental Coordinator determines that the plantings are self-sustaining. 4. Removal of trash and litter will occur on a regular basis during the maintenance period. Non-fruiting organic debris created from hand removal of weeds may be left on-site if it will not significantly impact the establishment of native seedlings. However, noxious weed debris will be disposed of off-site to avoid further invasions of the exotic species. 5. Due to the sites proximity to public access, vandalism may be a problem. If vandalism occurs at the site and plants are removed or trampled, the County will replace the vandalized plants and take appropriate actions to prohibit further vandalism. 6. The County Environmental Coordinator will adjust specific replanting requirements if needed, including species, quantities, and schedules. Species selection will be consistent with those currently occupying the immediate area and at the direction of the Environmental Coordinator. Any replanted vegetation will be monitored until the County Environmental Coordinator determines that the plantings are self-sustaining. 7. At the discretion of the Environmental Coordinator, a single application of fertilizer may be included with the initial plant installation. Subsequent	

Impacts	Mitigation Measures	Residual Impacts
	applications, while not anticipated, are at the discretion of the Environmental Coordinator. c. The HRP shall include clearly defined restoration goals, annual performance standards and final success criteria. 1. In order to accomplish restoration goals and objectives, a monitoring program will provide both quantitative and qualitative data to be used to determine the success of the mitigation and restoration areas. The County Environmental Coordinator will evaluate data indicating the relationship between actual site conditions and the performance criteria. Field monitoring and sampling will be followed by preparation of annual reports that include photo-documentation and evaluation of the success of the mitigation effort based on whether or not the annual performance goals for that year were met. 2. The County's Environmental Coordinator will perform general monitoring site visits bi-monthly during the first three years after planting, and semi-annually for the last two years of the monitoring program (refer to Table 4.3-4). General monitoring visits can be conducted concurrently with maintenance visits. The focus of general monitoring visits is to assess the restoration and mitigation area's need for water or other maintenance related issues. 3. The County Environmental Coordinator will perform biological monitoring data collection annually throughout the five year monitoring program. The focus of the biological monitoring visits is to collect quantitative data that will provide an assessment of the sites vegetative cover and plant growth 4. Annual performance standards have been established to ensure a successful mitigation effort. The performance standards are based on the vegetative structure found on-site prior to construction related disturbances. Table 4.3-4 lists the annual performance standards for growth and survival of planted species that are proposed for	

Impacts	Mitigation Measures	Residual Impacts
	the mitigation and restoration areas. d. All restoration activities shall be monitored by a qualified biologist/Environmental Coordinator for a minimum of five years or until the final success criteria are attained. 1. At the end of the five-year monitoring period, the site will be evaluated to determine if the success criteria have been met. If the program is determined to be unsuccessful, the County Environmental Coordinator will recommend appropriate contingency measures. The mitigation site will not be considered successful until CDFG has provided written verification that the final success criteria have been met.	

Performance Standards	Year 1	Year 2	Year 3	Year 4	Year 5
Total Percent of Native Cover	20%	25%	30%	40%	50%
Average Vigor Rating (see below)	1,2	1,2	1,2	1,2	1,2
Percent of Non-Native Cover (excluding annual grasses)	<60 %	<60 %	<45 %	<25 %	<25 %
Plant Survival	90%	85%	80%	80%	80%

Notes:

The mitigation site must be self-sustaining (i.e., no maintenance or artificial irrigation) for a minimum of two years to be considered successful.

Plant survivorship may include original plantings, remedial plantings, or volunteers.

Any remedial plantings will be monitored for five years from the date of installation or until the Environmental Coordinator determines that they are self-sustaining.

Plant vigor and survival in the restoration and

Impacts	Mitigation Measures	Residual Impacts
	mitigation area will be monitored annually for five-years following plant installation. A plant is considered "surviving" if at least half of the foliage (or stem if deciduous) is green and flexible. Plant vigor will be measured as follows: ▪ 1 = excellent – vigorous healthy plant (no necrotic or chlorotic leaves) ▪ 2 = good – plant healthy with limited signs of vigorous growth ▪ 3 = adequate – plant healthy with no signs of vigorous growth and some necrosis or other damage present ▪ 4 = poor – low vitality, or main stem dead but basal sprouts emerging ▪ 5 = dead – no evidence of recovery 2. Plant survival calculations will be based on the number of individual plants installed. Percent survival will be obtained by counting the number of surviving plants and dividing the result by the number of plants installed (initial and remedial installations). 3. Percent cover of native species will be obtained annually throughout the five year monitoring program. Percent cover calculations must be determined by a documented and field proven vegetation monitoring method such as Daubenmire, Braun-Blanquet, line-intercept, or similar. 4. Another important monitoring activity is to detect the presence and advance of invasive plant species, such as introduced pioneer species commonly found in disturbed areas. Russian thistle, perennial mustard, or other non-native species can also invade the restoration areas if left unchecked. Monitoring activities will determine the presence of such species and if action is required to control their advance. 5. All wildlife observed in and around the restoration will be documented as to species, number, and	

Impacts	Mitigation Measures	Residual Impacts
	functional use of habitat (i.e., feeding, nesting, etc.). Observations of the general habitat quality will be documented. 6. Permanent photo points will be established throughout the mitigation site to assist in tracking the success of the mitigation program. Permanent photo points will be established during the preparation of the as-built planting plan, and ground view photos will be taken during each monitoring year from the same vantage point. 7. Typically, CDFG requires a mitigation and restoration completion report to be submitted at the end of three years. The applicant is responsible for preparing and submitting the report to CDFG within 30 days of the end of the three year maintenance program. The report must include photo documentation and detail the progression of the revegetation efforts. 8. The annual reports must quantify growth and progress of the restoration plantings to determine if the performance criteria have been met. All three of the required reports must include photographs that document the revegetation progress over time. **BR/mm-6** **Prior to implementation of trail improvements**, the County shall retain a qualified biologist/botanist to supervise the implementation of the HRP. The qualified biologist/botanist shall supervise site preparation, implementation timing, species utilized, planting installation, maintenance, monitoring, and reporting of the revegetation/restoration efforts. The qualified biologist/botanist shall prepare and submit four annual reports and one final monitoring report to the County for review and approval by the County Environmental Coordinator. The annual and final monitoring reports shall include discussions of the restoration activities, project photographs, and an assessment of the restoration efforts attainment of the success criteria.	
BR Impact 3 The proposed project would result in the loss of approximately 1.12 acres of oak woodland habitat and approximately 20 mature (greater than 5 inches diameter at breast height), native, coast live	**BR/mm-7** **Prior to site disturbance and grading activities,** the County shall submit an Oak Woodland Protection and Restoration Plan to be reviewed and approved by the County Environmental Coordinator. Oak woodland restoration shall be	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
oak trees.	accomplished through one of three options: 1) replanting of oak trees removed from the oak woodland at the biological mitigation receptor site; 2) providing for the protection of oak woodland habitat in perpetuity through acquisition or donation of a conservation easement that includes at least 2,000 square feet per tree removed; or 3) providing funds to the California Wildlife Conservation Board to be used for the purchase of Oak Woodland Conservation Easements If Option 1 is selected, it may account for no more than 50% of the required mitigation required for oak woodland impacts and a conservation easement (or similar measure) shall apply. The biological mitigation receptor site is 5.6 acres. **BR/mm-8** The Oak Woodland Protection and Restoration Plan shall include the following: a. For onsite planting and protection purposes, oak trees removed shall be replaced at a minimum 4:1 ratio, and impacted trees shall be replaced at a 2:1 ratio. b. Replacement oak trees shall be from regionally or locally collected seed stock grown in vertical tubes or deep one-gallon tree pots. Four-foot diameter shelters shall be placed over each oak tree to protect it from deer and other herbivores, and shall consist of 54-inch tall welded wire cattle panels (or equivalent material) and be staked using T-posts. Wire mesh baskets, at least two feet in diameter and two feet deep, shall be use below ground. Planting during the warmest, driest months (June through September) shall be avoided. The plan shall provide a species-specific planting schedule. If planting occurs outside this time period, a landscape and irrigation plan shall be submitted prior to permit issuance and implemented upon approval by the county. c. Replacement oak trees shall be planted no closer than 20 feet on center and shall average no more than four planted per 2,000 square feet. Trees shall be planted in random and clustered patterns to create a natural appearance. As feasible, replacement trees shall be planted in a natural setting on the north side of and at the canopy/dripline edge of existing mature native oak trees; and on north-facing slopes. Replanting areas shall be either in native topsoil or areas where native topsoil has been reapplied. A seasonally timed maintenance program, which includes	

Impacts	Mitigation Measures	Residual Impacts
	regular weeding (hand removal at a minimum of once early fall and once early spring within at least a 3-foot radius from the tree or installation of a staked "weed mat" or weed-free mulch) and a temporary watering program, shall be developed for all oak tree planting areas. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all oak trees to be replaced. Replacement trees shall be monitored and maintained by a qualified arborist/botanist for at least seven years or until the trees have successfully established as determined by the County Environmental Coordinator. Annual monitoring reports will be prepared by a qualified arborist/botanist and submitted to the County Environmental Coordinator by October 15 each year. **BR/mm-9** To mitigate the balance of the oak woodland impact, one of the following measures, or a combination thereof shall be used: a. Prior to site disturbance and grading activities, the County shall record a conservation easement that protects 2000 square feet of existing oak woodland habitat for each tree removed from the oak woodland in perpetuity. The conservation easement shall be controlled by a qualified conservation organization approved by the County Environmental Coordinator. Potential conservation organizations include but are not limited to: The Nature Conservancy, San Luis Obispo Land Conservancy, or the Cambria Land Trust. This mitigation measure may be used to satisfy the mitigation requirement for oak woodland impacts. b. If the County is not able to establish a conservation easement, the applicant shall provide funding to the California Wildlife Conservation Board or other County-approved entity to be used for the purchase of Oak Woodland Habitat Conservation Easements (currently established at $970.00 for each tree removed and $485.00 per impacted tree). This mitigation measure may be used to satisfy the mitigation requirement for the oak woodland impact. c. If the County is not able to establish a conservation easement, or provide funding as noted in (b) above, the	

Impacts	Mitigation Measures	Residual Impacts
	County may use a grant awarded pursuant to the Oak Woodlands Conservation Act (Article 3.5 [commencing with §1360] of Chapter 4 of Division 2 of the Fish and Game Code) to prepare an oak conservation element for a general plan, an oak protection ordinance, or an oak woodlands management plan, or amendments thereto, that meets the requirements of Senate Bill 1334. **BR/mm-10 Prior to site disturbance and grading activities**, the County shall prepare an Oak Tree Inventory, Avoidance, and Protection Plan as outlined herein. The plan shall be reviewed by a County-approved biologist and/or arborist, and shall include the following items: a. Comprehensive Oak Tree Inventory. This shall include the following information: 1. An inventory of all oak trees at least five inches in diameter at breast height within 50 feet of all proposed impact areas. All inventoried trees shall be shown on plans. The species, diameter at breast height, location, and condition of these trees shall be documented in data tables. 2. Identification of trees that will be retained, removed, or impacted. This information shall be shown on plans and cross-referenced to data tables described in item a. 3. The location of proposed structures, utilities, driveways, grading, retaining walls, outbuildings, water and wastewater facilities, and impervious surfaces shall be shown on maps. The applicant shall clearly delineate the building sites/building control lines containing these features on the project plans. b. Oak Tree Avoidance Measures. Grading and development within proposed project shall avoid the removal of oak trees to the maximum extent possible. Such activities shall minimize potential disturbance to oaks and their associated root zones to the maximum extent possible. c. Oak Tree Protection Guidelines. Tree protection guidelines and a root protection zone shall be established and implemented for each tree to be retained that occurs	

Impacts	Mitigation Measures	Residual Impacts
	within 50 feet of impact areas. The following guidelines shall be included: 1. A qualified arborist shall determine the critical root zone for each retained tree on a case-by-case basis, based upon tree species, age, and size. This area is generally defined as 1.0 to 1.5 times the distance from the tree base of the average measurement taken from the tree base to the edge of the canopy/dripline. At a minimum, the critical root zone shall be the distance from the trunk to the drip line of the tree. 2. All trees to remain within 50 feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface. The project arborist shall approve any work within the root protection zone. 3. Unless previously approved by the county, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plants for up to seven years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling). 4. The County shall minimize trimming of oak trees to remain onsite. Removal of larger lower branches should be minimized to: 1) avoid making tree top heavy and more susceptible to “blow-overs,” 2) reduce having larger limb cuts that take longer to	

Impacts	Mitigation Measures	Residual Impacts
	heal and are much more susceptible to disease and infestation, 3) retain wildlife habitat values associated with the lower branches, 4) retain shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers), and 5) retain the natural shape of the tree. The amount of trimming (roots or canopy) done in any one season shall be limited as much as possible to reduce tree stress/shock (10% or less is best, 25% maximum). If trimming is necessary, the applicant shall use a certified arborist when removing limbs. Unless a hazardous or unsafe situation exists, major trimming shall be done only during the summer months.	
BIO Impact 4 Implementation of project activities in or adjacent to natural plant communities has potential to impact birds by disturbing their nesting behavior.	**BIO/mm-11 Removal of vegetation and pruning of trees shall be conducted in the fall and winter (between September 1 and February 28)**, if possible, after fledging and before the initiation of avian breeding activities. If construction activities are scheduled to occur during the typical bird nesting season (from March 1 to August 31) a qualified biologist shall be retained to conduct a pre-construction survey (approximately one week prior to construction) to determine presence/absence for tree and ground nesting birds. If no nesting activities are detected within the proposed work area, noise-producing construction activities may proceed and no further mitigation is required. If nesting activity is confirmed during pre-construction nesting surveys or at any time during the monitoring of construction activities, work activities shall be delayed within 300 feet (500 feet if raptors) of active nests until the young birds have fledged and left the nest. In addition, the results of the surveys shall be passed immediately to the CDFG and the County, possibly with recommendations for buffer zone changes, as needed, around individual nests. Tree removal in riparian zones shall be monitored and documented by the biological monitor regardless of time of year. **BIO/mm-12 If tree removal occurs between September 1 and March 1,** within seven days of ground disturbance or tree removal/trimming activities, a survey for wintering raptors shall be conducted. If surveys do not locate wintering raptors, construction activities may be conducted. If wintering raptors are located,	Less than significant (short-term)

Impacts	Mitigation Measures	Residual Impacts
	construction activities shall observe a 500-foot buffer for the wintering location(s). A pre-construction survey report shall be submitted to the County Environmental Coordinator immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements.	
BIO Impact 5 Implementation of project activities and tree removals has the potential to impact roosting bats, including pallid bat.	**BR/mm-13** **Within two weeks prior to tree removal,** a qualified biologist shall conduct a pre-construction survey for pallid bat and/or other roosting bats. If bats are not found, tree removal can proceed. If bats are observed, bat exclusion measures shall be instituted prior to disturbance. If maternal bat colonies are found they shall not be disturbed until young bats have left the site. Subsequently bat exclusion measures shall be instituted prior to disturbance.	Less than significant (short-term)
Cultural Resources		
CR Impact 1 Development within the historic site (CA-SLO-2188H), as defined in the Cultural Resources Investigation (Parker 2002), may result in direct disturbance or looting of a known significant historical site, resulting in a potentially significant impact.	**CR/mm-1** Prior to construction, the General Services Agency shall submit a monitoring plan, prepared by a subsurface-qualified historical archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum: 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 “significant” archaeological resources?); f. Description of procedures for halting work on the site and notification procedures; and, g. Description of monitoring reporting procedures. **CR/mm-2** During all ground disturbing construction activities, the General Services Agency shall retain a qualified historical archaeologist (approved by the Environmental Coordinator) to monitor earth disturbing activities within the	Less than significant (short-term and long-term)

Impacts	Mitigation Measures	Residual Impacts
	documented historical site, per the approved monitoring plan. If any significant historical resources are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the historical archaeologist in the field) of the resource until such time as the resource can be evaluated by the historical archaeologist or any other appropriate individuals. The historical archaeologist shall be allowed the time and funds necessary to document and retrieve any significant cultural materials that are unearthed. **CR/mm-3** Upon completion of all monitoring/mitigation activities, and prior to final inspection (whichever occurs first), the consulting historical archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.	
CR Impact 2 In the unlikely event significant archaeological resources are present, implementation of the project may result the disturbance of unknown resources, resulting in a potentially significant impact.	**CR/mm-4** In the event archeological resources are unearthed or discovered during any construction activities, the following standards apply: a. Construction activities shall cease, and the Department 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 archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.	Less than significant (short-term and long-term)
Geology, Soils, and Drainage		
GSD Impact 1 Development of the project may expose structures and persons to existing geologic hazards including liquefaction and ground shaking.	**GSD/mm-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, County Parks shall prepare project-specific geo-technical reports. The reports shall investigate subsurface conditions within areas proposed for structural	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	development and the findings and recommendations shall be incorporated into grading and construction plans, as appropriate.	
GSD Impact 2 Ground disturbance activities may result in erosion and down-gradient sedimentation.	Implement **WAT/mm-1** (incorporate BMPs into drainage plans) and **WAT/mm-2** (prepare and implement SWPPP). **GSD/mm-2** Prior to initiation of construction, the General Services Agency shall prepare a site-specific erosion and sedimentation control plan. The plan shall include measures addressing short-term, construction related effects, and long-term soil stabilization. Grading and construction shall be conducted during the dry season (April through September) if possible. In the event grading occurs during the wet season (October through April), the following measures shall be incorporated into applicable grading and construction plans, and implemented prior to ground disturbance: a. Incorporate 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. b. Erosion and sediment transport control structures shall be in place prior to the onset of seasonal rains. c. Restoration and re-vegetation of graded areas and unprotected slopes shall be completed as soon as possible following site disturbance.	Less than significant (short-term)
GSD Impact 3 Permanent improvements, including the creation of additional impervious surfaces, would change existing drainage patterns within the site, potentially increasing the potential for localized flooding during rain events.	Implement **WAT/mm-3** (BMPs and LID strategies). **GSD/mm-3** Prior to implementation of the first phase of the Master Plan, County Parks 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.	Less than significant (long-term)
Hazards and Hazardous Materials		
HM Impact 1 Use of large equipment in close proximity to the public and sensitive receptors may result in exposure to hazardous materials, including	**HM/mm-1** Prior to initiation of construction, the General Services Agency shall ensure that all required BMPs are shown on applicable grading or construction plans. In addition, the General	Less than significant (short-term)

Impacts	Mitigation Measures	Residual Impacts
oils and fuel.	Services Agency shall designate personnel to insure compliance and monitor the effectiveness of the required BMPs, which shall include: a. Prior to construction, staging and refueling areas shall be designated on applicable plans. b. Equipment refueling shall be done in non-sensitive areas at least 100 feet from any residence, school, and library, and such that any spills can be easily and quickly contained and cleaned up. Any necessary remedial work shall be done immediately to avoid surface or ground water contamination. *c.* Prior to commencement of grading/construction activities, the County shall ensure that a plan is in place for prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.	
HM Impact 2 Disturbance of the former (more recent) dump site along West Tefft Street may result in the disturbance or exposure of non-volatile hazardous materials including metals, long-chain hydrocarbons, or asbestos.	**HM/mm-2** Prior to initiation of ground disturbance or construction within 400 feet of the edge of West Tefft Street, within the Nipomo Community Park, the General Services Agency shall ensure compliance with the following measures: a. Upon identification of a structure footprint or area of disturbance, exploratory trenches or borings shall be excavated to determine the presence or absence of dumped materials. Samples of the debris and soil shall be collected for laboratory analysis to evaluate whether the materials present any health or environmental concerns. b. Soil gas testing shall be conducted in and around any proposed building footprint to determine whether landfill gas is present, and whether it could accumulate in the finished building. Depending on the results of the soil gas testing, it may be necessary to incorporate design features that will prevent gas accumulation. Measures may include controlling the gas pressure (i.e., passive or active venting to reduce gas concentrations under the structure, venting around the perimeter of the structure, and crawl- space venting); eliminating available entry pathways or leaks (i.e., improving plumbing and caulking to reduce cracks and gaps will reduce entry pathways, install a low-permeability liner around the underground portion of the structure); and,	Less than significant (short-term and long-term)

Impacts	Mitigation Measures	Residual Impacts
	installation of a landfill gas monitoring system. *c.* Prior to removal or relocation, soil and debris shall be tested for contaminants of potential concern to identify disposal or placement restrictions. Testing shall include analysis for metals, long-chain (semi-volatile) hydrocarbons, and semi-volatile organic compounds. Additional testing may be required depending on the specific nature of the materials to be removed from the site.	
Noise		
N Impact 1 The Nipomo Library and proposed expansion of the library would be adversely affected by transportation-related noise exceeding the County Noise Element interior noise threshold of 45 decibels.	**N/mm-1** Prior to expansion of the Nipomo Library, the proposed plans shall include the following or similar acoustical design measures to attenuate interior noise by 7 decibels, resulting in a measured interior noise level of 45 decibels or less: a. Air conditioning or a mechanical ventilation system. b. Windows and sliding doors mounted in low air infiltration rate frames (0.5 cfm or less, per American National Standards Institute (ANSI) specifications). c. Solid core exterior doors with perimeter weather stripping and threshold seals. d. Exterior walls consist of stucco or brick veneer. Wood siding with a 0.5-inch minimum thickness fiberboard (soundboard) underlayer may also be used. e. Use of dual paned or soundproof glass for windows facing West Tefft Street (or similar measure). f. Roof or attic vents facing the south, north, and east shall be baffled.	Less than significant (long-term)
N Impact 2 Use of the proposed skate park and other activities would generate stationary noise levels exceeding County Noise Element thresholds of significant for noise-sensitive land uses.	**N/mm-2** Prior to construction of the skate park, the design plans shall incorporate the following noise reduction measures: a. In-ground concrete design to minimize noise generation during use. b. Earthen berm between the skate park and the noise sensitive land uses. c. Fence and lock-able gate surrounding the skate park facility.	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	N/mm-3 During operation of the park, events and activities shall only be permitted during operating hours (6:00 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/mm-4** In the event substantiated noise complaints are received by the County, and the presence of the onsite ranger and/or park host is not sufficient to address received complaints, County Parks 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 may be present during operating hours in the summer, and on weekends and afternoons during the winter. To prevent use of the skate park and pool during nighttime hours when the park is closed (10:00 p.m. to 6:00 a.m.), County Parks shall install a fence and locked gate around the skate park or community pool.	
Public Services and Utilities		
PSU Impact 1 Development and increased usage of proposed park facilities may result in increased demands on Sheriff's Department services, resulting in a potentially significant impact.	**PSU/mm-1** While in the planning stages for development of any facility proposed in the Park Master Plan, and prior to any site disturbance activities related to development of such facilities, County Parks shall coordinate with the Sheriff's Department for implementation of design strategies and safety measures to prevent and reduce crime, including "Crime Prevention through Environmental Design" standards and "Lighting and Lighting Systems" guidelines, including the following: a. After-hours access points to the park and community center should be protected with adequate security. As admission is necessary for emergency personnel, combinations to locks/lockboxes should be provided to Sheriff's Department Dispatch; b. Visible signage with hours of operation and any type of regulations should be strategically placed throughout the park, and properly maintained; c. Proper illumination should be provided inside structures, exterior doors, designated parking areas, entry and	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	walkways to deter property crime and provide increased personal safety. Lights should be on timers, and a manual overrides should be available in case of a greater need for light. Proper care should be taken to ensure exterior lighting is properly shielded to prevent illumination that would affect the ambient level of light in the nighttime sky; d. County Parks shall provide the Sheriff's Department with accurate information indicating what park employees have access to which areas of any structures or access points; e. During construction periods of any significant proposed park facility or amenity, the construction site shall be temporarily fenced off, with signage indicating that the area is off limits to the general public; f. All construction equipment shall be secured at the site after hours, with a complete recorded inventory kept on file; g. Adequate lighting of the construction areas shall be implemented; h. Special care should be taken to avoid creating "hiding places" in alcoves or entry areas; i. Facility design should facilitate a clear view of the exterior of structures from the interior, and vice versa, to allow increased observation of any suspicious activity in either location; j. Sufficient lighting should be installed on the exterior and interior of any structures; and, k. All exterior doors should meet all safety requirements, should be solid core, and have adequate locks.	
Transportation, Circulation, and Traffic		
TR Impact 1 Inadequate transit service is available to serve NCP, which is potentially inconsistent with alternative transportation goals.	**TR/mm-1** Upon implementation of the NCP Master Plan, the County shall coordinate with the Regional Transportation Authority, and establish a transit stop within Nipomo Community Park, if appropriate.	Less than significant (long-term)
TR Impact 2 Buildout of the NCP Master Plan will potentially have a significant cumulative impact at the US 101/West Tefft Street interchange southbound ramps during the p.m. peak hour.	Implement **TR/mm-1**. **TR/mm-2** Upon development of high-traffic generating uses, including tennis courts, sports fields, amphitheater, and community	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	center, a during periodic review of the Nipomo Community Park Master Plan, the County shall re-assess the project's effect on the US 101/West Tefft Street interchange. a. In the event the project would have a significant traffic impact, the County shall adopt Transportation Demand Management (TDM) measures for implementation, as necessary, during peak times (Monday through Friday, 4:00 – 6:00 pm) including, but not be limited to: requiring reservation for specific uses, staggered scheduling of starting times for the sports fields, and limiting the size of community center events. b. County Parks shall coordinate with County Public Works to determine the appropriate "in-lieu fees" at the time development is proposed. In the event "in-lieu fees" are determined to be appropriate by Public Works, County Parks shall provide the fees prior to development of high-traffic generating uses (i.e., tennis courts, sports fields, amphitheater, and community center).	
Water Resources		
WAT Impact 1 The project would include construction activities that would require substantial areas of ground disturbance and use of heavy equipment, which may result in the discharge of sediment and other pollutants, indirectly affecting surface and ground water quality.	**WAT/mm-1** During any project resulting in ground disturbance, the County shall ensure that BMPs are included on all grading and construction plans, and implemented during grading and construction activities as suggested by the County LUO. BMPs shall include, but not be limited to, the following: a. Staking or flagging of grading footprint to minimize the area of disturbance; b. Designation of staging areas, including equipment and materials storage; c. Fueling of major equipment shall not occur on-site due to nearby sensitive receptors; d. Erosion control barriers shall be applied, such as silt fences, hay bales, drain inlet protection, and gravel bags; e. Existing vegetation shall be preserved to the maximum extent feasible; f. Disturbed areas shall be stabilized with vegetation or hard surface treatments upon completion of construction in any specific area.	Less than significant (short-term)

Impacts	Mitigation Measures	Residual Impacts
	g. All inactive disturbed soil areas are required to be stabilized with both sediment and temporary erosion control prior to the onset of the rainy season (October 15 to April 15). **WAT/mm-2** Prior to major grading (ground disturbance exceeding one acre), the County shall prepare and submit a SWPPP to the RWQCB for review and approval. A copy of the plan shall be on-site during all major grading and construction activities.	
WAT Impact 2 During operation of the project, discharge of sediment, hydrocarbons, and other pollutants into stormwater and drainage infrastructure would indirectly affect water quality.	**WAT/mm-3** Prior to construction of drainage infrastructure, the County shall prepare drainage plans incorporating BMPs and LID strategies suggested by the County LUO to minimize stormwater flow rates and off-site transport of pollutants, including sediment, hydrocarbons, and equestrian waste. BMPs may include, but not be limited to: a. Minimize parking area by incorporating striped and painted "compact-vehicle" spaces. b. Incorporate grassed swales in lieu of paved curbs and gutters. c. Incorporate the use of alternative pavers, including gravel, cobbles, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt. d. Construct bio-retention areas (or raingardens) near parking areas and access roads. e. Incorporate the use of swales to convey stormwater into detention basins (i.e., grassed channel, dry swale, wet swale, biofilter, or bioswale). f. Incorporate the use of infiltration basins in lieu of conventional detention or retention basins. *g.* Install cisterns or rainbarrels near structures (i.e., library, community center, restrooms) to collect and filter stormwater from roofs and gutters and re-use for nearby landscaping.	Less than significant (long-term)
WAT Impact 3 Implementation of the project would create additional areas of impervious surfaces, potentially affecting off-site stormwater flow rates.	Implement **WAT/mm-3**.	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
WAT Impact 4 Implementation of the project would create additional demand for water services from the NCSD.	**WAT/mm-4** Prior to expansion or addition of irrigated turf and landscaped areas, the County shall conduct a water survey of existing irrigated turf and landscaped areas, in consultation with the NCSD, that shall include, but not be limited to, the following: a. Quantify irrigated areas based on vegetation type (i.e. turf, ornamental landscaping, trees). b. Inspect and inventory the irrigation system, including timers, distribution lines, storage, and other infrastructure, and document needed maintenance and repairs. c. Develop irrigation schedule by month, based on precipitation rate and local climate. d. Document irrigation system performance and landscape conditions. e. Review irrigation schedule. f. Summarize water survey evaluation results and identify water savings recommendations, which shall achieve a minimum 40% reduction in current water use. **WAT/mm-5** Prior to expansion or addition of irrigated turf and landscaped areas, the County shall demonstrate compliance with the water survey evaluation water savings recommendations, and shall submit documentation to the NCSD. Water savings recommendations shall be applied to additional irrigated turf and landscaped areas, and may include, but not be limited to the following: a. Computerized irrigation controller that can estimate cumulative evapo-transpiration losses to establish the most efficient and effective watering regimes. b. Avoidance of close mowing, overwatering, excessive fertilization, soil compaction and accumulation of thatch. c. Programming watering times for longer and less frequently rather than for short periods and more frequently. d. Installation of tensionmeters at different depths to measure moisture status, which will allow for better estimates on irrigation needs. e. Linking irrigation of the park to the California Irrigation Management Information System (CIMIS) station located at the Woodlands golf course to maximize irrigation efficiency.	Less than significant (long-term)

Impacts	Mitigation Measures	Residual Impacts
	f. Incorporation of recycled water from the Southland WWTF. **WAT/mm-6** Prior to construction of additional restrooms, the County shall retrofit existing toilets and sinks with low-flow appliances. All new appliances shall be low-flow (1.6 gallons per flush).	

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