CHAPTER 5
ALTERNATIVES ANALYSIS

5.1 INTRODUCTION

The California Environmental Quality Act (CEQA), §15126.6(a), requires an Environmental Impact Report (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". This chapter discusses a range of alternatives to the proposed project, including alternative locations, alternative designs, and a No Project Alternative. The CEQA Guidelines provide direction for the discussion of alternatives to the proposed project. This section requires:

- Description of "...a range of reasonable alternatives to the project, or to the location of a project, which would 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." [§15126.6(a)]

- A setting forth of alternatives that "...shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project". [§15126.6(f)]

- Discussion of the "No Project" alternative, and "...If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives". [§15126.6(e)(2)]

- Discussion and analysis of alternative locations "…that would avoid or substantially lessen any of the significant effects of the project"; only these need to be considered for inclusion in the EIR. [§15126.6(f)(2)(A)]

- "Prior to approval of the proposed subsequent project, the lead agency shall incorporate all feasible mitigation measures or feasible alternatives appropriate to the project as set forth in the Master EIR and provide notice in the manner required by §15087. [§15177 (d)]

Given the CEQA mandates listed above, this section: (1) describes the range of reasonable alternatives to the project; (2) examines and evaluates resource issue areas where significant adverse environmental effects have been identified and compares the impacts of the alternatives to those of the proposed project; and (3) identifies the Environmentally Superior Alternative.

5.2 ALTERNATIVES SELECTION

In defining feasibility of alternatives the CEQA Guidelines state: "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site." 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..."

5.2.1 Project Objectives

The basic objectives of the proposed project that were used in the screening of project alternatives are taken from Chapter 2 and include the following:

- 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 Nipomo Community Park (NCP) Master Plan 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.

5.2.2 Significant Impacts Resulting from the Proposed Project

The alternatives evaluated include those that would avoid or reduce, to the maximum extent feasible, the identified unavoidable impacts that cannot be mitigated to insignificance, and avoid or reduce other significant impacts. A complete list of impacts is included in the Executive Summary.

5.2.2.1 Significant Unavoidable Impacts

No significant and unavoidable impacts were identified.

5.2.2.2 Significant but Mitigable Impacts

The proposed project's most intensive significant but mitigable impacts and/or those with intensive mitigation requirements include:

- Aesthetic Resources: Compatibility with rural character; creation of light and glare affecting sensitive land uses and night sky.

- Biological Resources. Impacts to oak woodland, special status species, and wildlife.
- Hazards and Hazardous Materials: Grading and construction within boundaries of previous informal dump site could expose public to hazardous materials.
- Noise. Generation of noise during use of proposed facilities (i.e., sports fields) affecting nearby residential uses.
- 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).

5.3 ALTERNATIVES CONSIDERED

The project objectives include providing a dynamic master plan for an existing park. Alternatives to the project include modifications in the type and intensity of recreational use to avoid or minimize identified impacts. Certain project elements, including the community center, could feasibly be located either within the existing park or in other locations in the community of Nipomo. Four alternative locations for the community center are considered in the alternatives analysis. A total of seven potential alternatives to the proposed project are described below.

There are a number of potential alternatives to the proposed project that are feasible and can be examined in this Program EIR. One alternative is included in the Master Plan, and is identified as “Alternative Master Plan A” in this document. In addition, during public circulation of the proposed Initial Study/Mitigated Negative Declaration, the South County Advisory Council (SCAC) recommended a “rural character” alternative, which has been included in the analysis as “Alternative Master Plan B”. Each alternative will consider changes to the existing park entrances at the West Tefft Street/Orchard Avenue and Pomeroy Road/Juniper Street intersections and expansion of the Nipomo library.

Further modification of the Master Plan may be considered by decision makers; however, removal or incorporation of major elements have the most significant effect on the level of impacts and extent of recommended mitigation (i.e., water demand, ground disturbance, trip generation, aesthetic compatibility of larger structures and features).

In addition to alternatives within the boundaries of NCP, four alternative locations for the proposed community center within the community of Nipomo are assessed below.

5.3.1 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.

5.3.2 Alternative Master Plans

5.3.2.1 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 Table 5-1 and Figure 5-1).

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 5-1. 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*

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
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*

5.3.2.2 Alternative Master Plan B

Alternative Master Plan B was adapted from recommendations by the SCAC (refer Table 5-2 and Figure 5-2 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 5-2. 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

Facilities	Existing (sf)	Proposed (sf)	Total (sf)
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
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*

Figure 5-1. Alternative Master Plan A

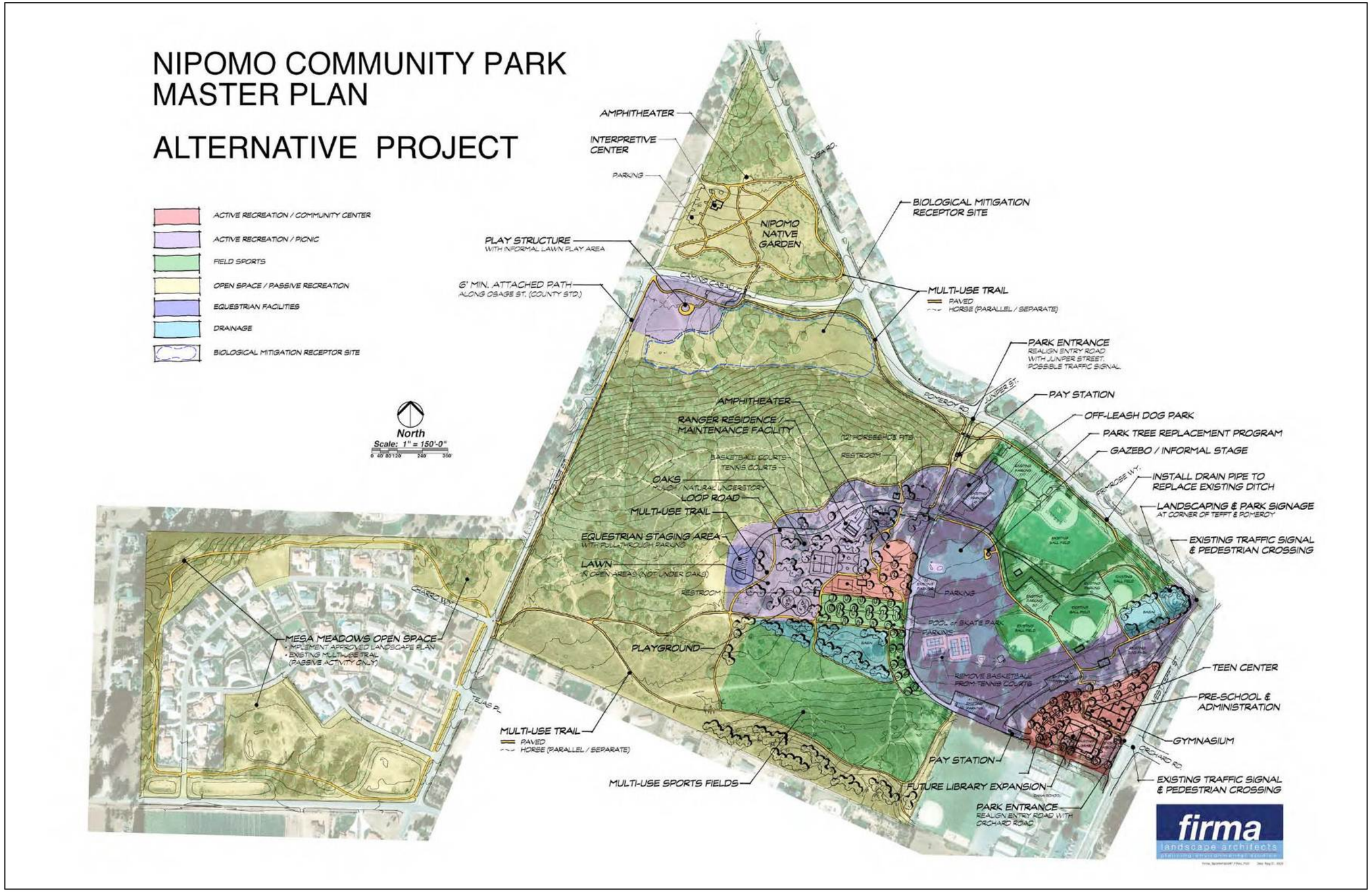

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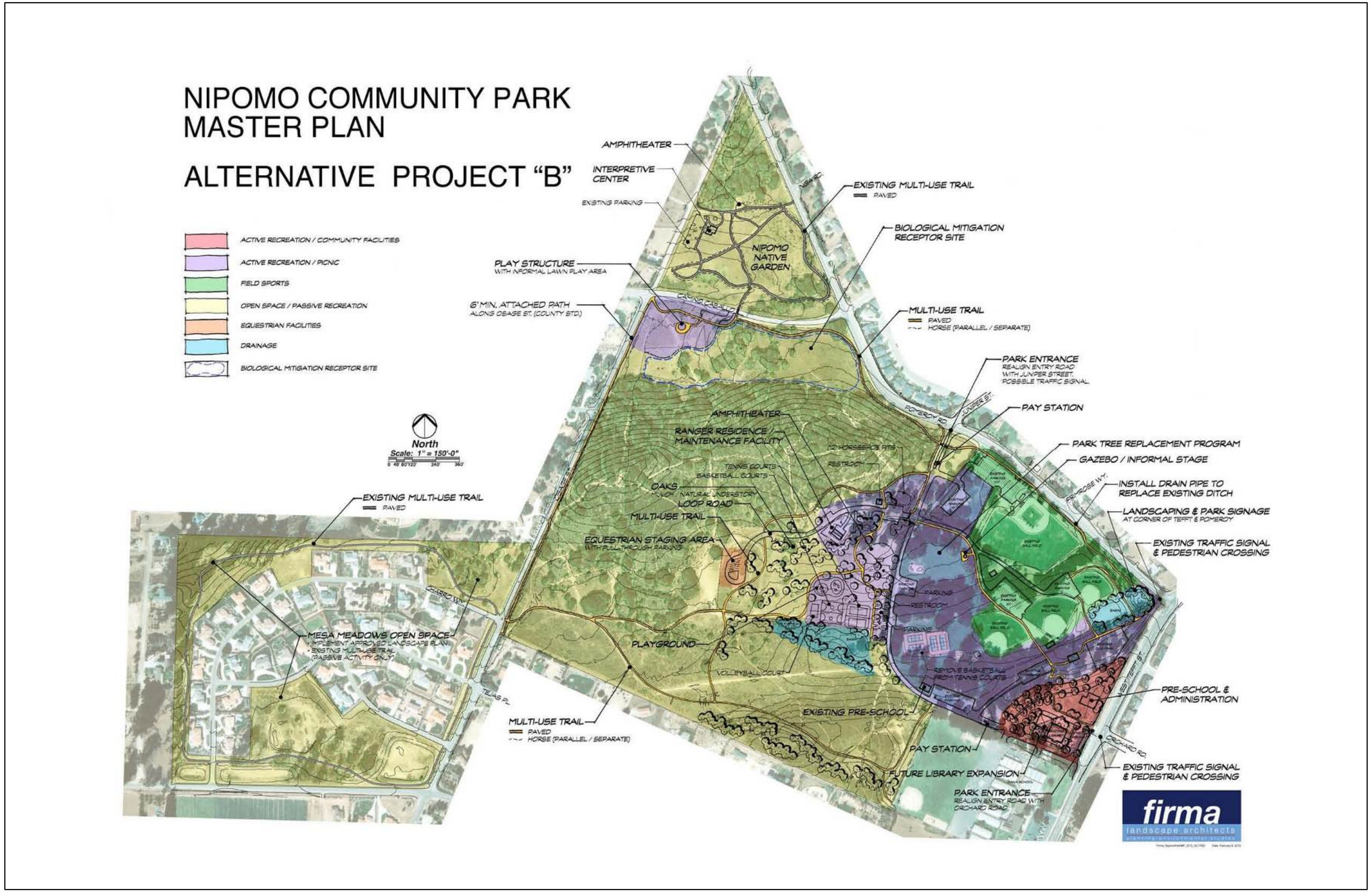
Figure 5-2. Alternative Master Plan B



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5.3.3 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 5-3 and 5-4 below. The community center would be used for recreation and events (up to 300 persons).

5.3.3.1 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 U.S. Highway (US 101) is located to the east.

5.3.3.2 Community Center Alternative B (West Tefft Street and Branch Street)

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.

5.3.3.3 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.

5.3.3.4 Community Center Alternative D (Hill and Grande)

This site is located between Grande Street and Hill 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 5-3. Community Center Alternatives

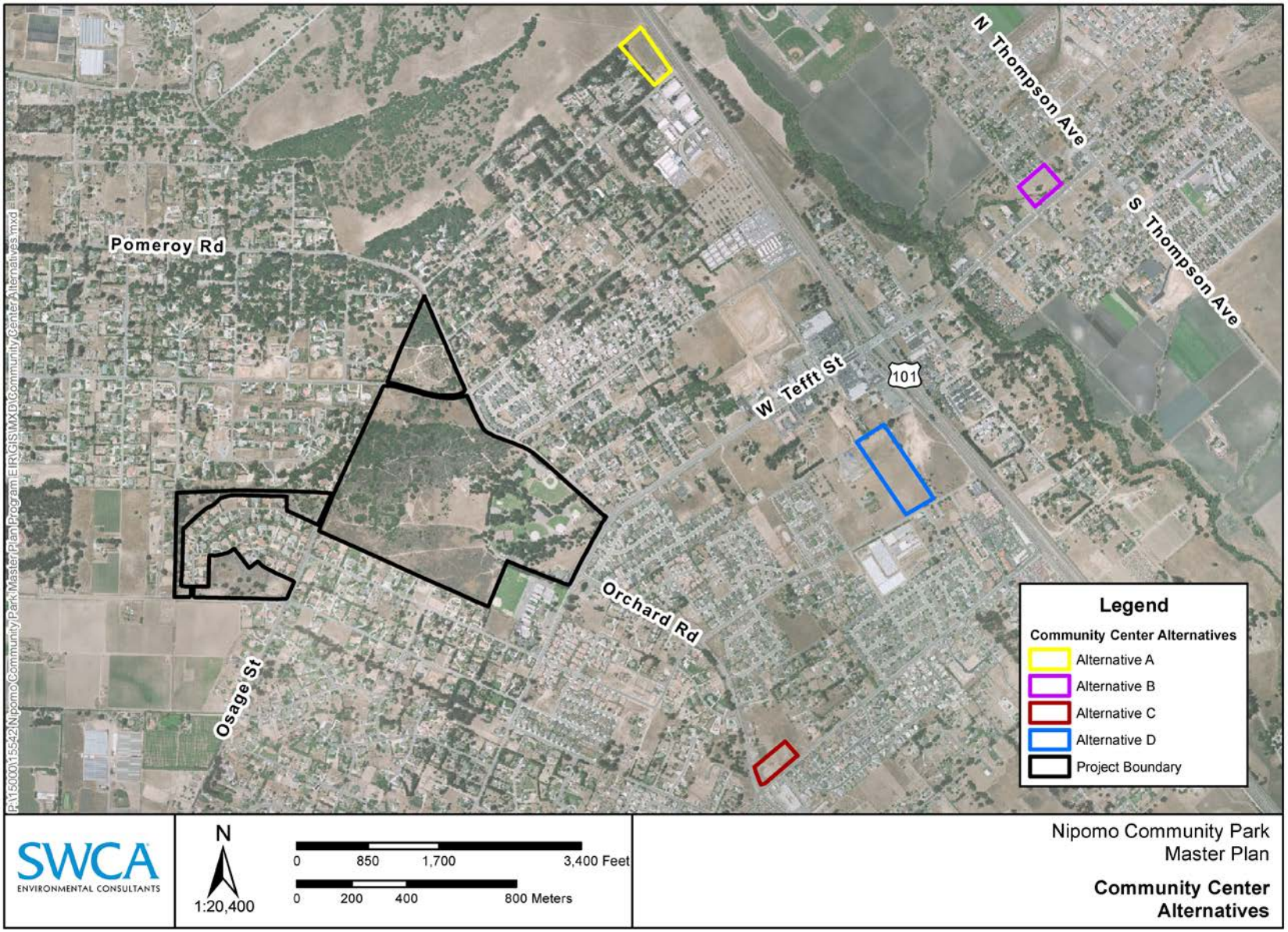
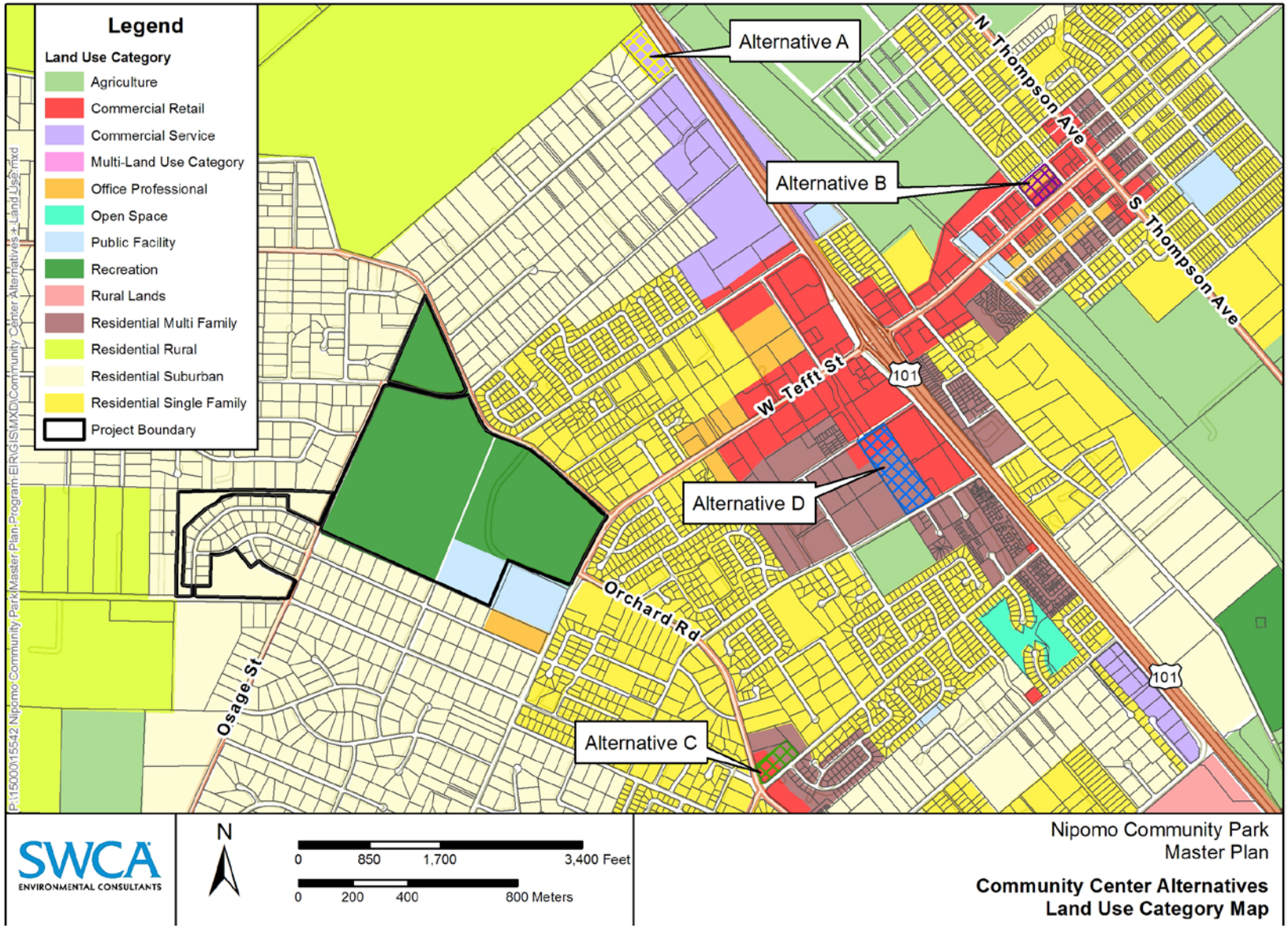


Figure 5-4. Community Center Alternatives Land Use Category Map



5.4 ALTERNATIVES IMPACTS ANALYSIS

The level of analysis for each of the alternatives varies due to the amount of information available for each. Alternative Master Plan A has been analyzed at a project specific level as opposed to the qualitative analysis required by CEQA. The No Project Alternative, Alternative Project B, and the four alternative community center sites are analyzed qualitatively below.

5.4.1 No Project Alternative

No improvements to the NCP would be implemented.

5.4.1.1 Aesthetic Resources

No improvements would be made; therefore the No Project Alternative would not impact aesthetic resources. It avoids any impacts to aesthetic resource impacts resulting from the proposed project.

5.4.1.2 Air Quality

This alternative would not require earthwork or generate additional vehicle trips. It would not result in construction or operational air quality impacts.

5.4.1.3 Biological Resources

Biological resources would not be directly impacted by the No Project Alternative. No impacts to oak woodland, sand mesa manzanita, or wildlife would occur.

5.4.1.4 Cultural Resources

Because this alternative would not include any ground disturbance, this alternative would not result in direct impacts cultural resources.

5.4.1.5 Geology, Soils and Drainage

This alternative would not change the existing geologic, soils, or drainage conditions. Localized flooding would continue to occur within the park.

5.4.1.6 Hazards and Hazardous Materials

The No Project Alternative would not require ground disturbance of any kind and therefore would not result in any exposure to subsurface materials.

5.4.1.7 Land Use

Land use would remain the same at the project site, and no potential conflicts would occur.

5.4.1.8 Noise

Under the No Project Alternative, no additional facilities would be developed; therefore, no additional sources of transportation, stationary, or operational related noise would be generated. The ambient noise level would remain the same; aside from area-wide transportation-related noise due to population growth.

5.4.1.9 Public Services and Utilities

No additional facilities are proposed; therefore average use of NCP would remain the same. The No Project Alternative is not expected to result in an increased demand for emergency services and energy. This alternative would have an adverse effect on recreational resources, because it would not provide additional recreational facilities for the community of Nipomo and surrounding area.

5.4.1.10 Transportation and Circulation

No additional traffic trips would be generated by the proposed project; however, improvements to Osage Road, and park entrances at Pomeroy Road and West Tefft Street would not be implemented. The No Action Alternative would not include beneficial effects of these improvements, including safer access for vehicles, bicyclists, and pedestrians.

5.4.1.11 Wastewater

Under the No Project Alternative, existing restrooms and associated on-site septic and leachfield systems would continue to serve the public.

5.4.1.12 Water Resources

The No Project Alternative would not result in an increase demand for water resources, and would not create additional impervious surfaces or stormwater runoff. This alternative does not preclude implementation of water conservation measures and irrigation system maintenance and upgrades to increase water efficiency, as recommended by the NCSD.

5.4.1.13 Consistency with Project Objectives

This alternative does not meet the project objectives.

5.4.2 Alternative Master Plan A

This alternative would consist of alternative arrangement of major features, and some alternative uses within the proposed development footprint within NCP (refer to Figure 5-1). It would generally have the same impacts when compared to the proposed project; however, slightly deceased level of intensity due to fewer traffic trips and air emissions. Impacts would be significant and mitigable, or less than significant.

5.4.2.1 Aesthetic Resources

In general, Alternative Master Plan A would result in additional structural development near West Tefft Street, including a community center. Facilities within the center of the park would be limited to outdoor recreational uses, such as courts, sports fields, and a swimming pool or skate park. This alternative would have a greater effect on the viewshed as seen from major perimeter roads; however, structural development would be consistent with existing uses along the West Tefft Street corridor. Similar to the proposed project, incorporation of rural design elements will be important to maintain the visual character of NCP and surrounding area. All impacts would be mitigated to *less than significant* (Class II).

<u>Effect on Scenic View</u>

An important public scenic view within the NCP is the oak-covered ridge extending through the northern part of the park. Under this alternative, the quality of views to the ridge would remain

intact and the ridge would continue to provide a visual backdrop for the community. No large structures are proposed within the interior of the park that would block views of the ridge, although parking area landscaping and active recreational areas may filter views in certain locations. Implementation of this alternative would avoid adverse effects related to internal views within the park, and effects on the scenic vista.

Effect on Visual Character and Quality, Visual Compatibility

The NCP occupies one of the more visible locations in the community. The proximity to primary roadways and surrounding neighborhoods greatly increases the potential number of viewers of the proposed project improvements. Because of this large number of viewers and highly visible location, the appearance of the project would have an influence on the visual character of the community. Future development of the site has the potential to substantially alter the existing visual character.

Structural elements including buildings and fencing may appear urban in nature, which is inconsistent with the rural character of the park. Locating larger structures, such as the community center, closer to major roadways would minimize adverse effects to visual character as seen from within the park. The development of structures adjacent to West Tefft Street would not likely be as noticeable in the long-term, due to existing development in the area and the presence of a large shopping center and other retail and commercial development in the immediate vicinity. Similar to the proposed project, incorporation of design standards, as identified in AES/mm-2 through AES/mm-5, would be necessary to mitigate potentially significant impacts to visual character. The potential effects the project may have on the visual character and quality of the site and its surroundings are summarized below.

Community Center, Pre-school, and Expanded Library

A 14,000-square foot community center is proposed near the intersection of West Tefft Street and Orchard Avenue. Similar to the project, the community center could accommodate a variety of uses (i.e., teen center, gymnasium, senior services). A 4,000-square foot expansion of the existing library would be located to the northwest of these proposed structures. The temporary pre-school would be removed, and a 5,400-square foot permanent pre-school and administration building would be constructed near the community center and library. As shown in Figure 5-5, these structures would be predominantly visible from West Tefft Street and Orchard Avenue. The conceptual design of these structures is generally monolithic and does not include much exterior articulation. This design type may increase the perceived scale of the buildings (i.e., they may appear larger in size relative to the landscape). If urban or modern-style architecture were used, these dominant buildings would likely not be consistent with the rural aesthetic goals of the community. Exterior details, materials, and color schemes could either support or detract from the desired visual character of the park. As a result, the proposed structures would have the potential to result in substantial adverse impacts to the visual character of the area and associated park.

Community Swimming Pool/Skate Park

An approximately 10,000-square foot swimming pool or skate park would be located in the center of the park. Required security fencing may be one of the more noticeable elements of the pool facility. Institutional looking support buildings and structures, extensive use of galvanized chain-link fencing, and minimal use of landscaping would result in a utilitarian appearance, inconsistent with the stated rural character goals for the park (refer to Figure 5-6).

Multi-use Sports Fields

Similar to the proposed project, this alternative includes an additional ten acres of lighted multi-use sports fields, located toward the southern-central portion of the park. Construction of the fields would require substantial alteration of the existing landform; without appropriate vegetative erosion control measures, the constructed slopes may have increased noticeability due to scarring and exposed earth, which would affect the visual character of the southern section of the park. The visibility of these light poles would unavoidably contribute to the site's visual alteration from open space to an active recreational facility, both during the day and nighttime hours.

Expanded Restrooms/Maintenance Buildings

New and/or expanded restrooms and maintenance buildings would be included in the park. Overly institutional looking restrooms and maintenance buildings would result in a utilitarian appearance, inconsistent with the stated rural character goals for the park.

Increased Parking and Internal Roads

Similar to the proposed project, the amount of required vehicle parking area would more than double. The most visible aspect of the parking lots would likely be the expanses of paved area and the vehicles themselves, both parked and in motion. By their nature, paved parking lots filled with vehicles, and paved roadways, can be associated with urban or suburban visual environments.

New Amphitheater/Gazebo

A new amphitheater is proposed near the Nipomo Native Garden area, and a new gazebo/stage would be located near the internal access road. The design of these structures would be important contributors to the visual character of the park. Inappropriate forms, materials, and colors would be inconsistent with the stated rural character goals for the park.

Interpretive Center

Similar to the proposed project, an interpretive center is proposed within the Nipomo Native Garden area. The interpretive center would be seen from within the Nipomo Native Garden, and from Osage Road and possibly from Camino Caballo. Urban or modern style architecture would likely not be consistent with the rural aesthetic goals of the community. Exterior details, materials, and color schemes could either support or detract from the desired visual character of the park. As a result, the proposed interpretive center would have the potential to result in substantial adverse impacts to the visual character of the park.

Basketball and Handball Courts

The project includes 10,000 square feet of new basketball courts. Security features may include perimeter fencing. The type of fencing selected would greatly affect the visual character of the site. Galvanized chain-link fencing for example may introduce an urban, industrial look compared to a more aesthetically treated fencing material.

Figure 5-5. Alternative Master Plan A, KVA 1

ALTERNATIVE PROJECT
KEY VIEWING AREA 1 - FROM NEAR THE INTERIOR ROAD LOOKING NORTHWEST

Figure 5-6. Alternative Master Plan A, KVA 3

ALTERNATIVE PROJECT
KEY VIEWING AREA 3 - FROM WEST TEFFT STREET LOOKING NORTHWEST

Additional Playgrounds

Similar to the proposed project, approximately 8,000 square feet of additional playground area would be installed. Playgrounds can have a wide variety of appearances. One of the most noticeable characteristics of the playground would be the colors of the new structures, which can range from wood-appearing to bright primary colors.

Expanded Dog Parks

An additional 19,000 square feet of off-leash dog park is proposed near the northern entry of the park. Typically, dog parks are characterized by perimeter and cross-fencing, seating, and sometimes an information kiosk. The type of fencing used would affect the visual character of the site.

Horseshoe Pits

New horseshoe pits would be included with implementation of the Master Plan. Because of their relatively small size and general lack of vertical elements, horseshoe pits are often not easily noticeable in the landscape. If safety fencing is required, the fencing may be the most easily visible aspect of the horseshoe pit facility. As with the other fencing proposed throughout the project, the style and material could have an influence on the visual setting.

Expanded Tennis Courts

Two new tennis courts would be located adjacent to the swimming pool or skate park. The tennis courts would likely include perimeter fencing, which could be one of its more noticeable elements. The type of fencing selected would greatly affect the visual character of the site. Untreated galvanized chain-link fencing may introduce an urban, industrial look compared to a more aesthetically treated material.

Additional Trails/ Walkways

The proposed trail system would be similar to the proposed project, including a multi-use perimeter trail. An attached sidewalk-type path would be constructed along Osage Street, at the western edge of the park. The most noticeable aspects of the trails and walkways may be the paved surfaces themselves and any required grading and/or vegetation removal. If grading is required in order to construct the trails and walkways, without appropriate vegetative erosion control measures, the constructed slopes may have increased noticeability due to scarring and exposed earth, which would affect the visual character of the vicinity.

Additional Open Play Area

In addition to the new sports fields, approximately four acres of irrigated turf would be installed for open play area. This turf area would be most noticeable by its brighter green lawn, possibly contrasting with the seasonally golden adjacent natural slopes. The minimal landform alterations associated with the open play areas would help these areas retain a more natural look.

Stormwater Basins

Approximately 2.5 acres of stormwater basins are proposed. The preliminary grading plans show contour-graded basins. If maintenance or engineering needs require the basins to be rectilinear and look like utilitarian facilities, they could affect the natural appearance of the park. Associated security fencing, if required could also influence the visual character of the

setting. Incorporation of Limited Impact Development (LID) strategies (i.e., vegetation, bioswales) would soften the appearance these basins and associated drainage features.

Equestrian Staging Area

An equestrian staging area is proposed along the western side of the community center area. The equestrian area would likely be most recognizable by the pull-through parking area and the potential numbers of horse trailers and associated vehicles.

Effects of Light and Glare

Similar to the proposed project, the multi-use sports fields would include field lighting, which would have the greatest effect on the residential neighborhood along Tejas Place, along the southwest boundary of NCP. In addition to the sports field lighting, security lighting would be installed throughout parking areas and new features. This additional lighting would create glare, potentially affecting off-site area. Implementation of mitigation measure AES/mm-6 and mm-7 would be required to mitigate this effect.

Effect on Unique Geological or Physical Features

The topography of the NCP is considered a visual resource. The existing landform offers visual interest as seen from both internal and external viewing locations, and provides viewing opportunities from the elevated areas and visual enclosure at the lower elevations. The project would alter the topography within the park, mostly in the central and southern portions, near the multi-use sports fields, stormwater basins, and additional active facilities. Although the landform of the south-central portion of the NCP would be substantially altered, the topography of the majority of the NCP would not be affected. The wooded ridge through the northern area, and the remainder of the existing improved area would remain intact. In general, the existing topography somewhat limits views from one area of the NCP to another. As a result the proposed grading for the multi-use sports fields would not be readily seen from many parts of the NCP to the north and east. Mitigation measures AES/mm-8 would be required to ensure adequate revegetation and visual softening of graded areas and landform alteration.

5.4.2.2 Air Quality

Implementation of Alternative Master Plan A would generate fewer emissions than the proposed project, due to the reduced development footprint and reduction in estimated traffic trips. With the exception of fugitive dust (PM_{10}) both the proposed project and Alternative Master Plan A would not exceed identified thresholds for construction-related emissions. Operational emission thresholds for ROG and NOx would be exceeded, and mitigation would be required. All impacts would be *less than significant* (Class III) or mitigated to *less than significant* (Class II).

Violate Air Quality Standard or Exceed Emission Thresholds

Short-term Construction Emissions

Alternative Master Plan A would result in a similar area of grading and development as the proposed project; therefore, construction and operation of this alternative would result in similar emissions. Based on the approximate area of disturbance, grading and construction activities would not exceed APCD thresholds for ROG or NOx. The San Luis Obispo Air Pollution Control District (SLOAPCD) has determined that any grading of 4 acres or more can exceed the 2.5 ton quarterly threshold for PM_{10}. San Luis Obispo County is currently in non-

attainment for PM_{10} dust. Implementation of AQ/mm-1 would be required to mitigation potential impacts to less than significant.

Long-term Operational Emissions

The proposed uses identified in Alternative Master Plan A would result in both stationary and mobile sources of air pollution, similar to the proposed project, and would exceed the daily threshold for combined ROG and NOx. Implementation of AQ/mm-2 would be required to mitigate this impact to less than significant.

Expose Sensitive Receptors to Substantial Pollutant Concentrations

Construction Emissions Diesel Particulate Matter

Similar to the proposed project, construction under worst-case conditions would exceed the identified threshold for diesel exhaust particulates. In addition, sensitive receptors are present in the immediate area, including park users, residents, and occupants of the pre-school and library. Therefore, implementation of AQ/mm-3 would be required to mitigate this impact to less than significant.

Asbestos Containing Material / Naturally Occurring Asbestos

Demolition and remodeling activities associated with the proposed project, including removal and relocation of park amenities and infrastructure may result in the exposure of persons to asbestos containing material. The project site is within an area that has the potential to contain naturally-occurring asbestos. Implementation of mitigation measures AQ/mm-4 and mm-5 would be required to ensure compliance with the National Emission Standard for Hazardous Air Pollutants and avoid public exposure to asbestos.

Create or Subject Individuals to Objectionable Odors

The proposed project does not include any elements what would generate objectionable odors. This impact is considered less than significant and no mitigation is required.

Consistency with SLOAPCD Clean Air Plan

The proposed project is a recreational facility intended to serve the existing and future populations. Proposed improvements may attract some vehicle trips that would have previously gone to another recreational facility, but would also generate additional trips. Trips would not increase at a rate faster than the rate of population growth. The project would provide recreational opportunities and alternative transportation linkage within an urban area. The project incorporates applicable CAP control measures and strategies by locating improvements within the existing park, in close proximity to residential and commercial areas. The NCP Master Plan promotes walking and bicycling by improving safe access into the park, and providing path linkages to bike paths and sidewalks. Therefore, the project would not conflict with or obstruct implementation of the Clean Air Plan.

5.4.2.3 Biological Resources

Alternative Master Plan A would have a similar development footprint as the proposed project. Compared to the proposed project, this alternative would directly affect approximately 0.25 acre less annual grassland, due to locating the community center and associated park within a developed area near West Tefft Street. Overall, impacts to biological resources would be similar to the proposed project, as discussed below.

Unique or Special-Status Species or their Habitats

Construction of the project would result in permanent impacts to plant communities, which provide habitat for special-status plant and animal species, including sand mesa manzanita, silvery legless lizard, coast horned lizard, Monterey dusky-footed woodrat and white-tailed kite. Implementation of mitigation measures BR/mm-1 through BR/mm-4 would be required to mitigation potential adverse effects to special-status species.

Native or Other Important Vegetation

Implementation of Alternative Master Plan A would result in similar impacts to biological resources as the proposed project, due to the similar areas of disturbance (refer to Table 5-3). Open space within the center of NCP would be developed into active recreational facilities, parking areas, and drainage improvements. The sports fields and improved trails would affect the same areas as identified in the proposed project analysis.

Direct and permanent impacts to various habitats are expected to result from the proposed construction of recreation facilities and widening of Osage Road.

Table 5-3. Habitat Impacts – Alternative Master Plan A

Habitat Type	Total Acres	Acres Affected
Maritime Chaparral	14.60	1.22
Oak Woodland	130.14	1.12
Coastal Scrub	27.37	13.14
Annual Grassland	13.56	6.46
Ruderal	4.13	2.94
Ornamental/Developed	20.76	0.55
Pine	14.06	2.45
Eucalyptus	0.33	0.19
Total	**224.95**	**28.07**

Maritime Chaparral

Maritime chaparral is considered a sensitive plant community by the California Department of Fish and Game (CDFG). This plant community covers approximately 14.60 acres within the NCP. The proposed trail work has the potential to impact 1.22 acres of intact maritime chaparral. Disturbance and removal of this habitat type would primarily occur during the expansion and improvement of existing sandy trails. Mitigation, including habitat restoration at a 2:1 ratio, is proposed to reduce this impact to less than significant (mitigation measures BR/mm-5 and mm-6).

Oak Woodland

Oak woodland habitat covers approximately 130.14 acres within the NCP. Construction of ball fields, picnic areas and the widening of Osage Street would result in the loss of approximately 1.25 acres of oak woodland habitat within the NCP. Approximately 20 mature coast live oak trees (greater than 5 inches diameter breast height [dbh]) could be potentially be impacted or be removed by construction activities. Implementation of BR/mm-7, mm-8, mm-9, and mm-10 is required to mitigate impacts to individual oak trees and oak woodland.

Wetland or Riparian Habitat

No wetland or riparian habitat is present within the project site; therefore, there would be no impact.

Impacts to Nesting Birds and Roosting Bats

Removal of vegetation in all habitats within the NCP has the potential to affect nesting birds, and roosting bat species such as pallid bat. Maritime chaparral, oak woodlands, coastal scrub, grassland, ruderal, eucalyptus and pine trees, and buildings within the developed areas of the NCP provide suitable roosting, nesting, and foraging habitat for a variety of bird and bat species, including several that are considered sensitive by resource agencies (e.g., Cooper's hawk, sharp-shinned hawk and white-tailed kite). Implementation of BR/mm-11 through BR/mm-13 would be necessary to mitigate potential impacts to ground, structure, and tree-nesting birds and roosting bats.

5.4.2.4 Cultural Resources

Alternative Master Plan A would have a similar development footprint as the proposed project. Impacts to cultural resources would be the same as the proposed project, as discussed below. All impacts would be *less than significant* (Class III) or mitigated to *less than significant* (Class II).

Historical Resources

Similar to the proposed project, actions within the known boundary of a historic site include the Juniper Street driveway alignment, pay station, and perimeter trail. Grading and construction activities would disturb both fill material and native soils containing historic materials and fragments. Implementation of the project would not materially alter the physical characteristics of the historic landfill that convey its historical significance to the extent that it would be ineligible for inclusion in the California Register of Historical Resources (CRHR). Implementation of mitigation measures CR/mm-1, mm-2, and mm-3 are recommended, including onsite monitoring and documentation of findings, to support the historic record and provide additional information about the resource.

Archaeological Resources

Based on the negative results of the archaeological surface survey, it is unlikely that significant archeological deposits are present at the site, and there is no evidence that human remains are located within NCP. If such resources are later discovered during future soil disturbance and/or construction activities, the County will issue a stop work order until the resource can be evaluated (refer to CR/mm-4).

Paleontological Resources

Based on the presence of stabilized dune sands on the proposed project site, it is unlikely that significant paleontological resources are present.

5.4.2.5 Geology, Soils and Drainage

Alternative Master Plan A would have a similar development footprint as the proposed project. Overall, geology, soils, and drainage impacts would be similar to the proposed project, as discussed below. All impacts would be *less than significant* (Class III) or mitigated to *less than significant* (Class II).

Exposure to or Production of Unstable Earth Conditions

Soil Stability

The primary geotechnical concern at the project site is the loose condition of the surficial soil. Similar to the proposed project, compliance with the UBC and preparation of site-specific geo-technical reports would address this issue.

Earthquake Rupture, Groundshaking, and Liquefaction

Similar to the proposed project, Alternative Master Plan A would be affected by geologic hazards including ground shaking and moderate liquefaction. Based on compliance with Uniform Building Code and preparation of site-specific geo-technical reports would mitigate these effects (refer to GS/mm-1); impacts are considered less than significant.

Landslides

The project site is not located in an area that is subject to landslide hazards, due to slope and topography.

Alquist-Priolo Earthquake Fault Zone

The project site is not located within an Alquist-Priolo Earthquake Fault Zone; therefore, there would be no impact.

Result in Substantial Soil Erosion or the Loss of Topsoil

The primary geotechnical concern is the loose condition of the surficial soil. Preparation and implementation of a site-specific short and long-term erosion and sedimentation control plan, and incorporation of Best Management Practices (BMPs), and implementation of a Stormwater Pollution Prevention Plan (SWPPP) would mitigate potential impacts (refer to GEO/mm-2, WAT/mm-1, and WAT/mm-2).

Rates of Soil Absorption, or Amount or Direction of Surface Runoff

In addition to proposed drainage improvement measures, project-specific geo-technical reports would be required to investigate subsurface conditions within areas proposed for structural development. In addition to standard improvements, alternative drainage control incorporating BMPs and LID strategies is recommended (refer to WAT/mm-3 and GS/mm-3). Impacts would be less than significant.

Expansive Soils

Underlying soils are judged to be non-expansive. Therefore, no special measures with respect to expansive soils are necessary, and there would be no impact.

Change in Drainage Patterns Resulting in Erosion and Sedimentation

Alternative Master Plan A includes drainage improvements, which would address current erosion and sedimentation issues and manage stormwater flow during rain events. In addition, the County has agreed to prepare project-specific geo-technical reports addressing subsurface conditions, and BMPs and LID strategies would be incorporated into grading and construction plans (refer to GS/mm-1, mm-2, mm-3; and WAT/mm-3). Preparation and implementation of a site-specific drainage plan would mitigate potential impacts.

100-year Flood Zone

The project site is not located within the 100-year flood zone; therefore, no impact would occur.

Consistency with the County Safety Element

As discussed in Chapter 3 Table 3-2 (Environmental Setting, Consistency with Plans and Policies), the project would be consistent with Safety Element standards and policies.

Mineral Resources

The project site is not located within an Extractive (EX) combining designation for mineral extraction, and is not known to contain valuable mineral resources. Therefore, no impact would occur.

5.4.2.6 Hazards and Hazardous Materials

Alternative Master Plan A would include the construction of the community center within an area previously identified as an informal dump site. Site specific soil testing, potential remediation, and long-term monitoring would be required, similar to the proposed project. All impacts would be *less than significant* (Class III) or mitigated to *less than significant* (Class II).

Risk of Explosion, Release of, or Exposure to Hazardous Substances

Transport, Use or Disposal of Hazardous Materials

Similar to the proposed project, construction activities would require the use of large equipment, and fuels and oils. In the event of a leak or spill, the subsequent discharge would expose persons to these materials. Implementation of standard BMPs would minimize the potential for accidental exposure (refer to mitigation measure HM/mm-1). Operation of the project would include the continued use of regulated chemicals, fuels, and oils, which would be transported, stored, and used according to existing regulations.

Release of Hazardous Materials Into the Environment

Proposed improvements within the approximate boundary of the informal dump site would include the library expansion, community center, pre-school and administration building, access road, and associated parking. Site specific testing would be necessary prior to development of these structures and improvements. Further testing and remediation would be implemented pursuant to existing regulations, and in compliance with California Department of

Resources Recycling and Recovery (CalRecycle) (formerly CIWMB) and the California Code of Regulations (refer to mitigation measure HM/mm-2).

Exposure to Hazardous Emissions

The NCP is located within 0.25 mile of the Dana Elementary School. Potential hazards include accidental exposure to construction-related oils and fuels, and the disturbance of soil and debris within a known dump site. The dump site is located to the immediate north of the school property, and as noted above, landfill gas has not been detected in the existing library structure. Based on implementation of BMPs, further soil testing and remediation (if required) pursuant to existing regulations, and long-term monitoring of interior gas levels within structures, the potential impacts to the school site would be less than significant, and no additional mitigation is required.

Hazardous Materials Site

No hazardous waste facilities identified by Health and Safety Code §25187.5 are located within or in the vicinity of the project site.

Emergency Response or Emergency Evacuation Plan

Based on review of the County's Emergency Operations Plan (2008), and associated mitigation and response plans, US 101 is an emergency evacuation route. Implementation of this alternative would not impair implementation of any response or mitigation plan, and would not interfere with emergency evacuation, because no element would block or emergency responders or the public.

Risk Associated with Airport Flight Pattern

The project site is not located with an airport land use plan or within 2 miles of a public or private airport or airstrip.

Fire Hazard Risk

The project site is within a high fire hazard zone, and within the State Responsibility Area for wildland fires. While the site is not located adjacent to wildlands, the ridge traversing the park and slope adjacent to Osage Road supports oak woodland. Upon review of the project, the California Department of Forestry and Fire Protection/County Fire (CAL FIRE) did not identify any significant fire hazard concerns; however, a Fire Prevention Plan will be required.

5.4.2.7 Noise

Implementation of Alternative Master Plan A would result in approximately 48% fewer traffic trips as compared to the proposed project. Locating active recreational facilities in the center of NCP would avoid or reduce potential effects to off-site sensitive land uses. Use of the community center would generate noise potentially affecting residential areas east of West Tefft Street. All impacts would be *less than significant* (Class III) or mitigated to *less than significant* (Class II).

Exposure to Noise Levels Exceeding County Thresholds

Transportation-related Noise Generated by NCP Uses

The Traffic Impact Analysis (March 2010), including assessment of Alternative Master Plan A, was used in order to quantify increased traffic trips. Expected transportation-related noise

increase resulting from implementation of this alternative is presented in Table 5-4. All estimated noise increases have been rounded to one decimal place.

Table 5-4. Estimated Traffic Noise Level Increase (Existing Plus Project)

Location*	Existing ADT**	Existing Plus Project ADT	ADT Increase (%)	Estimated Noise Level Increase (dBA***) Leq
1 – Pomeroy Road/Juniper Street	8,500	8,598	1.0	0.1
2 – West Tefft Street/Pomeroy Road	13,100	13,304	1.5	0.1
3 – Orchard Avenue	5,900	6,004	1.7	0.1
4 – Mesa Road	2,900	2,914	0.5	0.0
5 – Osage Street	1,200	1,214	1.2	0.1
6 – Pomeroy Road/Camino Caballo	6,500	6,582	1.2	0.1

* Refer to Figure 4.8-1 for noise measurement locations.

** ADT = Average Daily Traffic

***A-weighted decibel [dB]

As noted above, implementation of Alternative Master Plan A would generate fewer daily trips, resulting in a slight reduction in noise levels, compared to the proposed project. Similar to the proposed project, due to the relatively low number of expected additional trips (compared to existing conditions), estimated noise level increases due to project generated traffic are expected to be negligible (0.0- to 0.1-dB increase), and not perceptible to the human ear.

Transportation-related Noise Affecting NCP Uses

The NCP is considered a noise sensitive use, including the library and outdoor recreation areas. The existing average noise measurements at the perimeter of the NCP ranges from 55.6 dB on Osage Road to 64.5 dB near West Tefft Street and Pomeroy Road (refer to EIR Section 4.8, Noise). Additional trips would be generated on adjacent roadways under build-out conditions. As seen in Table 5-5, this would result in a minimal increase in noise levels in the area. The location with the highest percentage of average daily trip increase is near West Tefft Street and Pomeroy Road. The County's South County Traffic Model shows a decrease in trips at Pomeroy Road/Juniper Street. Upon community build-out, traffic noise at this location would increase by 1.9 dB, resulting in an approximately 66.5 dB noise level (including the uses proposed at NCP).

Table 5-5. Estimated Traffic Noise Level Increase (Existing Plus Build-out)

Location[1]	Existing ADT	Baseline Build-out ADT	ADT Increase (%)	Estimated Noise Level Increase (dBA) Leq	Estimated Noise Level (without project)	Estimated Noise Level (Build-out Plus Project)
1 – Pomeroy/Juniper	8,500	8,400	0	0.1	63.8	63.9
2 – West Tefft/Pomeroy	13,100	19,200	47	1.9	66.4	66.5
5 – Osage	1,200	1,300	8.3	0.3	55.9	56.0
6 – Pomeroy/Camino	6,500	6,700	3.1	0.12	63.1	63.1

[1] Refer to Figure 4.8-1 for noise measurement locations

Similar to the proposed project, the Nipomo Library is located approximately 110 feet from the West Tefft Street roadway. In addition, under this alternative, the temporary pre-school would be removed, and a permanent pre-school would be constructed approximately 50 feet from the edge of West Tefft Street, near the Nipomo Library. Generally, for these uses, noise levels ranging from 60 to 70 dB is considered conditionally acceptable. Standard building practices would attenuate noise by 15dB, and the existing library building would further attenuate noise. The threshold of significance for interior noise is 45 dB; therefore, noise mitigation is also recommended for the library building, and the southern and northern aspects of the proposed library expansion (including replacement of windows) (refer to mitigation measure N/mm-1). The acceptable noise level for outdoor recreation ranges from 50 to 70 dB; therefore, all other NCP uses would not be adversely affected by transportation-related noise.

Stationary Noise

An assessment of noise generated by proposed uses is provided in Section 4.8, Noise, of this EIR. As noted, a 200-foot buffer between the sports fields and the residential property line is recommended to ensure consistency with daytime noise exterior thresholds (50 dBA). For a skate park, the active skating area should be no closer than 400 feet from the nearest receptor location to meet County exterior noise thresholds. Under this alternative, the skate park would be located in the center of the NCP, and would not be located within 400 feet of sensitive land uses, including residential uses, Nipomo Library, and Dana Elementary School.

The proposed community center would be located on West Tefft Street, within 200 feet of residential areas to the east. Noise levels would vary substantially, depending on the uses allowed within these facilities. Unmonitored amplified sound could exceed noise thresholds for sensitive land uses. Existing policies in place to control and monitor amplified noise would apply to future uses within the park, including the community center. The County reserves the right to revoke amplified sound permits at any time if the noise level is excessive. Implementation of mitigation measures N/mm-2, mm-3, and mm-4 are recommended to reduce anticipated noise levels.

Increase in Ambient Noise Levels

Similar to the proposed project, implementation of Alternative Master Plan A would result in a maximum 2 dB increase in the ambient noise level, due to transportation-related noise and activities within recreational areas. Noise-generating uses, such as the sports fields, skate park, and swimming pool, would be located in the interior of the park, a minimum of 400 feet from the oak woodland trail system. While the ambient noise level would increase within the developed area of NCP, other open space areas within the park and offsite residential areas would not experience a substantial increase in ambient noise levels. Implementation of identified mitigation measures would further reduce adverse noise impacts.

Exposure to Excessive Noise or Vibration

Construction of the project would include the use of heavy equipment within NCP and on adjacent roadways during construction of road improvements. All construction activity would occur during daytime hours, and no activities are anticipated to result in excessive ground borne vibrations or noise levels.

5.4.2.8 Public Services and Utilities

Regarding public services and utilities, Alternative Master Plan A would have similar impacts as the proposed project, as discussed below. All impacts would be *less than significant* (Class III) or mitigated to *less than significant* (Class II).

Effect Upon or Result in New or Altered Public Services

Fire Protection

The addition of new park facilities would place a small additional service demand on the two CAL FIRE stations that serve the area, but new development in the park is not expected to significantly impact area fire response times or service levels.

Police Protection

New park development would place additional service demands on existing South County Sheriff services. The Sheriff's Department recommended implementation of several safety measures in conjunction with development of additional park facilities, including the "Crime Prevention Through Environmental Design" and lighting and lighting system guidelines, which have been proven to prevent and reduce crime, and would be applicable to the Alternative Master Plan A. Though new park development would place additional service demands on existing South County Sheriff services, through implementation of these measures, it is not anticipated that existing levels of service would significantly degrade as a result of new development at the park. Implementation of PSU/mm-1 is recommended, which would incorporate crime prevention and safety measures into the final design of each park element.

Schools

Although Nipomo area schools are currently operating at or above their maximum capacities, this alternative is not expected to result in significant impacts on local schools, because it would serve the existing and projected population.

Roads

Similar to the proposed project, this alternative includes traffic improvements including widening and improvement of Osage Road, the construction of a new traffic signal at the

intersection of Pomeroy Road and Juniper Street, and the realignment of park entrances on West Tefft Street and Pomeroy Road. These measures would address traffic-related impacts, and no additional road improvements would be required.

Solid Wastes

All solid waste from the park is transferred and processed at the Santa Maria Transfer Station and/or disposed of at the Cold Canyon Landfill north of Arroyo Grande. The Santa Maria Transfer Station is currently operating at only 12% to 18% of its capacity. While the Cold Canyon Landfill is operating much closer to capacity and has an expected closure date of 2012, plans for expansion are currently being processed. Cold Canyon, either as it currently exists or as expanded, has sufficient capacity to adequately meet the small increase in solid waste that would be generated by new development at the park.

Wastewater

Alternative Master Plan A includes two additional restroom facilities to serve park visitors. Current facilities are treated by onsite individual septic systems, and additional septic systems and leachfields are considered suitable for additional proposed facilities. Because the project facilities are not tied into the public wastewater collection and treatment system, no increased demand or resulting impacts on that public system are anticipated. Additionally, any new facilities would be required to comply with Title 19 of the County Code to ensure septic system design and capacities are adequate, further reducing the likelihood of impacts.

Water Services

The project site would continue to be served by the NCSD for water supply. Improved on-site use of water and infrastructure, including irrigation systems, and anticipated additional water demand is discussed in detail in Section 4.12, Water Resources, of this EIR. Additional infrastructure may include pipelines to transfer recycled water from the Southland Wastewater Treatment Facility. Otherwise, no additional facilities would be required to serve the project.

Recreation

Impacts to recreational resources as a result of this alternative would be beneficial overall. Improvements to existing passive and active recreational opportunities and the creation of a community center would increase the recreational opportunities for both visitors and residents.

Energy

New facilities within the park would require the addition of new electric lines, underground conduits, transformers, and any appurtenances necessary for operation. This alternative would incorporate energy-efficiency measures to reduce water consumption (and subsequently energy used to transport water to the site) and use of utility-power and energy. There will be opportunities to include alternative and renewable energy sources (i.e., on-site solar panels) on existing and proposed structures within the park.

This alternative provides opportunities to reduce Vehicle Miles Traveled by improving access for pedestrians and bicyclists, and including additional active recreational facilities within the urban core of Nipomo.

5.4.2.9 Transportation, Circulation, and Traffic

Implementation of Alternative Master Plan A would result in approximately 48% fewer daily trips as compared to the proposed project. On and off-site road improvements would be the same as the proposed project. A quantified analysis of transportation and circulation impacts is provided below. All impacts would be mitigated to *less than significant* (Class II).

Increase in Traffic and Level of Service

Proposed Intersection and Roadway Improvements

Alternative Master Plan A incorporates the same off-site road improvements, and similar on-site circulation infrastructure as the proposed project. The existing park access road connection to West Tefft Street will be realigned to the north side of the public library opposite Orchard Avenue (signalized). Modifications at the West Tefft Street/Orchard Avenue intersection will include two approach lanes for traffic exiting the NCP (i.e., a shared left-through lane and a right turn lane). The existing split signal phasing for Orchard Avenue should be eliminated. An exclusive left turn signal phase should be provided on the northbound approach of West Tefft Street. The existing park access road connection to Pomeroy Road will be realigned opposite Juniper Street and a traffic signal will be installed. A northbound left turn and southbound right turn lane will be installed on Pomeroy Road at the Juniper Street intersection. The following analysis assumes the implementation of these improvements.

Intersection and Roadway Impacts

Project Trip Generation, Distribution, and Assignment

Trip generation estimates associated with the proposed uses were derived using data contained in the ITE Trip Generation Manual (8th Edition) and other sources (refer to Figure 5-7). Table 5-6 summarizes the trip generation estimates associated with Alternative Master Plan A (new increase equals proposed minus existing).

Table 5-6. Estimated Project Alternative Vehicle Trip Generation

Land Use Component	Number of Vehicle Trips				
	a.m. Peak Hour		p.m. Peak Hour		Daily
	In	Out	In	Out	
Existing NCP Uses (159.167 acres)	-	-	154	99	1,800
Proposed NCP Master Plan Uses					
Various Park Uses - 6.12 Ac.*	0	0	1	1	28
Community Center- 14,000 SF	14	9	8	13	320
Four Baseball/Softball Fields	0	0	20	10	120
Two Basketball Courts	0	0	65	35	400
Four Tennis Courts	3	3	7	7	134
Six Multi-Purpose Sporting Fields (Soccer)	4	4	86	38	428

Land Use Component	Number of Vehicle Trips				
	a.m. Peak Hour		p.m. Peak Hour		Daily
	In	Out	In	Out	
Skate Park or Community Pool - 10,000 SF	0	0	15	9	158
Amphitheater - 5,227 SF (50-75 Seats)	0	0	15	4	50
Library - 11,134 SF	8	3	39	42	626
Preschool – 5,450 SF (40 Students)	17	15	16	17	180
Ranger Residence	0	1	1	0	10
Total	**46**	**35**	**273**	**176**	**2,454**
Net Change	***n/a***	***n/a***	***+119***	***+77***	***+654***

* Uses include playgrounds, dog park area, picnic areas, horseshoe pits & trails/walkways

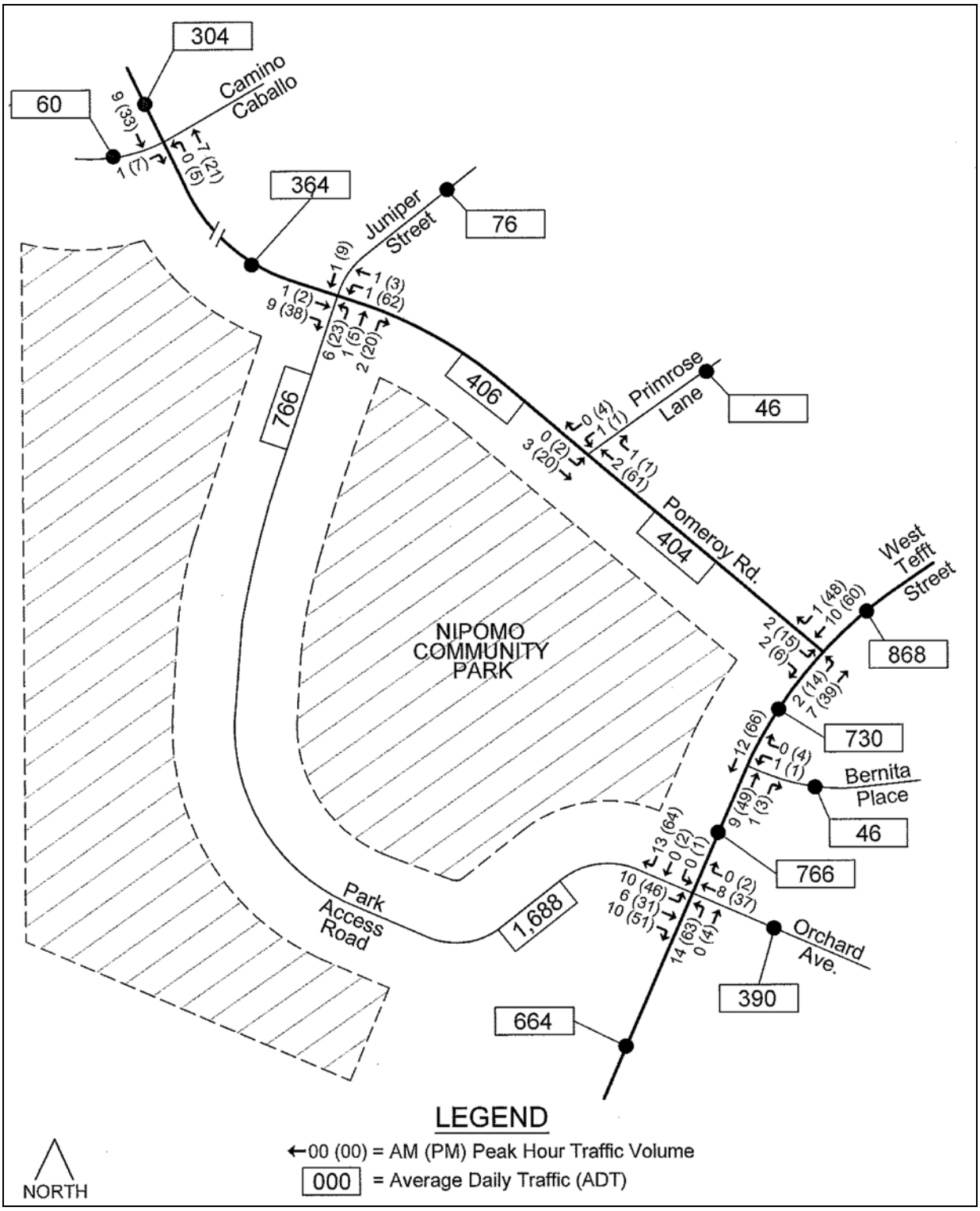
Build-out of Alternative Master Plan A will generate 2,454 daily trips (two-way trip ends), 81 trips during the AM peak hour (46 inbound and 35 outbound) and 449 trips during the PM peak hour (273 inbound and 176 outbound). The additional facilities will generate a “net” increase of 654 daily trips (additional 36%) and 196 trips during the PM peak hour (additional 77%). The impact analysis was performed assuming no discounts for “pass-by” or “multiple-use” type trips. The traffic volumes associated with Alternative Master Plan A are illustrated on Figure 5-7.

Build-out of uses included in this alternative would not significantly increase vehicular traffic demands on local neighborhood streets. No significant neighborhood impacts are anticipated and no mitigation measures are warranted.

Existing Plus Project Intersection Operations

Intersection operations were calculated with the total traffic volumes associated with build-out of this alternative (refer to Table 5-6). Detailed LOS calculation sheets are presented in Appendix F. Table 5-7 shows the levels of service under Existing and Existing with Alternative Master Plan A Conditions. The study intersections will operate within acceptable limits (LOS C or better) at build-out. The project analysis assumes that infrastructure improvements will be in place at the West Tefft Street/Orchard Avenue and Pomeroy Road/Juniper Street intersections.

Figure 5-7. Alternative Master Plan A Traffic Volumes



Source: Pinnacle Transportation Engineering 2010

Table 5-7. Existing and Existing with Alternative Master Plan A Intersection Levels of Service

Study Intersection	Vehicle Delay/LOS	
	Existing	With Project
W. Tefft Street/Pomeroy Road*	14.6/B	15.3/B
W. Tefft Street/Orchard Avenue*	20.8/C	16.2/B
Pomeroy Road/Juniper Street*	n/a	5.6/A
Pomeroy Road/Camino Caballo Stop Sign Approach	2.7/A (22.8/C)	2.7/A (24.4/C)

* Intersection controlled with traffic signal.

As documented under existing conditions, delays at the US 101/West Tefft Street interchange southbound ramps intersection are in the LOS E range during the p.m. peak hour. However, completion of the US 101/Willow Road interchange is anticipated to reduce delays at the US 101/West Tefft Street interchange by about 40% during the PM peak hour. It is anticipated that buildout of uses included in the NCP Master Plan could add 10 to 15 trips to the US 101/West Tefft Street interchange. Buildout of the NCPMP would not significantly impact existing operations during the p.m. peak hour; therefore, no mitigation measures are warranted.

Existing With Project Roadway Segment Operations

Table 5-8 shows the roadway levels of service for the study street segments under Existing and Existing with Alternative Master Plan A Conditions. The study roadway segments will operate at LOS C or better with the addition of project traffic. This alternative will potentially add daily trips to West Tefft Street through the US 101 interchange. Project specific impacts associated with the “existing with project alternative” scenario are presented under the intersection levels of service analysis. Thus, no project impacts to roadway segments are anticipated, so no mitigation measures are warranted.

Cumulative Intersection Impacts

Table 5-9 shows the levels of service under Cumulative and Cumulative with Alternative Master Plan A Conditions. Detailed LOS calculation sheets are included in Appendix F. Average vehicle delays will be within acceptable limits at the study intersections with the build-out of this alternative. Delays on the westbound approach at the Pomeroy Road and Camino Caballo intersection will be within unacceptable limits (LOS E to F). Cumulative traffic demands will satisfy the minimum “peak hour volume” signal warrant criteria (California MUTCD 70% factor) at this intersection. However, the construction of capacity improvements at this intersection would not reduce delays on the westbound approach to an acceptable level (LOS C or better). Additional signal warrants should be satisfied before considering the installation of traffic signal control, and therefore, the installation of signal control at this intersection is not recommended. As documented under existing conditions delays at the US 101/West Tefft Street interchange southbound ramps are within unacceptable levels (LOS E).

Table 5-8. Existing and Existing With Project Alternative Street Roadway Segment Daily Traffic Conditions

Roadway Segment	Type	LOS E Capacity	ADT/LOS	
			Existing	With Project
W. Tefft Street, e/o Pomeroy Road	4-Lane Arterial*	36,000	17,000/A	17,232/A
W. Tefft Street, Pomeroy Rd. - Orchard Ave.	3-Lane Arterial*	24,000	13,100/A	13,304/A
W. Tefft Street, s/o Orchard Avenue	2-Lane Arterial*	18,000	9,800/A	10,144/A
Pomeroy Road, n/o W. Tefft Street	2-Lane Arterial	13,500	8,900/B	9,008/B
Pomeroy Road, Juniper St. - Camino Ca.	2-Lane Arterial	13,500	8,500/B	8,598/B
Pomeroy Road, n/o Camino Caballo	2-Lane Collector	12,000	6,500/B	6,582/B
Camino Caballo, w/o Pomeroy Road	2-Lane Collector	12,000	2,300/A	2,316/A
Orchard Avenue, e/o W. Tefft Street	2-Lane Arterial	13,500	5,900/A	6,004/A
Juniper Street, e/o Pomeroy Road	2-Lane Collector	12,000	1,600/A	1,620/A
Osage Street, s/o Camino Caballo	2-Lane Collector	12,000	1,200/A	1,214/A
Mesa Road, w/o W. Tefft Street	2-Lane Collector	12,000	2,900/A	2,914/A

* With left turn lanes.

Table 5-9. Cumulative With Master Plan Alternative A Intersection Levels of Service

Study Intersection	Vehicle Delay/LOS	
	Cumulative	With Project
W. Tefft Street/Pomeroy Road*	27.2/C	32.5/C
W. Tefft Street/Orchard Avenue*	34.4/C	17.4/B
Pomeroy Road/Juniper Street*	n/a	6.0/A
Pomeroy Road/Camino Caballo Stop Sign Approach	3.4/A (43.4/E)	3.9/A (>50/F)

* Intersection controlled with traffic signal.

Completion of the US 101/Willow Road interchange is anticipated to reduce traffic demands and vehicle delays at the US101/West Tefft Street interchange by about 40% during the PM peak hour. PM peak hour traffic demands will also be reduced on Pomeroy Road and at the Pomeroy Road/Camino Caballo intersection. However, the Willow Road Extension EIR analysis indicates that the benefits associated with the project will not eliminate the adverse LOS at the US 101/West Tefft Street interchange during the PM peak hour period.

The NCPMP is a 20-year plan; therefore, periodic re-assessment of traffic conditions is recommended prior to development and during operation of high-traffic generating uses to ensure traffic impacts are mitigated to the extent feasible. The re-assessment would include consultation with Public Works to identify impact fees appropriate for the project, based on the most recent South County Traffic Model Update. The associated capital improvement program provides a mechanism for the funding of future long range infrastructure improvements, which would improve traffic and circulation. Implementation of TR/mm-1, mm-2, and mm-3 are recommended to address potentially significant cumulative traffic impacts.

Cumulative Intersection and Roadway Impacts

Cumulative daily traffic volumes on a majority of the study area roadway segments will remain within acceptable limits with the build-out of the Master Plan Alternative A (LOS C or better). Cumulative daily traffic along West Tefft Street near the US 101 interchange is projected to be within the LOS E range (with or without the project). Table 5-10 presents the cumulative roadway segment levels of service for the study segments.

Table 5-10. Cumulative Roadway Segment Daily Traffic Conditions

Roadway Segment	Type	LOS E Capacity	ADT/LOS	
			Cumulative	With Project
W. Tefft Street, e/o Pomeroy Road	4-Lane Arterial*	36,000	25,550/D	25,782/D
W. Tefft Street, Pomeroy Rd. - Orchard Ave.	4-Lane Arterial*	36,000	19,200/B	19,404/B
W. Tefft Street, s/o Orchard Avenue	2-Lane Arterial*	18,000	10,600/A	10,776/A
Pomeroy Road, n/o W. Tefft Street	2-Lane Arterial	13,500	7,150/B	7,258/A
Pomeroy Road, Juniper St. - Camino Ca.	2-Lane Arterial	13,500	8,400/B	8,498/B
Pomeroy Road, n/o Camino Caballo	2-Lane Collector	12,000	6,700/B	6,782/B
Camino Caballo, w/o Pomeroy Road	2-Lane Collector	12,000	2,900/A	2,916/A
Orchard Avenue, e/o W. Tefft Street	2-Lane Arterial	13,500	9,350/B	9,454/C
Juniper Street, e/o Pomeroy Road	2-Lane Collector	12,000	2,800/A	2,820/A
Osage Street, s/o Camino Caballo	2-Lane Collector	12,000	1,300/A	1,314/A
Mesa Road, w/o W. Tefft Street	2-Lane Collector	12,000	3,100/A	3,114/A

* With left turn lanes.

Completion of the US 101/Willow Road interchange is anticipated to reduce daily traffic on West Tefft Street (west of US 101) by about 20-25%. The Willow Road Extension EIR analysis indicates that the benefits associated with the project are estimated to improve the buildout LOS E to an acceptable LOS C (27,200 ADT) on West Tefft Street (near US 101 interchange). Thus, no project impacts to roadway segments are anticipated, so no mitigation measures are warranted.

Neighborhood Impacts

Buildout of uses included in Alternative Master Plan A will not significantly increase vehicular traffic demands on local neighborhood streets. No significant neighborhood impacts are anticipated and no mitigation measures are warranted.

Create Unsafe Conditions / Emergency Access

The NCP Master Plan includes various infrastructure improvements (refer to EIR Section 4.10, Transportation, Circulation, and Traffic). Infrastructure improvements associated with the NCP Master Plan are also included as part of the Alternative Master Plan A. No significant project access impacts are anticipated, and no mitigation measures are warranted.

Parking Capacity and Internal Circulation

Build-out of Alternative Master Plan A will include numerous internal circulation improvements. New parking lots will be constructed to accommodate parking demands adjacent to the existing and proposed facilities. No significant internal circulation or parking impacts are anticipated, and no mitigation measures are warranted.

Alternative Transportation

Build-out of uses included in this alternative have a potential to increase local pedestrian and bicycle traffic. The project trails will connect to existing pedestrian and bicycle facilities along West Tefft Street and Pomeroy Road. Thus, no project impacts to pedestrian or bicycle facilities are anticipated, so no mitigation measures are warranted. Additional facilities may increase the demand for transit services. The nearest transit stop is located on West Tefft Street near Carrillo Street, approximately 1 mile from the NCP. Currently there are not adequate paved pedestrian facilities to access the transit stops on West Tefft Street. Therefore, the project alternative has a potential to significantly impact transit service to the Nipomo community. Implementation of TR/mm-1 is recommended to mitigate this impact.

5.4.2.10 Wastewater

Implementation of Alternative Master Plan A would require the addition of two restrooms and associated on-site septic systems and leachfields. Based on consultation with the Regional Water Quality Control Board, review of available data, and project site conditions, NCP remains suitable for on-site wastewater treatment. Development of this alternative would not preclude connection to the NCSD community sewer system. All impacts would be *less than significant* (Class III).

Violate Waste Discharge Requirements or Central Coast Basin Plan Criteria

Based on consultation with the Regional Water Quality Control Board (RWQCB) regarding the Basin Plan and Basin Plan Amendment requirements, restroom facilities within the park are not required to connect to the NCSD sewer system unless compliance with the Basin Plan cannot be demonstrated (RWQCB 2010). Based on site conditions, it appears that the site is suitable for additional onsite wastewater treatment and disposal. Implementation of on-site wastewater disposal is subject to updated regulations regarding wastewater disposal and water quality, including specific requirements for site specific sub-surface investigation and testing. In the event the County cannot demonstrate compliance with the Basin Plan, connection to the NCSD sewer system would be necessary. Based on consultation with the NCSD (personal communication, Bruce Buel, NCSD; December 17, 2008), the NCSD notes that a connection is possible, based on further review of additional information at the time

connection is proposed. There is an existing sewer line along West Tefft Street, adjacent to the park site.

Change the Quality of Surface or Groundwater

The site demonstrates characteristics (slope, percolation rate, depth to groundwater) suitable for disposal, while avoiding adverse effects to surface or groundwater. In addition, the County is required to comply with the Basin Plan prior to siting and development of the restrooms and associated onsite systems.

Adversely Affect Community Wastewater Service Provider

As proposed, the project would not require connection to the NCSD sewer system and Southland Wastewater Treatment Facility. In the event site specific testing and analysis shows that the project would not comply with the Basin Plan, connection to the community system may be necessary. Based on review of the Southland Wastewater Treatment Facility Draft EIR, and consultation with the NCSD, the facility has the capacity to serve the park if necessary. The project could feasibly connect to the existing sewer system, provided on and offsite infrastructure is provided.

5.4.2.11 Water Resources

Master Plan Alternative A would result in a slight reduction in additional estimated water use (1.3% reduction) due to the smaller community center. There would be a slight increase in open turf area, and the size of the swimming pool, which would increase the water demand for these uses. As shown in Table 5-11, the total additional water demand would be approximately 43.7 afy.

Table 5-11. Estimated Additional Water Demand

Facilities	Unit	Water Duty Factor (afy)	Estimated Water Demand (afy)
Community Center[1]	14,000 square feet	0.00007	0.98
Sports Fields (Turf)[2]	10.0 acres	2.7	27
Swimming Pool[1]	10,000 square feet	0.00046	4.6
Open Play Area (Turf)[2]	4.05 acres	2.7	10.9
Restrooms [1]	4 toilets	0.058	0.232
Total			**43.7**

[1] Monterey Peninsula Water Management District

[2] County of Santa Barbara

The area proposed for development, and associated drainage improvements, would be the same as the proposed project. Overall, the effects to water resources would be similar to the proposed project. All impacts would be mitigated to *less than significant* (Class II).

Violation of Water Quality Standards

Similar to the proposed project, implementation of major grading, such as site preparation for the sports fields, would necessitate preparation of a Stormwater Pollution Prevention Plan (SWPPP). Due to the location of the project, implementation of the project would not result in direct effects to surface or groundwater. Future grading activities would disturb soil, and potentially result in off-site sedimentation and/or clogging within existing and proposed retention basins. Standard erosion and sedimentation control measures and preparation and implementation of a SWPPP would ensure avoidance of adverse effects to water quality.

During operation of the project, discharge of sediment, hydrocarbons, and other pollutants into stormwater and drainage infrastructure (which eventually discharge into surface waters) would indirectly affect water quality. Implementation of BMPs consistent with LUO §§22.10.155.G.7 and 22.10.155.G.8., incorporation of LID consistent with LUO §22.10.155.G.1 would avoid or minimize the project's contribution to water quality issues affecting surface water bodies in Nipomo and the South County area (refer to mitigation measures WAT/mm-1 through WAT/mm-3).

Discharge into Surface Waters or Alter Surface Water Quality

The NCP is not located in close proximity to surface waters. As discussed above, grading and construction activities may result in sediment and pollutant transport and discharge offsite, which may eventually affect offsite surface waters. Mitigation is recommended to address these effects (WAT/mm-1, WAT/mm-2, and WAT/mm-3).

Change the Quality of Groundwater

The project would continue to manage wastewater via onsite septic systems and leach fields, consistent with existing regulations and Basin Plan requirements. Based on compliance with these existing regulations, this alternative would not adversely affect groundwater quality.

Change the Quantity or Movement of Surface or Groundwater

Similar to the proposed project, this alternative would continue to use water supplied by the NCSD (refer to analysis in following section). The proposed project would result in approximately 12.2 acres of additional impervious surfaces, including approximately 4.6 acres of facilities and paved trails and 7.5 acres for infrastructure. The remaining additional acreage would include pervious surfaces, such as sports fields. Onsite stormwater management is proposed to avoid adverse effects both within the park and offsite. Incorporation of LID strategies is recommended to avoid potential effects to stormwater flow and offsite effects related to flood control and stormwater management (refer to WAT/mm-3).

Adversely Affect Community Water Service Provider

Implementation of Alternative Master Plan A would result in an increase of irrigated areas and facilities, and would require additional water supplied from the NCSD. Similar to the proposed project, this alternative would be constructed in phases, and supplemental water would need to be secured prior to construction of the new sports fields and open turf areas. As described in EIR Section 4.12, Water Resources, the NCSD has demonstrated adequate water supply to serve the future needs of the park. This additional service is contingent on the implementation of improvements to the existing irrigation system to reduce current water supply, consistent with measures to target reducing consumption for high-use customers. In addition, future irrigation needs may be met by applying recycled water from the Southland Wastewater

Treatment Facility (approximately 100,000 to 245,000 gallons/day). Implementation of water conservation measures would be required for this alternative (refer to WAT/mm-4, mm-5, and mm-6).

5.4.2.12 Climate Change

Implementation of Alternative Master Plan A would result in similar greenhouse gas (GHG) emissions as the proposed project. Overall, this alternative would have similar effects related to GHG emission and climate change as the proposed project. All impacts would be *less than significant* (Class III).

Generation of GHG Emissions

GHG emissions directly generated during construction of the project will be a short-term increase. As noted in EIR Section 4.2, Air Quality, operation of the project would exceed combined ROG and NO_x thresholds. Estimated CO_2 emissions would be 6,766.52 lbs/day during construction and 3,190 lbs/day during operation. Mitigation is identified to reduce operational emissions for these precursors to ozone, including energy efficiency measures, use of landscaping to minimize energy use for heating and cooling, use of green building materials, and incorporation of engineering and design (i.e., insulation, windows, lighting) to minimize energy demand (AQ/mm-2). In addition, the project includes several actions that would reduce regional generation of GHG emissions, including improved safe alternative access to the park, including safer pedestrian and bicycle crossings, and improvements to existing public facilities within an urban area.

Conflict with Plans and Policies

This alternative will not conflict with an applicable plan, policy, or regulation adopted to reduce GHG emissions. Air quality, energy efficiency, and water conservation measures are identified to mitigate identified impacts; implementation of these measures would also reduce operational GHG emissions. In addition, the project would be consistent with goals to reduce vehicle miles traveled by providing recreational opportunities and alternative transportation linkage within an urban area, and in close proximity to residential areas, and by promoting walking and bicycling by improving safe access into the park and providing path linkages to bike paths and sidewalks.

5.4.2.13 Consistency with Project Objectives

This alternative would meet all the project objectives.

5.4.3 Alternative Master Plan B

Alternative Master Plan B would have a smaller footprint than the proposed project and Master Plan Alternative A. This alternative does not include sports fields, expanded open turf areas, or a community center. The total additional area would be approximately 11 acres. This alternative assumes similar drainage, access, and parking infrastructure; however, these features would likely be reduced in size based on further calculations. This alternative would further reduce identified impacts by design. Mitigation would be required as indicated, to reduce potential impacts to less than significant.

5.4.3.1 Aesthetic Resources

Additional development would be limited to two amphitheater/gazebo structures, basketball, tennis, and volleyball courts, expanded tennis courts, horseshoe pits, trails, restrooms, and

expansion of the library. These features would be aesthetically compatible with the park setting. Consideration of fencing and architectural features would be necessary at the design phase.

5.4.3.2 Air Quality

This alternative would likely generate insignificant levels of additional traffic and associated operational emissions. During construction, potential impacts would include the generation of fugitive dust (PM_{10}) and diesel particulate matter (DPM). There is also a potential for asbestos exposure (natural and material). Implementation of standard mitigation would be required due to the close proximity of sensitive land uses, including the park itself.

5.4.3.3 Biological Resources

Under this alternative, proposed additional features would be located in close proximity to the developed area of the park. Improved trails would be located within sensitive habitats, including oak woodland and maritime chaparral. Mitigation will be required to avoid adverse effects to special status species and loss of native habitat.

5.4.3.4 Cultural Resources

This alternative includes access improvements similar to the proposed project; therefore construction monitoring is recommended to avoid potential impacts to cultural resources.

5.4.3.5 Geology, Soils and Drainage

Alternative Master Plan B would result in an approximately 60% reduction in developed area, compared to the proposed project. This would reduce potential impacts due to erosion and drainage. Preparation and implementation of a Stormwater Pollution Prevention Plan, erosion and sedimentation control plan, BMPs, and LID strategies are recommended.

5.4.3.6 Hazards and Hazardous Materials

New development proposed within the informal dump area would be limited to expansion of the library. Additional testing and monitoring of landfill gasses would likely be required. During construction, standard measures would be required to avoid public exposure to accidental leaks or spills from equipment.

5.4.3.7 Land Use

Proposed facilities would be located adjacent to the existing developed area within the park, and would meet County LUO setbacks and height limitations. Potential land use conflicts related to light, glare, and noise would be avoided due to elimination of the sports fields and associated lighting. Expanded restroom facilities, including onsite septic systems, would be constructed consistent with Basin Plan requirements, similar to the proposed project.

Alternative Master Plan B does not include a community center; therefore consideration of an alternative location within Nipomo is recommended for consistency with *Parks and Recreation Element* Table E2, Nipomo South County PA Proposed County Parks, Recreation & Natural Areas, which requires the County to "*provide a community center for recreational activities and programming for all ages. This facility may include a new structure, an existing school, or other similar facility available through a joint use agreement*."

5.4.3.8 Noise

Recreational facilities that would generate noise during use would be located within the interior of the park, and would not affect adjacent sensitive land uses. This alternative would not generate traffic trips that would raise the ambient noise level, and proposed uses would not be adversely affected by transportation noise. No mitigation would be necessary.

5.4.3.9 Public Services and Utilities

Implementation of this alternative would expand existing uses within the park, but would not include any new uses likely to require additional public services or utilities beyond current levels. Incorporation of crime prevention design elements is recommended to further discourage activities that may require emergency response. This alternative may not address current and future recreational needs within the community of Nipomo, including additional multi-use sports fields and other active recreation facilities.

5.4.3.10 Transportation and Circulation

Alternative Master Plan B would not include any elements that generate high levels of traffic, as compared to the proposed project. There would be some increase in traffic trips due to the availability of additional courts and playground facilities. Incorporation of proposed road improvements, including realignment and signalization of park entrances, is recommended to provide safe access for pedestrians and bicyclists. Incorporation of a transit stop is recommended to accommodate existing and future park visitors, and reduce potential trips on area roadways.

5.4.3.11 Wastewater

This alternative would include the construction of two additional restroom facilities. Based on consultation with the RWQCB, review of Basin Plan requirements, and qualitative assessment of the project site, conditions are suitable to accommodate additional onsite systems.

5.4.3.12 Water Resources

This alternative would result in a substantial reduction in additional water demand. Elimination of additional turf, swimming pool, and community center would reduce water demand by approximately 44 afy. Upon implementation of recommended water conservation and irrigation efficiency measures, it is likely this alternative would not result in an increase in water demand for the proposed restrooms. Incorporation of BMPs and LID strategies is recommended to further reduce potential adverse effects to water quality during construction of additional elements and park operation.

5.4.3.13 Consistency with Project Objectives

This alternative is not consistent with all project objectives. This alternative does not fully meet the following objectives:

- provide a range of passive and active facilities and use areas to meet the recreational needs of the community, and
- effectively manage current and projected levels of park uses.

The range of recreational opportunities included in this alternative is limited, and may not meet existing and future public demand for more intensive uses (i.e., sports fields, skate park).

Current demand and continued population growth within Nipomo and southern San Luis Obispo County creates additional need for active, public recreational facilities. In the event these facilities are not included in the Master Plan, this issue would need to be addressed by the County in the near future, including identification of a site suitable for sports fields and other active recreational opportunities.

Alternative Master Plan A does not include a community center within the park; 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.

5.4.4 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.

Photograph 5-1. View to the northwest.

Photograph 5-2. View to the north.

5.4.4.1 Aesthetic Resources

This location is readily visible from US 101, predominantly from the southbound lanes. Highway frontage to the north is generally undeveloped, and is dominated by rural residential and agricultural land uses. The facility would be located within the northern gateway to Nipomo; consideration of character and visual compatibility would be necessary to avoid adverse impacts to visual resources, including rural design elements, shielded and/or landscaped parking areas, use of natural exterior colors, and shielded exterior lighting.

5.4.4.2 Air Quality

Construction and operation of the community center would result in short and long-term emissions. By itself, this element would not generate emissions exceeding identified thresholds. Standard mitigation measures to minimize the generation of fugitive dust (PM_{10}) are recommended.

Due to the close proximity of US 101, preparation of a risk assessment may be required by SLOAPCD to evaluate exposure to toxic air and soil emissions due to diesel particulates and heavy metals. Outdoor recreational use would likely be limited (or eliminated) from the community center design to avoid public exposure.

5.4.4.3 Biological Resources

This site is undeveloped, and supports grassland and coastal scrub habitat. Mature stands of trees are located immediately offsite. No sources of surface water were observed onsite or in the vicinity. Seasonal botanical surveys are recommended to verify presence or absence of special-status plant species Potentially affected species may include nesting birds, foraging

raptors, and special-status avian and terrestrial species including white-tailed kite, burrowing owl, Monterey dusky-footed woodrat, American badger, and coast horned lizard. Implementation of standard mitigation is recommended to avoid adverse effects to these species, including pre-construction surveys.

5.4.4.4 Cultural Resources

This site is located in an area generally considered culturally sensitive. A Phase One Cultural Resources Survey is recommended to determine if significant cultural materials are present within or adjacent to the site.

5.4.4.5 Geology, Soils and Drainage

This site is nearly level, and evidence of geologic hazards, flooding, or adverse drainage conditions was not observed. Standard mitigation measures, including preparation and implementation of a SWPPP, BMPs, and LID strategies are recommended to address erosion and stormwater management.

5.4.4.6 Hazards and Hazardous Materials

No known hazardous sites are present in this location. US 101 is a common route for the transfer of goods and materials, including hazardous liquid, gas, and solids, although the potential for an accidental spill or off-road crash is unlikely. Implementation of BMPs to avoid public exposure to accidental spills or leaks during construction is recommended, due to the presence of residences and businesses to the west and south.

5.4.4.7 Land Use

Land use impacts may include operational noise associated with the center, including traffic-related noise and amplified sound and voices during the attendance of large events. Due to the presence of US 101, the increase may not be significant; however this new use may require implementation of mitigation to avoid conflicts with adjacent residential uses.

County LUO §22.112.080 (South County – Nipomo Urban Area) standards for the Commercial Service land use category lists a limitation on allowable uses. Excluded allowable uses include public assembly and entertainment and sports assembly. Indoor amusement and recreation facilities would be allowed; however, consistency with this standard may limit use of the community center in this location in the event it is determined that full consistency is desired. 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.

5.4.4.8 Noise

Operation of a community center in this location would generate traffic and other associated noise (i.e., voices, amplified sound), which may affect residential uses in the immediate area. Generally, the ambient noise level in this location exceeds thresholds for residential uses, due to the presence of US 101; therefore, the resulting increase in noise levels may not be significant. Incorporation of noise mitigation would likely be necessary to meet thresholds for interior noise. Outdoor use areas, if proposed, could be located on the western side of the structure to attenuate traffic noise from US 101.

5.4.4.9 Public Services and Utilities

Implementation of this alternative would require connection to the NCSD water and sewer system. Operation of the facility would not likely generate an increased demand for emergency responders; however, incorporation of fire prevention and crime prevention design elements are recommended to further discourage activities that may require emergency response.

5.4.4.10 Transportation and Circulation

This site would be accessed from West Tefft Street, Mary Avenue, Juniper Street, and the North Frontage Road. The facility would generate approximately 824 trips per day, and would contribute to deficient conditions at the US 101/West Tefft Street interchange. Implementation of this alternative would require an assessment of existing roads to determine if road improvements, signalization, striping, or signage are necessary.

5.4.4.11 Water Resources

Operation of the community center would require the use of approximately 2.52 afy of water. It is likely the NCSD can accommodate the facility. Incorporation of water meters and water conservation measures for both indoor and outdoor use is recommended to minimize demand. Development of the site may require disturbance of up to 4.4 acres, not including any potential offsite road improvements. Incorporation of BMPs and LID strategies is recommended to further reduce potential adverse effects to water quality during construction, and to avoid an increase in offsite stormwater flow.

5.4.4.12 Consistency with Project Objectives

This alternative is consistent with project objectives specific to the community center.

5.4.5 Community Center Alternative B (West Tefft Street and Branch Street)

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.

5.4.5.1 Aesthetic Resources

This location is visible from West Tefft Street, South Mallagh Street, and West Branch Street. The area is urbanized and developed with a mix of uses. Consideration of character and visual compatibility would be necessary to avoid adverse impacts to visual resources, including rural design elements, shielded and/or landscaped parking areas, use of natural exterior colors, and shielded exterior lighting.

5.4.5.2 Air Quality

Construction and operation of the community center would result in short and long-term emissions. By itself, this element would not generate emissions exceeding identified thresholds. Standard mitigation measures to minimize the generation of fugitive dust (PM_{10}) are recommended.

Photograph 5-3. View to the northeast.

Photograph 5-4. View to the southwest.

5.4.5.3 Biological Resources

This site is undeveloped, and supports grassland and coastal scrub habitat. A deeply incised creek channel crosses under South Mallagh Street near the southern boundary of the parcel. Seasonal botanical surveys are recommended to verify presence or absence of special-status plant species. The site is surrounded by development, and is unlikely to support preferred habitat for special status species, although the nearby creek channel provides an opportunity for migration, and large trees in the area could provide habitat for nesting birds. Implementation of standard mitigation is recommended to avoid adverse effects to the creek, and associated species, including on-site protection measures, BMPs, and pre-construction surveys.

5.4.5.4 Cultural Resources

This site is located in an area generally considered culturally sensitive. A Phase One Cultural Resources Survey is recommended to determine if significant cultural materials are present within or adjacent to the site.

5.4.5.5 Geology, Soils and Drainage

This site is nearly level, and evidence of geologic hazards, flooding, or adverse drainage conditions was not observed. Due to the presence of sandy soils and a nearby creek channel, there may be a potential for liquefaction. Standard mitigation measures, including preparation and implementation of a SWPPP, BMPs, and LID strategies are recommended to address erosion and stormwater management.

5.4.5.6 Hazards and Hazardous Materials

No known hazardous sites are present in this location. Implementation of BMPs to avoid public exposure to accidental spills or leaks during construction is recommended, due to the presence of residences and businesses.

5.4.5.7 Land Use

Land use impacts may include operational noise associated with the center, including traffic-related noise and amplified sound and voices during the attendance of large events. This new use may require implementation of mitigation to avoid conflicts with adjacent residential uses.

County LUO §22.30.240 (Indoor Amusement and Recreation Facilities) standards for the Office and Professional land use category lists a limitation on allowable uses. The list of allowable uses includes gymnasiums, racquetball, handball, and other similar indoor sports activities. County LUO §22.112.080 (South County – Nipomo Urban Area) standards for the Office and Professional land use category include a limitation on use. Excluded uses include indoor amusements and recreation and public assembly and entertainment. 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.

5.4.5.8 Noise

Operation of a community center in this location would generate traffic and other associated noise (i.e., voices, amplified sound), which may affect residential uses in the immediate area. Transportation noise generated by traffic on US 101 and West Tefft Street contribute to elevated ambient noise levels in the area. Incorporation of noise mitigation may be necessary to meet thresholds for interior noise.

5.4.5.9 Public Services and Utilities

Implementation of this alternative would require connection to the NCSD water and sewer system. Operation of the facility would not likely generate an increased demand for emergency responders; however, incorporation of fire prevention and crime prevention design elements are recommended to further discourage activities that may require emergency response.

5.4.5.10 Transportation and Circulation

This site would be accessed from West Tefft Street and South Mallagh Street. The facility would generate approximately 824 trips per day, and would contribute to deficient conditions at the US 101/West Tefft Street interchange. Implementation of this alternative would require an assessment of existing roads to determine if road improvements, signalization, striping, or signage are necessary.

5.4.5.11 Water Resources

Operation of the community center would require the use of approximately 2.52 afy of water. It is likely the NCSD can accommodate the facility. Incorporation of water meters and water conservation measures for both indoor and outdoor use is recommended to minimize demand. Development of the site may require disturbance of up to 2.6 acres, not including any potential offsite road improvements. Incorporation of BMPs and LID strategies is recommended to further reduce potential adverse effects to water quality during construction, and to avoid an increase in offsite stormwater flow.

5.4.5.12 Consistency with Project Objectives

This alternative is consistent with project objectives specific to the community center.

5.4.6 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.

5.4.6.1 Aesthetic Resources

The project site is visible from Orchard Avenue and Division Street. The character of the surrounding area is mixed, and includes a variety of land uses. Consideration of character and visual compatibility would be necessary to avoid adverse impacts to visual resources, including rural design elements, shielded and/or landscaped parking areas, use of natural exterior colors, and shielded exterior lighting.

5.4.6.2 Air Quality

Construction and operation of the community center would result in short and long-term emissions. By itself, this element would not generate emissions exceeding identified thresholds. Standard mitigation measures to minimize the generation of fugitive dust (PM_{10}) are recommended.

Photograph 5-5. View to the northwest.

Photograph 5-6. View to the southwest.

5.4.6.3 Biological Resources

This site is undeveloped, and supports disturbed grassland and coastal scrub habitat. Seasonal botanical surveys are recommended to verify presence or absence of special-status plant species. No evidence of surface water was observed onsite or in the immediate vicinity. The site does not appear to support preferred habitat for special-status species; although potentially affected species may include nesting birds, foraging raptors, and special-status avian and terrestrial species including white-tailed kite, burrowing owl, Monterey dusky-footed woodrat, American badger, and coast horned lizard. Implementation of standard mitigation is recommended to avoid adverse effects to these species, including pre-construction surveys.

5.4.6.4 Cultural Resources

This site is located in an area generally considered culturally sensitive. A Phase One Cultural Resources Survey is recommended to determine if significant cultural materials are present within or adjacent to the site.

5.4.6.5 Geology, Soils and Drainage

This site is gently sloping, and evidence of geologic hazards, flooding, or adverse drainage conditions was not observed. Standard mitigation measures, including preparation and implementation of a SWPPP, BMPs, and LID strategies are recommended to address erosion and stormwater management.

5.4.6.6 Hazards and Hazardous Materials

No known hazardous sites are present in this location. A gas station and convenience store is located across Division Street to the southeast. Implementation of BMPs to avoid public exposure to accidental spills or leaks during construction is recommended, due to the presence of a strawberry field, businesses, and residences to the west, south, and southeast.

5.4.6.7 Land Use

Land use impacts may include operational noise associated with the center, including traffic-related noise and amplified sound and voices during the attendance of large events. This new use may require implementation of mitigation to avoid conflicts with adjacent residential uses.

County LUO §22.112.080 (South County – Nipomo Urban Area) standards for the Commercial Retail land use category include standards for delineated “Neighborhood commercial centers”, including a limitation on use. Limited allowable uses include indoor amusements and recreation, but do not include public assembly and entertainment. Consistency with this standard may limit use of the community center in this location in the event it is determined that full consistency is desired. 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.

5.4.6.8 Noise

Operation of a community center in this location would generate traffic and other associated noise (i.e., voices, amplified sound), which may affect residential uses in the immediate area. Noise sources in the area include vehicles and agricultural transport trucks, and operation of a car wash at the corner of Division Street and Orchard Avenue. Incorporation of noise mitigation may be necessary to meet thresholds for interior noise.

5.4.6.9 Public Services and Utilities

Implementation of this alternative would require connection to the NCSD water and sewer system. Operation of the facility would not likely generate an increased demand for emergency responders; however, incorporation of fire prevention and crime prevention design elements are recommended to further discourage activities that may require emergency response.

5.4.6.10 Transportation and Circulation

This site would be accessed from Division Street and Orchard Avenue. This intersection is signalized and striped. The facility would generate approximately 824 trips per day, and may contribute to deficient conditions at the US 101/West Tefft Street interchange. It is likely that no additional road improvements would be required for development of this location, aside from construction of a driveway consistent with County Public Works road standards.

5.4.6.11 Water Resources

Operation of the community center would require the use of approximately 2.52 afy of water. It is likely the NCSD can accommodate the facility. Incorporation of water meters and water conservation measures for both indoor and outdoor use is recommended to minimize demand. Development of the site may require disturbance of up to 2.85 acres, not including any potential offsite road improvements. Incorporation of BMPs and LID strategies is recommended to further reduce potential adverse effects to water quality during construction, and to avoid an increase in offsite stormwater flow.

5.4.6.12 Consistency with Project Objectives

This alternative is consistent with project objectives specific to the community center.

5.4.7 Community Center Alternative D (Hill Street and Grande Street)

This site is located between Grande Street and Hill 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.

5.4.7.1 Aesthetic Resources

This location is visible from US 101, predominantly from the southbound lanes. Highway frontage on the west side of the highway is urbanized and developed, including multi-family, condominium, and townhome residential uses, and the Vons shopping center to the north. Construction of a community center in this location would be visually compatible with surrounding uses; consideration of character and visual compatibility would be necessary to avoid adverse impacts to visual resources, including rural design elements, shielded and/or landscaped parking areas, use of natural exterior colors, and shielded exterior lighting.

Photograph 5-7. View from Grande Street to the northeast

Photograph 5-8. View from Hill Street to the southwest.

5.4.7.2 Air Quality

Construction and operation of the community center would result in short and long-term emissions. By itself, this element would not generate emissions exceeding identified thresholds. Standard mitigation measures to minimize the generation of fugitive dust (PM_{10}) are recommended.

5.4.7.3 Biological Resources

This site is undeveloped, and supports grassland and coastal scrub habitat. Mature stands of eucalyptus trees are located immediately offsite. No sources of surface water were observed onsite or in the vicinity. Seasonal botanical surveys are recommended to verify presence or absence of special-status plant species. Potentially affected species may include nesting birds, foraging raptors, and special-status avian and terrestrial species including white-tailed kite, burrowing owl, Monterey dusky-footed woodrat, American badger, and coast horned lizard. Implementation of standard mitigation is recommended to avoid adverse effects to these species, including pre-construction surveys.

5.4.7.4 Cultural Resources

This site is located in an area generally considered culturally sensitive. A Phase One Cultural Resources Survey is recommended to determine if significant cultural materials are present within or adjacent to the site.

5.4.7.5 Geology, Soils and Drainage

This topography of the project site is gently to moderately sloping. No evidence of geologic hazards, flooding, or adverse drainage conditions was observed. Standard mitigation measures, including preparation and implementation of a SWPPP, BMPs, and LID strategies are recommended to address erosion and stormwater management.

5.4.7.6 Hazards and Hazardous Materials

No known hazardous sites are present in this location. Implementation of BMPs to avoid public exposure to accidental spills or leaks during construction is recommended, due to the presence of residences in the vicinity.

5.4.7.7 Land Use

Land use impacts may include operational noise associated with the center, including traffic-related noise and amplified sound and voices during the attendance of large events. This new use may require implementation of mitigation to avoid conflicts with adjacent residential uses.

Pursuant to County LUO Table 2-2 (Allowable Land Uses and Permit Requirements), indoor amusement and recreation facilities and public assembly and entertainment facilities are not listed as allowable uses within the Residential Multi-family land use category. 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.

5.4.7.8 Noise

Operation of a community center in this location would generate traffic and other associated noise (i.e., voices, amplified sound), which may affect residential uses in the immediate area. Generally, the ambient noise level in this location is elevated, due to the presence of US 101;

therefore, the resulting increase in noise levels may not be significant. Incorporation of noise mitigation may be necessary to meet thresholds for interior noise. Outdoor use areas, if proposed, could be located on the western side of the structure to attenuate traffic noise from US 101.

5.4.7.9 Public Services and Utilities

Implementation of this alternative would require connection to the NCSD water and sewer system. Operation of the facility would not likely generate an increased demand for emergency responders; however, incorporation of fire prevention and crime prevention design elements are recommended to further discourage activities that may require emergency response.

5.4.7.10 Transportation and Circulation

This site would be accessed from Grande Street or Hill Street. The facility would generate approximately 824 trips per day, and would contribute to deficient conditions at the US 101/West Tefft Street interchange. Implementation of this alternative would require an assessment of existing roads to determine if road improvements, signalization, striping, or signage are necessary.

5.4.7.11 Water Resources

Operation of the community center would require the use of approximately 2.52 afy of water. It is likely the NCSD can accommodate the facility. Incorporation of water meters and water conservation measures for both indoor and outdoor use is recommended to minimize demand. Development of the site would not likely require disturbance of the entire 9.6 acres; however, substantial cut and fill may be necessary to accommodate a building pad. Incorporation of BMPs and LID strategies is recommended to further reduce potential adverse effects to water quality during construction, and to avoid an increase in offsite stormwater flow.

5.4.7.12 Consistency with Project Objectives

This alternative is consistent with project objectives specific to the community center.

5.5 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 pm) and amplified sound (interior use only). Further analysis of biological and cultural resources is recommended. The site between Grande Street and Hill Street 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.

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