



NOTICE OF PREPARATION – DRAFT ENVIRONMENTAL IMPACT REPORT

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET ♦ ROOM 200 ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600
Promoting the Wise Use of Land ♦ Helping to Build Great Communities

DATE: November 17, 2009

FROM: Department of Planning and Building
976 Osos St., Room 300
San Luis Obispo, CA 93408-2040

PROJECT TITLE: Nipomo Community Park Master Plan Program EIR

PROJECT APPLICANT: County of San Luis Obispo, County Parks

RESPONSES DUE BY: December 23, 2009

The County of San Luis Obispo is the lead agency for the Nipomo Community Park Master Plan and will prepare a Program Environmental Impact Report (PEIR) for the project described in the attached project description. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Environmental Impact Report prepared by our agency when considering your permit or other approval for the project. If you are not a government agency, the following is for your informational purposes only. Your comments are welcome but not required.

PLEASE provide us the following information at your earliest convenience, but not later than the 30-day comment period, which began with your agency's receipt of the Notice of Preparation (NOP).

1. NAME OF CONTACT PERSON. (Please include address, e-mail and telephone number)
2. PERMIT(S) or APPROVAL(S) AUTHORITY. Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.
3. ENVIRONMENTAL INFORMATION. What environmental information must be addressed in the Environmental Impact Report to enable your agency to use this documentation as a basis for your permit issuance or approval?
4. PERMIT STIPULATIONS/CONDITIONS. Please provide a list and description of standard stipulations (conditions) that your agency will apply to features of this project. Are there other conditions that have a high likelihood of application to a permit or approval for this project? If so, please list and describe.

5. ALTERNATIVES. What alternatives does your agency recommend be analyzed in equivalent level of detail with those listed above?
6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.
7. RELEVANT INFORMATION. Please provide references for any available, appropriate documentation you believe may be useful to the county in preparing the Environmental Impact Report. Reference to and/or inclusion of such documents in an electronic format would be appreciated.
8. FURTHER COMMENTS. Please provide any further comments or information that will help the county to scope the document and determine the appropriate level of environmental assessment.

The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, **but not later than 30 days after receipt of this notice.**

Please send your response to Mr. Steve McMasters at the address shown above. As requested above, we will need the name for a contact person in your agency. If you have any questions regarding the NOP or the proposed project, please contact Mr. Steve McMasters at smcmasters@co.slo.ca.us or (805) 781-5096.

In addition, a notice will be sent out regarding an EIR scoping meeting, which will be held on December 1, 2009 at the Nipomo Community Services District Boardroom, located at 148 South Wilson Street in Nipomo, San Luis Obispo County, California. The EIR scoping meeting will be open to all interested parties and provide an opportunity for input relating to the scope and content of the EIR.

Signature



Ellen Carroll
County of San Luis Obispo
Department of Planning and Building

Reference: California Administrative Code, Title 14, Section 15082

Attachments

Project Description
Initial Study

ATTACHMENT 1

PROJECT DESCRIPTION

San Luis Obispo County Parks (County) proposes to implement the Nipomo Community Park Master Plan (proposed project), which would result in the phased construction of recreation facilities and related infrastructure over a 20-year timeframe. The proposed project under consideration in this Program EIR includes the Nipomo Community Park Master Plan (NCPMP). A description of the project location, project history, and project elements are provided within this chapter in the sections below.

1.1 PROJECT LOCATION

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

NCP is an approximately 137-acre angular parcel bounded by Pomeroy Road and Tefft Street to the east, Osage Street to the west, and the Tejas Street neighborhood to the south. The approximately 22-acre Mesa Meadows open space area is located within two parcels adjacent to, and immediately southwest of, NCP, on the northwest corner of Mesa Road and Osage Road. The total park and open space area is approximately 159 acres, comprised of four parcels (Assessor Parcel Numbers 091-313-049, 091-313-050, 092-121-085, and 092-121-086) (refer to Figures 3 and 4).

1.2 PROJECT BACKGROUND

The park was initially developed in the 1970s, and additional improvements were constructed in the 1980's. The Mesa Meadows open space area was accepted by the County of San Luis Obispo on November 7, 2000. The area within Mesa Meadows was donated in fee to the County as open-space, which limits the County use to passive land uses only. The Mesa Meadows Landscape and Amenity Plan (2002) was approved in association with the residents living in the Mesa Meadows subdivision.

1.2.1 Initial Scoping

In 2003, the County commissioned an environmental constraints analysis report (Morro Group 2004). The constraints analysis identified sensitive resources within the park and Mesa Meadows. The report included the existing setting; a summary of potentially proposed recreation and infrastructure; and project-specific technical studies and focused surveys for aesthetics, biological resources, noise, and traffic. The report also assessed potential constraints due to cultural resources, geology and soils, drainage, erosion, sedimentation, flooding, public utilities and services, land use, and planning.

Figure 1. Regional Location Map

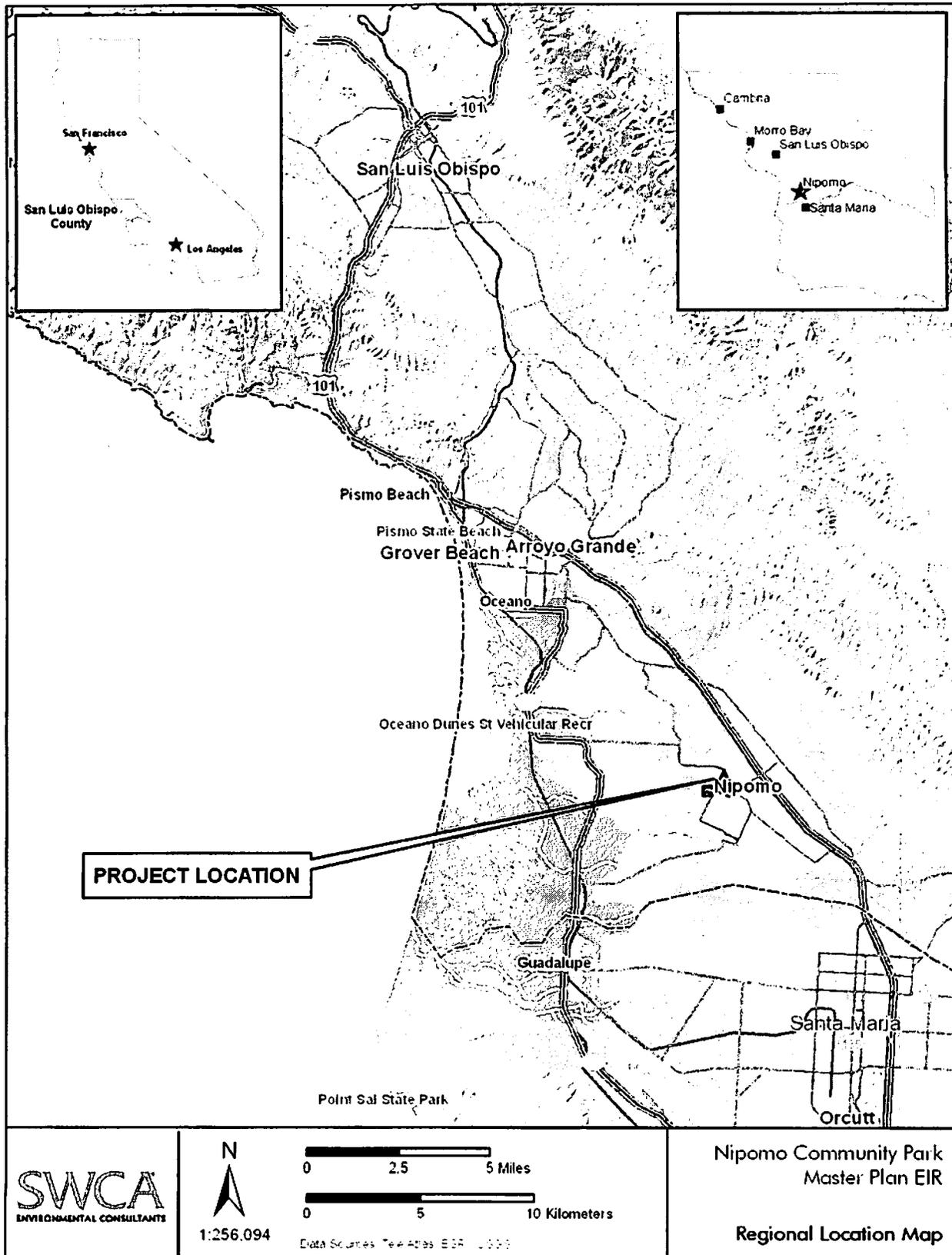


Figure 2. Project Vicinity Map

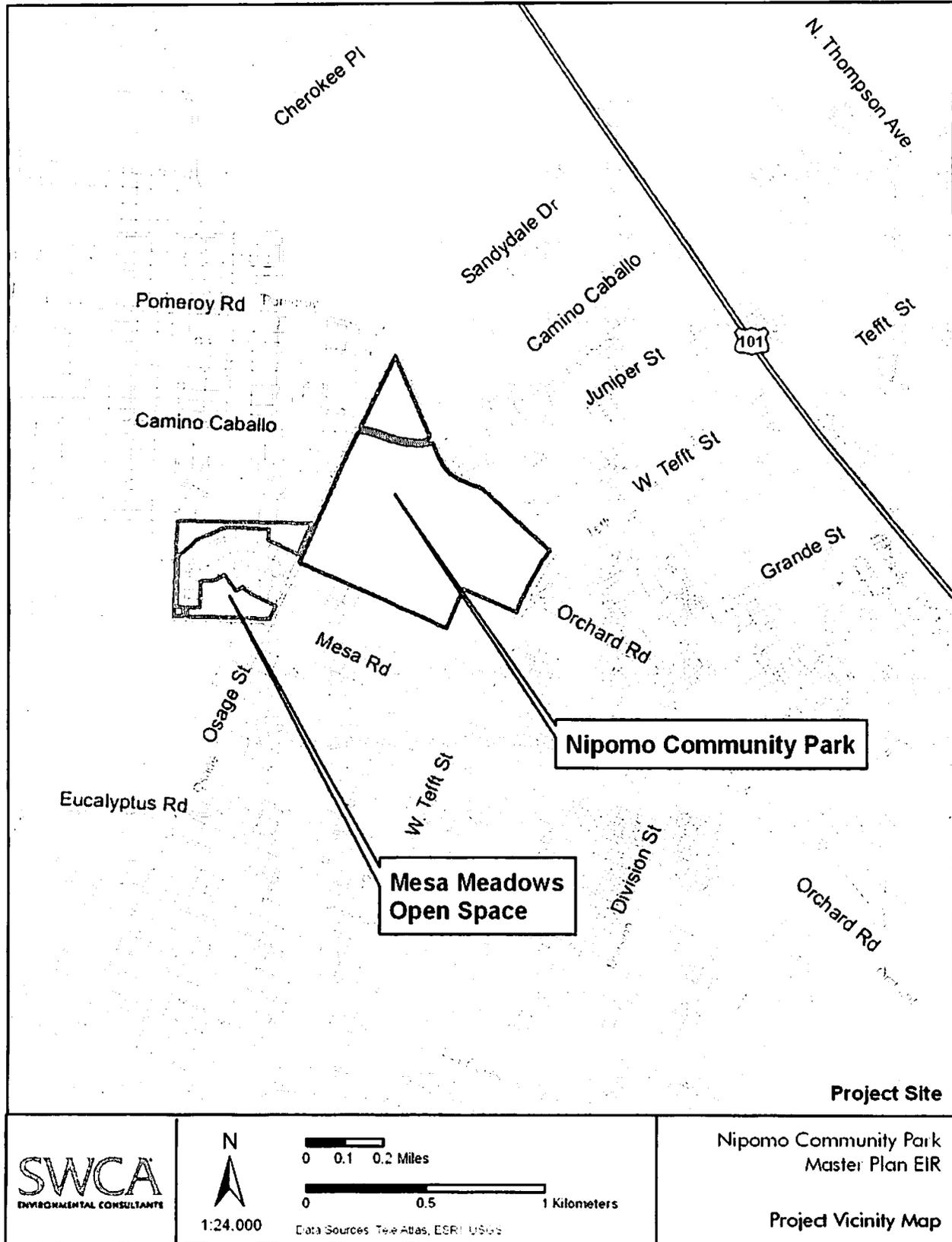
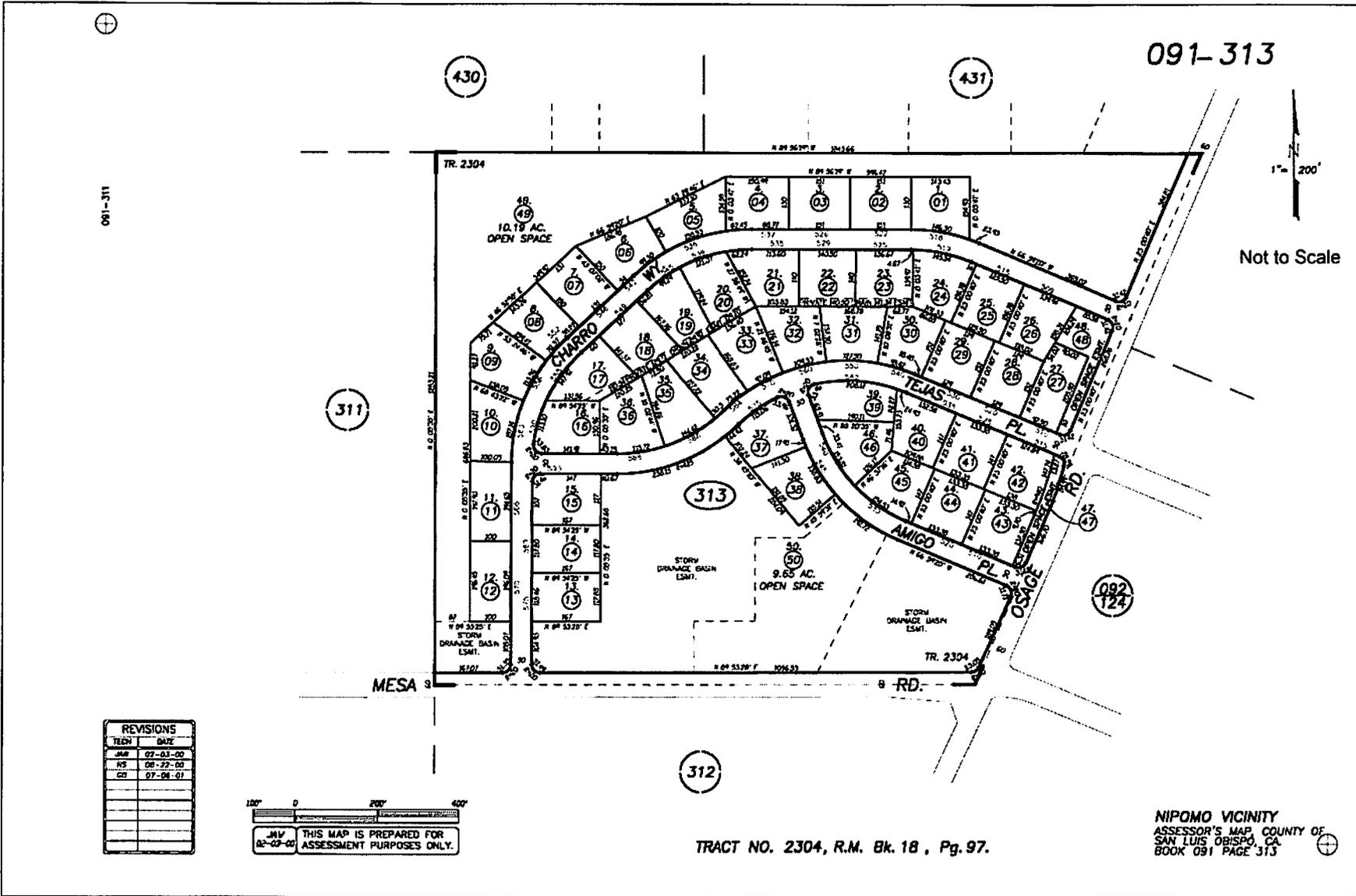


Figure 4. Assessors Parcel Map



Source: County of San Luis Obispo

In addition to the environmental constraints analysis, the County commissioned a public survey to identify public opinions regarding Nipomo Community Park and what additions or improvements are needed at the park (Kocher 2004). The survey was mailed out in January 2004 to 3,000 randomly selected households in the communities of Nipomo and Oceano; 522 survey responses were returned by mail. In addition to the mail survey, 51 surveys were conducted onsite at NCP, resulting in a total of 573 responses/returned surveys. The two-page survey included questions on existing recreation, proposed recreation, park funding, unmet recreation needs, and demographic characteristics of the survey respondents. The survey found that, for the recreation opportunities currently provided, people wanted more walking trails, park restrooms, playgrounds, picnic areas, parking, and sports fields. When asked what new recreation facilities they wanted, a majority favored a community recreation center, swimming pool, amphitheater, and skateboard park. The County retained a design firm to prepare a draft park master plan (Firma 2004). Firma reviewed the project survey results, attended public workshops, and ultimately prepared plans for the park's master plan.

1.2.2 Public Workshops and Scoping Meetings

To obtain public input, four public workshops were conducted. The workshops were arranged in two sets. The purpose of first two workshops was to obtain input regarding what people would like to see in the park and obtain input regarding potential concerns. The first two public workshops were held at the Nipomo Community Services District (NCSD) on March 3 and 4, 2004. These workshops included an exercise to let groups of participants draw ideas on a park plan. The facilities with the highest degree of consensus included:

- Preserve existing park facilities
- Preserve existing oaks and open space
- Retain existing multi-use trails
- New community center / recreation building
- Additional sports fields
- Multi-use path around park perimeter
- Equestrian staging area and multi use arena
- Enhance safety at both park entrances

The second set of workshops, held on May 5 and 6, 2004, presented three Concept Plans. These plans were developed based on the survey results, public input received at the March 2004 workshops, and data from the constraints analysis. These Concept Plans included a range of park development intensities as well as options for the locations of some key elements. At the May 2004 workshops there was no overall consensus regarding any one of the concept plans or the precise location of recreation elements.

On July 12, 2004, County Parks staff and NCAC held a noticed public meeting at the Nipomo High School Auditorium to: present information from the constraints analysis, the project's public survey, take public testimony, and obtain community and NCAC input on the NCPMP Concept Plans. Over 100 residents attended the meeting, and diverse viewpoints were expressed, including a majority of persons requesting additional development within the park. The NCAC recommended that the County move forward with environmental review on the more intense Concept Plan, based on the fact that it is easier to take items out of a master plan than put them in later. NCAC also requested that the County review a second alternative that moved some of the larger components (such as a community center) to Tefft Street versus the park's interior.

The NCAC requested that the County return to the community for additional input upon completion of the environmental document. In late 2004, Firma completed two Draft NCPMP drawings based on NCAC input. The drawings included two alternatives as requested by the NCAC.

1.2.3 Initial Study

In January 2005, the County's consultant started preparation of the project's environmental document (i.e., the CEQA initial study), including the submittal of referrals to agencies and advisory groups. The NCAC held a special meeting on March 24, 2005 to respond to the referral. County Parks staff did not attend this meeting, nor was the County's noticing list used. At the March 2005 meeting, the NCAC objected to the designs being analyzed in the project's environmental document and proposed a "rural friendly" design alternative. In 2006 a draft initial study was completed by the County's consultant. County staff coordinated with the South County Advisory Council (SCAC, previously identified as the NCAC) and held public meetings in Nipomo on August 14 and 21, 2006 to obtain input on the draft initial study. A majority of public comments included requests that the park remain rural with new recreation largely located elsewhere. On August 21, 2006, the majority of the SCAC supported the idea that the park should remain largely rural.

On March 22, 2007, County staff presented the project to the County Parks and Recreation Commission (PRC) for input. Numerous members of the public attended this meeting, and expressed various views regarding future park development. Based on County staff's input that it is easier to take items out of the park plan once environmental review is complete than to add items later, the PRC directed staff to complete the environmental review for the two proposed alternatives (as described in the draft initial study) and then bring the item back to the Commission for further discussion. In September 2007, the County issued a draft initial study (#ED05-225) for the NCPMP for public review. The initial study reviewed two alternative projects. The two alternative park master plans were similar, with the exception of the location of major facilities such as the community center. No un-mitigable impacts were identified in the initial study. Public comments received regarding the initial study raised issues regarding:

- aesthetics, including night lighting;
- biological resources, including impacts to oak trees;
- hazardous materials related to the site's previous use;
- noise from proposed facilities;
- adequacy of public services, such as fire and sheriff;
- land use;
- adequacy of public services for proposed facilities;
- traffic and circulation;
- adequacy of wastewater to serve the proposed park development, and,
- water use.

Some of the letters received in response to the draft initial study raised concern whether the initial study was adequate, indicating that an EIR should be completed for the project. On November 13, 2007, Parks staff met with the Environmental Coordinator and other Department of Planning and Building staff involved with the NCPMP to discuss the comments received on the draft initial study. On November 26, 2007, the Environmental Coordinator recommended that an EIR be prepared for the NCPMP.

1.2.4 Project Changes Since 2007

Since the release of the Master Plan, Master Plan Alternative, and 2007 Initial Study document, Parks has amended the project description as follows:

- All Osage Street improvements, including an adjacent trail, are now included in the Master Plan design
- Modification to proposed trail locations, including a paved trail adjacent to Osage Street
- The Alternative Master Plan identified in the 2007 Initial Study (which moved some of the larger recreation facilities such as a community center to Tefft Street) will be assessed in the Alternatives chapter of the EIR
- The existing, temporary pre-school is identified as an existing, temporary use
- Conceptual architectural drawings are provided for the proposed community center.

1.3 PROJECT OBJECTIVES

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

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

1.4 PROPOSED PROJECT

The proposed project under consideration in this Program EIR includes the proposed NCPMP (refer to Figure 5). The plan includes a variety of recreational opportunities, including the expansion of existing facilities, the addition of new facilities to the park, active recreational uses including multi-use sports fields, passive recreational uses and open space, and improvements to infrastructure. Table 1 shows the existing and proposed acreage of land use-types within the park, and the percentage of the park area for each identified use. Table 2 lists all the proposed NCPMP facilities and their approximate respective land areas, along with the existing facilities and areas to be substantially left undeveloped.

1.4.1 Existing Facilities

Existing major amenities in the park include: four sports fields accommodating baseball, soccer, and football (5.3 acres), including one lighted field; four lighted tennis courts (0.6 acre); a 0.7-acre dog park; 6,534-square foot playground; group and individual picnic areas (9,433 square feet); the 12-acre Nipomo Native Garden including trails and planted areas; open play area (9.3 acres); 1.1 acres of paved trails/walkways; and, 4.3 acres of dirt and spur trails. Infrastructure within the park includes: 1.2 acres of drainage improvements including a basin, two acres of roads; 3.1 acres of parking; 3,155 square feet of restrooms and a maintenance building (consisting of a shop, office and restroom); two host sites (1,284 square feet); and, an air quality monitoring station. In addition, 7,134-square foot Nipomo Library is located within the park, and is accessed from Tefft Street. An existing, temporary pre-school and fenced outdoor play area occupies approximately 4,050-square feet within the park. The pre-school is proposed to remain until a new pre-school is approved onsite, or elsewhere in the community of Nipomo.

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

1.4.2 Proposed Facilities

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

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

The total area for the proposed community center/gymnasium and associated improvements would be approximately two acres. A conceptual schematic of the community center is shown in Figure 6.

Table 1. Master Plan Existing and Proposed Use Types

Use Type	Existing		Proposed		Total	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Recreation Area	8.19	5.2	15.96	10.0	24.15	15.2
Open Space	144.26	90.6	-23.54	-14.8	120.72	75.8
Infrastructure	6.72	4.2	7.58	4.8	14.3	9.0
TOTAL	159.17	100			159.17	100

Figure 5. Nipomo Community Park Master Plan

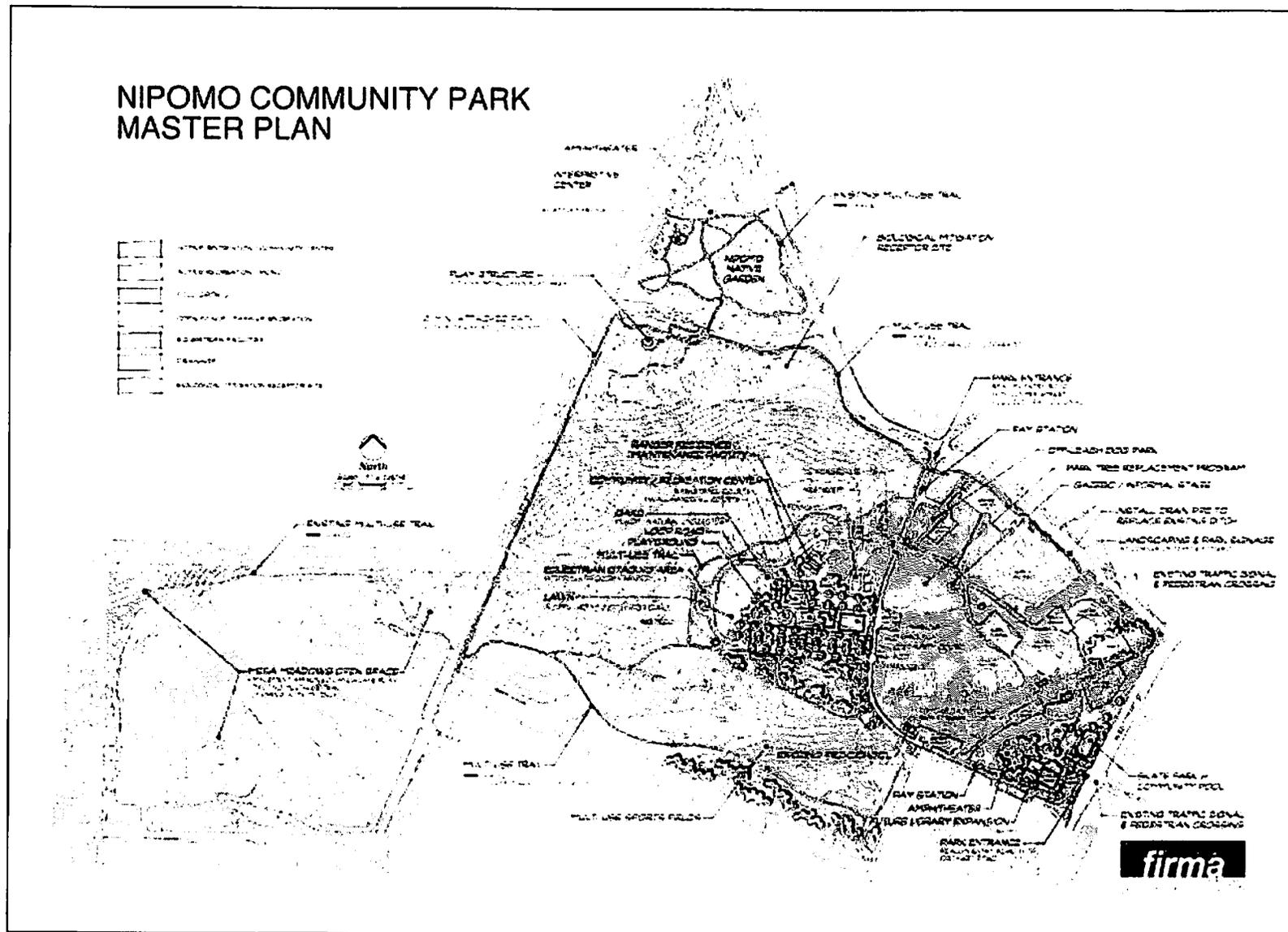
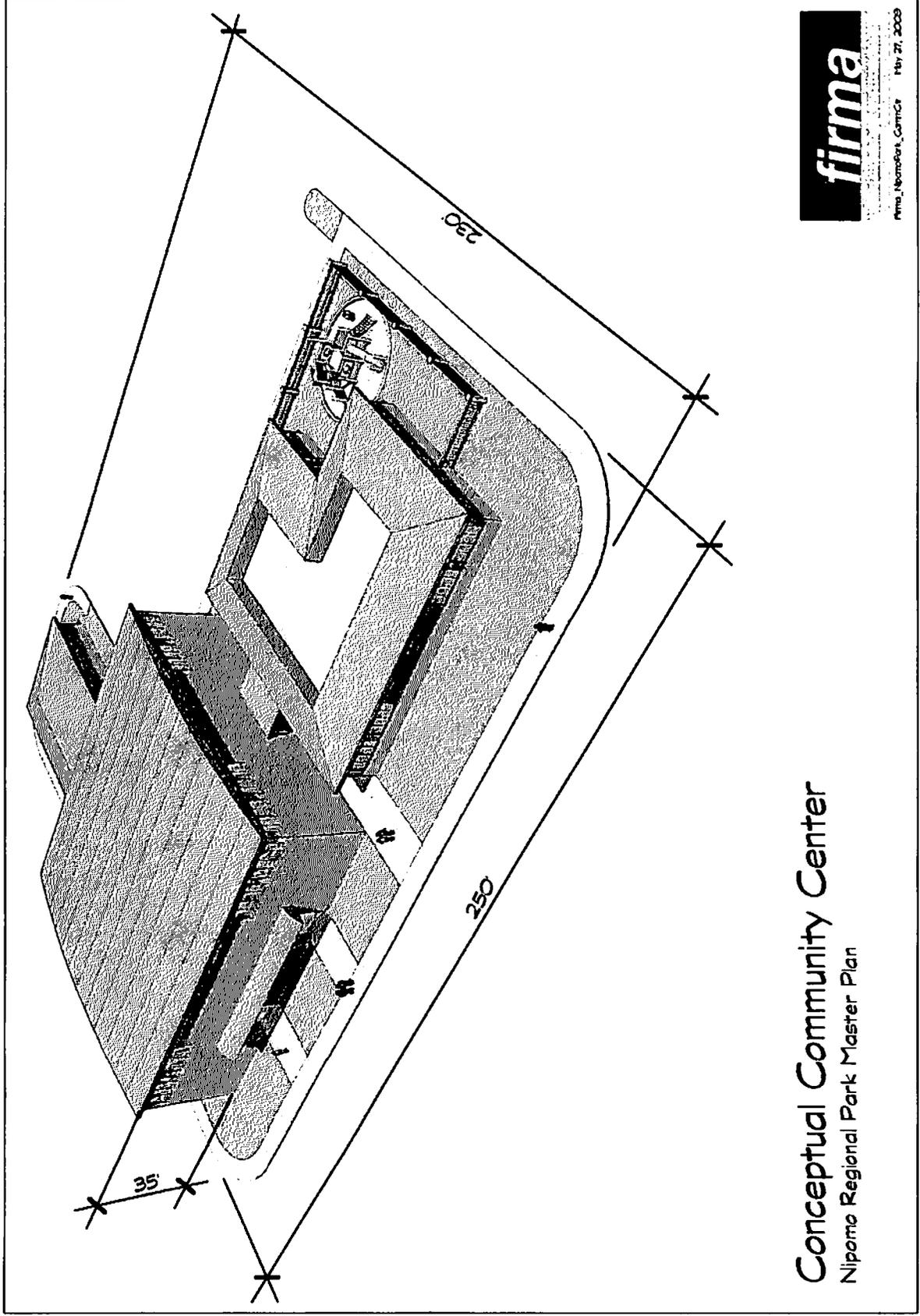


Table 2. Master Plan Existing and Proposed Amenities

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

Figure 6. Community Center Conceptual Schematic



1.4.3 Access and Parking

1.4.3.1 Access

There are two motor vehicle entrances to NCP. One entrance is located on Pomeroy Road, offset and east of Juniper Street. The second motor vehicle entrance is located on Tefft Street, adjacent to the Nipomo Library, offset and south of Orchard Avenue. The Tefft Street and Orchard Street intersection is currently signalized, and a pedestrian crosswalk is located across Tefft Street. Pedestrian, bicyclist, and equestrian trail access into NCP is located off of: Osage Street (near Charro Way), Camino Caballo (near Osage Street), and at the northern terminus of La Serena Way. NCP is accessible from a number of collector and local streets including: Camino Caballo, Mesa Road, Osage Road, and Tejas Place. The trail system within Mesa Meadows is accessible from Charro Way, Tejas Place, and Amigo Place; this trail system connects with the NCP trail system immediately east of the Charro Way and Osage Street intersection (refer to Figure 5).

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

1.4.3.2 Internal Circulation and Parking

Internal vehicular access within the park is provided by a loop road, which connects the Tefft Street and Pomeroy Road park entrances. Additional paved access is provided for the existing ballpark area. An additional paved loop road is proposed to provide access to proposed facilities and parking areas in the center of NCP.

The park currently provides 325 parking spaces within several parking lots located within the southeastern portion of the park. The parking area for the Nipomo Native Garden, located adjacent to Osage Street, includes 10 automobile spaces and two bus spaces. The proposed NCPMP includes an additional 386 to 422 spaces, including seven equestrian pull-through spaces.

1.4.4 Park Programs and Operational Activities

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

1.4.4.1 Replacement Tree Planting Program

Many of the existing park trees are Monterey pine (*Pinus radiata*); this species is highly susceptible to devastating disease including pine pitch canker. The replacement tree planting program includes regular evaluation of trees, and subsequent maintenance, removal (if the tree

is dead and/or a hazard to public safety), and replacement depending on the monitored health of the tree. Pre-emptive replacement of trees prior to removal may be implemented. Proposed replacement trees may include: Coast live oak (*Quercus agrifolia*), California sycamore (*Platanus racemosa*), California pepper (*Schinus molle*), Coast redwood (*Sequoia sempervirens*), and Monterey cypress (*Callitropsis macrocarpa*).

1.4.4.2 Utility Infrastructure Additions and Maintenance

Water Supply

Water service is currently supplied to NCP through a contractual Water Service Agreement (WSA) executed between the NCS D and the County (recorded May 29, 1984). The WSA states that the NCS D will provide water to the park for the purposes of irrigation, sanitation, and miscellaneous uses. In 2004, the NCS D constructed a waterline through the park adjacent to Dana Elementary School, within a five-foot wide easement executed between the County and the NCS D. The width of this utility easement is approximately 20 feet from the southern edge of the property. Water is delivered to the park via a three-inch water main that is located within the right-of-way on Pomeroy Road. The County proposes to continue receiving water from the NCS D to serve the park, potentially including the use of recycled water.

The Mesa Meadows subdivision (Tract 2304) is served by the NCS D. Water mains are located along Osage Street, Charro Way, Tejas Place, and Amigo Place.

Wastewater

Wastewater disposal for the park is currently treated by individual septic systems for four existing restroom facilities. The project includes two additional restroom facilities to serve park visitors. Effluent disposal and treatment could be accomplished by two methods: septic tanks and leachfield systems, or fiberglass holding tanks that are regularly pumped and maintained. The Mesa Meadows subdivision (Tract 2304) is served by onsite, individual septic systems.

Stormwater Management

The project site currently receives stormwater flow from adjacent developed areas, which is directed into an existing onsite, 1.2-acre, stormwater basin. Existing drainage improvements in the northeast area of the park include small drainage channels, v-shaped concrete swales, culverts, and unlined infiltration basins. Collected stormwater percolates into the soil within the basins. An earthen drainage channel located along the northern property line accommodates storm water flows originating from the parking lot along the Pomeroy Road frontage. The earthen drainage channel then flows southwest and empties onto a rock riprap energy dissipater into an unlined retention basin constructed at the Tefft Street and Pomeroy Road intersection. The retention basin also receives storm flows via three 12-inch culverts: one that conveys storm water from underneath Pomeroy Road from a low-lying area across the street at the intersection of Tefft and Pomeroy, a storm drain on the park side of Tefft Street, and a culvert that flows underneath Tefft Street originating from bordering residential developments to the east of the park.

An engineered drainage system is located within Mesa Meadows, including multiple 24-inch corrugated metal culverts designed to convey stormwater runoff from the residential development into four infiltration basins located adjacent to Mesa Road. The basins discharge stormwater via percolation into the sandy topsoil.

The proposed project includes the following drainage improvements to manage stormwater flow during rain events: (1) construct a new basin in the center of the southern half of the park, and (2) install a drainage pipe along Pomeroy Road within the existing drainage swale.

1.4.4.3 Cellular Communication Repeater Station

A repeater station is a combination of a receiver and a transmitter that receives a weak or low-level signal and retransmits it at a higher level or higher power, so that the signal can cover longer distances without degradation. These facilities require a power source for operation. One repeater station is currently located at NCP on an existing light pole that illuminates the football field. A second repeater station was approved by the County Planning & Building Department in 2009. The second station is located in the same vicinity as the existing station.

1.5 MASTER PLAN IMPLEMENTATION

1.5.1 Project Phasing and Funding

The Master Plan does not establish a phasing plan. Once a master park plan is adopted, County Parks staff will go back to the community to determine priorities. The timing, type, and extent of infrastructure extensions, off site improvements such as traffic signals, and earthwork would depend upon the type and extent of the first new facilities to be implemented. Conversely, the choice of which facilities to implement first, second, or third may be influenced by the cost of infrastructure and earthwork that must accompany the recreation facilities.

The overall cost to construct the Master Plan is shown in Appendix A (Master Plan). The cost for each element is based on conceptual design characteristics; therefore, the cost for any particular element could go up or down once the more detailed design is developed.

It is possible that the Nipomo community, a concessionaire, and/or a community organization may be a partner in the development of the community recreation buildings planned for the park. The cost to construct these facilities is identified as a separate item on the construction cost breakdown (2003 dollars) in Appendix A (Master Plan).

1.5.2 Master Plan Amendment

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



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

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

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

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

Steve McMasters
Prepared by (Print)

S. McMasters by M. Fisher 11-16-09
Signature Date

Ellen Carroll
Reviewed by (Print)

Ellen Carroll,
Environmental Coordinator 11-16-09
(for) Date

Project Environmental Analysis

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

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

A. PROJECT

Refer to Attachment 1, Project Description.

B. EXISTING SETTING

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

Latitude: 35 degrees 01' 53.76" N Longitude: 120 degrees 30' 10.08" W

PLANNING AREA: South County Inland, Nipomo

LAND USE CATEGORIES: Recreation, Residential Suburban

COMBINING DESIGNATION(S): None applicable

EXISTING USES: Nipomo Community Park, botanical garden, Mesa Meadows

TOPOGRAPHY: Gently sloping

VEGETATION: Coastal scrub, oak woodland, maritime chaparral, annual
grassland, pine and eucalyptus trees, and landscaping/turf

PARCEL SIZE: 157 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban/ residences

East: Residential Suburban, Residential Single
Family/ residences

South: Public Facilities, Office and Professional,
Residential Single Family, Residential
Suburban/ school, library, residences

West: Residential Suburban/ residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Since 2003, the scoping process included preparation of an environmental constraints analysis, public survey, and public workshops and scoping meetings. In September 2007, the County issued a draft initial study (#ED05-225) for the Nipomo Community Park Master Plan for public review. The initial study (IS) reviewed two alternative projects. No un-mitigable impacts were identified in the IS. Public comments received on the IS raised issues regarding: aesthetics including night lighting, biological resources including impacts to oak trees, hazardous materials related to the site's previous use, noise from proposed facilities, the adequacy of public services such as fire and sheriff, land use, adequacy of public services for proposed facilities, traffic and circulation, adequacy of wastewater to serve the proposed park development, and water use. Some of the letters received in response to the draft initial study raised issues whether the initial study was adequate, indicating that an EIR should be completed for the project. On November 13, 2007, Parks staff met with the Environmental Coordinator and other Planning and Building Department staff involved with the project to discuss the comments received on the draft initial study. On November 26, 2007, the Environmental Coordinator recommended that an environmental impact report (EIR) be prepared for the Nipomo Park Master Plan. This Initial Study Checklist summarizes issues identified during public scoping and review of the project to date, which will be assessed in the Program EIR.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

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

Setting. The Nipomo Community Park, Mesa Meadows, and the Nipomo Native Garden are located on four parcels totaling 157 acres on the west side of Pomeroy Road, approximately one mile west of Highway 101, in the community of Nipomo. The South County region has a generally rural visual character, and supports a variety of uses including agriculture, open space, and large-lot residential development. The community of Nipomo supports a variety of urban development including single-family residences, multi-family residential complexes, commercial, retail, and office buildings, and public facilities. The park is located within the community of Nipomo, and is surrounded by residential neighborhoods, and is bounded by Pomeroy Road to the north, Tefft Street to the east, Tejas Place to the south, and Osage Street to the west. Camino Caballo traverses the northern section of the project site, south of the botanical gardens.

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

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

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

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

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

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

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

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

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

The proposed project would have a high degree of potential visibility and would be seen from local public transportation corridors and nearby residences. In addition to the inherent change associated with conversion to more intensive recreational development, visible project components would include new buildings, sports fields, parking and roads, trails, earthwork, amphitheaters, playgrounds, support facilities, a swimming pool, a skate park, and other features. It is anticipated that potential viewers may experience the project as an alteration of overall visual character in addition to focusing on its individual components.

Components that would be visible from public roads include development near Tefft Street, such as the proposed skate park or community center facilities. New facilities within the northern portion of the park, including the amphitheater, interpretive center, and play structure would be visible from Osage Street. The proposed multi-use sports fields and associated bleachers, goal netting, and field lighting would be visible in varying degrees as seen from Tefft Street, Orchard Road, and Tejas Place neighborhoods.

Buildings such as restrooms, the community recreation center, and maintenance buildings can either enhance or degrade views within the park and the nearby community. Structures such as large-scale fly-ball netting, very tall light poles, and bleachers can be visually intrusive in the setting. The siting,

form, style and number of structures can have a substantial affect on the quality of views and aesthetic character to and from the park and its surroundings. Existing landscaping, trees, topography, and structures along the perimeter and within the park would provide some screening of future development as seen from public roads and adjacent neighborhoods. Visibility of future structures would be brief and intermittent. The construction of new buildings and structures would change the character of the central area of the park; however, the concentration of structural features outside of existing natural, and generally undisturbed areas, would preserve the overall visual character of the park.

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

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

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

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

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

Mitigation/Conclusion. The aesthetics and visual impacts potentially resulting from the proposed project, as seen from public roadways and use areas, shall be evaluated as part of the Program EIR. The aesthetics section shall compare the existing on-site and through-site visual resources with the project features as proposed, and will identify any potential impacts to visual character. The evaluation will include all proposed structures and site amenities as they apply, including structures, signage, grading and earthwork, utilities, lighting, increased vehicles and spectators, landscaping and other improvements for their complete affect on views. Potential visual changes will be identified as they relate to the phased construction of the park plans, in terms of long-term operational affects and short-term impacts. Construction activities and disturbance will be addressed, as well as consideration of proposed landscaping growth rates and size potential. The analysis methodology shall also evaluate the cumulative effect that each of the individual project components will have on the visual character of the surroundings. The visual section will consider the project's contribution to

a potential change in character when seen with other approved or pending projects in the region. Specific project impacts will be determined by evaluating the physical changes proposed by the project in the context of the existing and surrounding landscape, as seen from important and representative viewing locations. Expected viewer sensitivity will be assessed and considered as part of the analysis.

This analysis shall form the basis for any required measures necessary to mitigate potentially significant impacts. Measures may include, but not be limited to, locating structures outside of visually sensitive areas, height limitations, roof and building design and exterior color/materials recommendations, implementation of revegetation and landscaping efforts, and shielding of night lighting away from sensitive receptors.

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

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

Mitigation/Conclusion. Based on the lack of agricultural uses on or in the immediate vicinity of the project site, implementation of the proposed Master would not impact agricultural lands or soils, or conflict with existing agricultural operations in the region. Further analysis in the EIR is not warranted.

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

The issue of global climate change has recently been debated and discussed on the international, national, state, and local level. These changes are caused by the buildup of gases in the atmosphere that trap heat, similar to a greenhouse. These "greenhouse gases" include carbon dioxide, methane, nitrous oxide and others. A portion of them exist naturally and help regulate the temperature of the earth. Emissions from human activities, such as burning fossil fuels, have elevated greenhouse gas levels. The effects of climate change have been documented in studies issued by the UN Intergovernmental Panel on Climate Change. Implementation of the proposed project would result in the production of greenhouse gases; however, accommodating alternative transportation and encouraging community use of the park may offset trips generated by Nipomo residents currently using park facilities in other areas of the County. With the passage of AB 32, the State requires all land use projects to reduce greenhouse gas emissions to 1990 levels by 2020, a reduction of 30% over current rates. Because this project is a master plan, the County may be required to prepare a Climate Action Plan (CAP) to address greenhouse gas emissions.

Mitigation/Conclusion. Air quality impacts resulting from the proposed project shall be evaluated as part of the EIR in consultation with the APCD. The analysis shall include a qualitative analysis of potential impacts related to on-site fugitive dust generation and other pollutants during project construction. Long-term generation of pollutants from automobile traffic and on-site energy consumption shall be quantitatively assessed. The EIR shall include a discussion of the 2001 Clean

Air Plan, and the project's consistency with adopted goals and policies. Regarding climate change, the EIR shall identify potential greenhouse gases, assess the potential of the proposed project to emit significant levels of greenhouse gases (either directly or indirectly), and identify procedures that may reduce those emissions.

Mitigation measures may be necessary in order to reduce potentially significant air quality impacts including, but not limited to: reducing construction phase emissions through fugitive dust control and control of equipment emissions; asbestos control; vehicular emission reductions (activity management, Best Available Control Technology, efficient vehicular entry and circulation, etc.); and, energy efficiency and site design.

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

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

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

Sand Mesa Manzanita

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

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

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

Silvery Legless Lizard

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

Coast Horned Lizard

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

Sharp-shinned hawk

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

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

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

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

Impact. The Master Plan was designed to minimize disturbance to natural areas and sensitive habitat types where feasible. As proposed, the Master Plan would result in the loss of up to 13 acres of coastal scrub, seven acres of annual grassland, three acres of maritime chaparral, and 0.5 acre of oak woodland. Approximately four acres of development would occur within currently developed and disturbed areas.

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

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

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

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

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

Mitigation/Conclusion. Habitat mapping and reconnaissance biological surveys, including wildlife surveys and botanical surveys following California Department of Fish and Game (CDFG) guidelines, were conducted on the project site in 2004. As part of the EIR analysis, existing habitat mapping shall be reviewed and updated as necessary to quantify impacts to habitat types, and evaluate whether vegetation impacts may also impact special-status species. The U.S. Fish and Wildlife Service, California Department of Fish and Game, California Native Plant Society, and County-approved biological groups and societies shall be consulted to supplement existing information. Potential impacts to biological resources shall be addressed and evaluated in the EIR. Mitigation measures will likely be required, including recommendations to avoid plants and wildlife, and special-status and sensitive species and habitats through site design, pre-emptive construction measures (i.e., installation of protection fencing, construction crew training), construction monitoring, habitat revegetation and restoration; and operational standards (i.e., protection fencing, public educational materials).

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

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

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

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

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

Impact.

Archaeological Resources. Based on the negative results of the surface survey for cultural resources, it is unlikely that significant archaeological deposits are present onsite (Parker and Associates; June 21, 2002). Implementation of the proposed master plan would not likely impact archaeological resources.

Historical Resources. The surface survey for cultural resources resulted in a positive discovery of historical resources. Implementation of proposed improvements may disturb or result in the exposure of subsurface resources. In addition, any improvement or maintenance activities that require soil disturbance within the deposit area may result in the disturbance or looting of resources.

Mitigation/Conclusion. As noted in Section 7 (Hazards and Hazardous Materials), the County will initiate a testing program to clarify the contents of the historic deposit area. The analysis shall incorporate the results and recommendations from the 2002 cultural resources report into the EIR. The proposed project shall be evaluated with respect to impacts to cultural resources of the project site and surrounding area. Mitigation measures shall be identified to address potential impacts, which may include implementation of a monitoring program during ground disturbance.

6. GEOLOGY AND SOILS -	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

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

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

Erosion and Sedimentation. The soil type mapped for the project site is Oceano sand (0-9% slope). As described in the NRCS Soil Survey, the soil has a high erodibility and low shrink swell

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

Impact.

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

Drainage and Flooding. Based on review of the existing drainage system within the park, existing facilities are not adequate to handle existing and future stormwater flows, and localized flooding within the park occurs during storm events. In addition, the existing drainage swale adjacent to Pomeroy Road is subject to erosion, and subsequent sedimentation of the primary retention basin. If this basin becomes inundated with sediment and debris during a major rain event, storm water could back up, flow across the spillway, and discharge into the low-lying areas near the Tefft Street and Pomeroy Avenue intersection.

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

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

Mitigation/Conclusion. The potential site alteration and drainage, erosion, and sedimentation impacts of the proposed project shall be evaluated in the EIR. Due to the conceptual nature of the proposed master plan, preparation of the Geology and Soils section of the EIR will primarily rely on existing information. Mitigation measures shall be developed relative to site disturbance, preliminary

drainage and stormwater management recommendations, incorporation of low impact development (LID) measures, minimizing sedimentation and erosion impacts during construction through preparation and implementation of a SWPPP. Public Works staff shall be consulted regarding operational standards, including improvements to existing drainage facilities, on-going maintenance of drainage facilities, and implementation of best management practices (BMPs) to minimize erosion and down-gradient sedimentation.

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

Setting. The project site is located within the Nipomo urban area. Based on the results of a cultural resources field survey (John Parker; June 21, 2002), and consultation with County maintenance staff and other sources, a historic dump site is present within the park. The project site is within a high fire hazard zone, and within the State Responsibility Area for wildland fires. During preliminary scoping, the proposed project was referred to the County Fire Department/California Department of Forestry (CAL FIRE) for review. CAL FIRE did not identify any significant fire hazard concerns; however, the department recommended preparation of a Fire Prevention Plan for the park, including vegetation fuel management, no smoking areas, and evacuation plan, and noted emergency access and fire hydrant locations (Robert Lewin, CAL FIRE; September 27, 2005). The project site is not located within an Airport Review area, or within two miles of a private or public airport.

Impact. Potential hazards and public safety issues associated with development of the Master Plan include increased risk for fire hazard, adequate secondary and emergency access, potential for crime, risks from road traffic, and exposure due to a known historic dump onsite. The County has retained a qualified specialist to conduct a focused Phase One ESA and investigate test pits within the park. During construction, the use of large equipment may result in an incidental oil/fuel leak or spill, potentially adversely affecting park users and adjacent areas.

Mitigation/Conclusion. The EIR shall identify potential hazards, including public exposure to hazardous materials. The results of the focused Phase One ESA and subsurface investigation shall be reviewed in consultation with the County Environmental Health Division, and information shall be considered in the EIR. Consultation with CAL FIRE and the County Sheriff shall be implemented to

identify potential hazards or risks to the public. Mitigation measures may include remediation of potential hazards, implementation of BMPs to avoid public exposure to incidental exposure during construction, and operational standards to minimize public risk.

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

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

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

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

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

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

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

Based on noise measurement data collected in 2004, the average noise level generated by traffic on Pomeroy Road at Juniper Street was 69.7 dBA, as measured at the intersection of Pomeroy Road and Juniper Street. The average noise level generated by traffic was 69.5 dB (as measured from the intersection of Pomeroy Road and Camino Caballo), and 64.8 dB (as measured from the intersection of Osage Street and Camino Caballo) (Morro Group, 2004).

Determining whether the acceptable noise threshold will be exceeded will depend on current and estimated future noise levels, and the location of noise sensitive uses (i.e., community center, amphitheater, outdoor recreation facilities, and the library expansion in relation to the roadway).

Stationary Noise. The only existing, continually operating stationary noise sources are the high volume sampler operated by the California Air Resources Board, which is located in the undeveloped portion of the park near the existing maintenance/caretaker residence, and Dana Elementary School, located in the southeastern corner adjacent to the park. Measured noise levels originating from the sampler at a distance of 25 feet were approximately 54-55 average db (dBA). Noise levels originating from the school were approximately 57-58 dBA, measured along the property line of the school and park boundary (2004). The existing sports fields would also be characterized as stationary noise sources; however, they are not continually being utilized, and are considered intermittent sources of noise, more likely to be subject to maximum noise levels associated with a stationary source, as discussed below (Generation of Noise). The noise levels generated by the ARB air emission sampler and Dana Elementary School do not exceed the threshold for acceptable levels of noise generation.

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

A skate park or community pool, teen center, and community center may be proposed near Tefft Street. A residential neighborhood is located on the opposite side of Tefft Street. Activities that would create noise in the park include the use of skateboards and skates, the use of radios, and loud laughter or shouting by park users. Residential land uses may be adversely affected by noise generated by persons using park facilities.

The ambient noise level within the park is expected to increase upon operation of new park amenities. The new sports fields and additional facilities proposed within the center of the active recreation park area would contribute to the overall generation of noise within the park. Maintenance activities, including mowing and use of equipment and tools, would continue to generate noise in the park. Unless an emergency situation exists, these activities are limited to daytime hours, which would

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

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

Mitigation/Conclusion. Preparation of the Noise section of the EIR shall include a review of the previous noise analysis (Morro Group; 2004), completion of a supplemental analysis with updated noise measurement data. Updated measured noise data shall be used to predict compliance with the future noise environment resulting from estimated buildout of traffic as defined in the County's Noise Element, and build-out of the proposed master plan. The impact of the proposed project on ambient noise levels and sensitive receptors within and near the park due to project construction and long-term operation of the project, as well as potential exposure of sensitive receptors to existing off-site noise sources (i.e., Tefft Street, Pomeroy Road), shall be evaluated in the EIR. The EIR shall identify existing policies in place to control and monitor amplified noise within County park facilities. Mitigation measures may include modifications to the proposed design, incorporation of exterior and interior noise level reduction measures (e.g., earthen berms, noise walls, construction standards, etc.), and operational standards including use of a park monitor.

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

Setting/Impact. The proposed park improvements would be constructed to meet the recreational demands of the community of Nipomo and south county area. The proposed project is not anticipated

to induce growth, create the need for new housing, or use a substantial amount of fuel or energy to construct and maintain. The proposed project does not displace existing housing or people.

Mitigation/Conclusion. Implementation of the proposed Master Plan would not have a significant effect on population or housing. Further analysis in the EIR is not warranted.

10. PUBLIC SERVICES/UTILITIES <i>- Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

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

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

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

Schools. The park is located within the Lucia Mar School District.

Roads. The park is accessed from Tefft Street and Pomeroy Road, and is located within Area 1 of the South County Fee Area (refer to Section 12, Transportation and Circulation).

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

Other Public Facilities. The County Parks and Recreation Element states that based on National Recreation and Park Association standards, five to eight acres of community parkland is recommended per 1,000 residents.

Impact. The Nipomo Mesa area has a “high” hazard zone rating in the Safety Element of the General Plan. The park area is within a five-minute response time zone. The addition of new park facilities would increase the service demand on the two CAL FIRE stations that serve the area. The Sheriff’s Department (South Station) serves the communities of Oceano, Nipomo, rural Arroyo Grande, New Cuyama, and Lopez Lake. The cumulative development and build-out of these communities, including the proposed Nipomo Park Master Plan, impacts the Sheriff Department’s capacity to respond to emergency calls. The current ratio of deputies per population unit is 0.64 deputy per 1,000 citizens, which is deficient. The acceptable ratio is considered 1.0 deputy per 1,000 citizens (Martin Basti, Commander South Station; January 18, 2006). Funds for operating and staffing expenses are provided by the County General Fund, and are determined by the County Board of Supervisors. Based on the Sheriff Department’s response to the proposed project, several safety measures are recommended, including the “Crime Prevention Through Environmental Design” and “Lighting and Lighting Systems” guidelines (San Luis Obispo County Sheriff’s Department). Implementation of these measures have proven to prevent and reduce crime (Martin J. Basti, Commander, South Station; January 18, 2006).

The Nipomo Community Park is intended to serve the residents of Nipomo and immediate fringe areas with a variety of recreational opportunities including both active and passive recreation. Implementation of the proposed project would result in a beneficial impact by helping to meet the projected demand for recreational public services in the area. Subsequently, as additional facilities are constructed, the public’s use of the park may increase, which may have a significant impact on public services, including police and fire protection, road use, and solid waste disposal.

Mitigation/Conclusion. The need for any additional service facilities shall be evaluated in the project EIR. The project’s ability to maintain acceptable service ratios, response times or other performance objectives for any public service shall be evaluated and mitigation measures identified. Mitigation measures recommended by the Sheriff’s Department may include site design measures and the need for adequate exterior lighting. Mitigation measures recommended by CAL FIRE may include provision of fire hydrants, adequate water flows, and the use of fire retardant roof materials. Implementation of solid waste redirection programs both during project construction and long-term operation of the project shall also be required.

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

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

Mitigation/Conclusion. Due to the nature of the proposed project, analysis of recreational resources shall be incorporated into the Land Use section of the EIR.

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

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

Tefft Street

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

Pomeroy Road

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

Local Roads

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

Level of Service. The threshold for Level of Service (LOS) in urban areas, such as the project area, is LOS D, which indicates stable flow, restricted speed and maneuverability, and some operational problems caused by small increases in traffic volume. Use of park is primarily limited to mid-day, afternoon, and evening hours, and weekends. Based on 2004 traffic counts, the overall LOS for the road network surrounding the park ranges from LOS A to LOS C, as shown in the table below. The P.M. peak hour operations range from LOS A to LOS D. Based on the South County Traffic Model Update 2006, the LOS for the roadways noted below did not degrade since the 2004 traffic counts.

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

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

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

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

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

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

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

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

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

The Pomeroy Road and Juniper Street intersection is located approximately 100-150 feet to the northwest of the existing park egress. This intersection is currently stop sign controlled at the Juniper Street approach leg (Pomeroy Road currently has no stop control at this location). Turning

movements from Juniper Street can be dangerous during peak hour travel periods because of the high rate of travel and limited sight distance on Pomeroy Road. Several accidents have occurred at this intersection in the past few years. Turning movements from the park onto Pomeroy Road could also be dangerous during peak hour periods because of the high rate of travel and limited sight distance to the west.

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

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

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

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

Impact. The park egress on Tefft Street has poor sight distance to the south, and a relatively short distance from the park exit to the intersection to the north, which affects left-turn movements from the park onto Tefft Street. Long queues tend to develop on Tefft Street at this location during peak-hours, blocking left-turn movements from the park because of backed-up traffic at the light. This is a highly trafficked and congested area during peak hours due to the mixture of drop-off and pick-up of students at Dana Elementary School, patrons of the library, pass-by traffic, and park users. The main access point to park facilities is located off of Pomeroy Road. This entrance has very limited sight distance because of a small hill that descends to the west that is coupled with a banked curve. High traffic volumes on Pomeroy Road, and a 45 mph speed limit, create safety issues for left and right turn movements into and out of the park from Pomeroy Road due to the limited sight distance to the west and the fast rate of vehicle travel. The Pomeroy Road and Juniper Street intersection is located approximately 100-150 feet to the northwest of the existing park egress. This intersection is currently stop sign controlled at the Juniper Street approach leg (Pomeroy Road currently has no stop control at this location). Turning movements from Juniper Street can be dangerous during peak hour travel periods because of the high rate of travel and limited sight distance on Pomeroy Road. Several accidents have occurred at this intersection in the past few years. Turning movements from the park onto Pomeroy Road could also be dangerous during peak hour periods because of the high rate of travel and limited sight distance to the west. The area between Juniper Street and Camino Caballo is a dense residential neighborhood with a significant amount of pedestrian traffic. A large number of schoolchildren cross Pomeroy Road in this area to access the park on their way to and from Dana Elementary School. This area has issues with the safe movement of pedestrians across Pomeroy Road during peak hour periods because of the lack of designated crossing facilities.

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

required to bring Osage Road into compliance with County road standards (Mike Goodwin; March 21, 2005).

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

The proposed Master Plan proposes the construction of an additional looped road to serve internalized circulation; however, internal congestion could occur during operation of the sporting fields. Approximately 371 to 422 additional parking spaces, including seven new equestrian pull-through spaces, are proposed to accommodate uses included in the Master Plan.

Mitigation/Conclusion. Transportation and circulation impacts resulting from the proposed project shall be evaluated as part of the EIR. Based on the time that has passed since the 2004 study occurred, and subsequent updates to the South County Traffic Study, an updated traffic analysis shall be implemented. The updated analysis shall be conducted consistent with county modeling efforts for the area, and the County Department of Public Works, Caltrans, and San Luis Obispo Council of Governments shall be consulted. This analysis shall include, but not be limited to, existing conditions, proposed project only conditions, cumulative conditions, and cumulative conditions plus proposed project conditions. Based on consultation with County Public Works staff, the evaluation shall focus on an analysis of operations along Tefft Street and Pomeroy Road. At the request of County staff, the traffic analysis will also include a qualitative evaluation of potential impacts at the US101/Tefft Street interchange. The analysis will include documenting existing traffic conditions, deriving the master plan trip generation estimates, an evaluation of potential project specific impacts, and a review of access. The analysis will also include a qualitative evaluation of peak demands associated with the use of multiple park facilities (i.e., concerts at amphitheater, sporting tournaments, etc). The analysis contained within the EIR shall identify mitigation measures necessary to reduce traffic and circulation impacts to the greatest extent feasible.

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

Setting. Wastewater disposal for the park is currently treated by individual septic systems for the four existing restroom facilities. The park is located within the Nipomo urban area, and surrounding uses are served by the Nipomo Community Services District (NCSD).

Impact. The proposed Master Plan includes two additional restroom facilities to serve park visitors. On-site effluent disposal and treatment could be accomplished by two methods: septic tanks and leachfield systems, or fiberglass holding tanks that are regularly pumped and maintained. Potential constraints to on-site wastewater disposal include slope, depth to bedrock, depth to groundwater, and percolation rates. There appears to be multiple, level to relatively level, areas within the park that would be suitable for leachfield siting. Prior to development of the Mesa Meadows residential area, percolation tests were performed by Earth Systems Consultants to assess the Mesa Meadows area for suitability of on-site effluent disposal via septic system, and to determine the ability for onsite stormwater retention via percolation. Observed percolation rates ranged from a low of <1 min/inch up to 8 min/inch. Because of the large separation from the ground surface to groundwater depth, soil conditions were judged to be adequate for on-site septic systems. The Master Plan does not propose to construct restrooms in the Mesa Meadows area; however the existing soils and percolation data can be generally be applied to the park area. Because Mesa Meadows is located immediately adjacent to the park, contains the same soil profile mapped by the NRCC (Oceano sand), and standard septic systems were constructed for that development, the park would be able implement standard septic systems as well.

Based on consultation with Environmental Health (Leslie Terry; December 17, 2008), the California Regional Water Quality Control Board Central Coast Region (RWQCB) is proposing to amend the *Water Quality Control Plan, Central Coast Basin* (Basin Plan) regarding the on-site wastewater system implementation program. The RWQCB has entered into a multi-agency memorandum of understanding (MOU) governing regulation of on-site systems, and local permitting agencies (i.e., County) implemented criteria for on-site systems through their own permits.

Implementation of on-site wastewater disposal would be subject to updated regulations regarding wastewater disposal and water quality. In addition, based on the location of the park within an urban reserve line, the County may be required to connect to existing sewer lines operated and maintained by the NCSD. Based on consultation with the NCSD (Bruce Buel; December 17, 2008), the NCSD notes that a connection is possible, based on further review of additional information.

Mitigation/Conclusion. Preparation of the EIR shall include consultation with RWQCB to clarify how proposed Basin Plan amendments affect the proposed project. Data collection shall include consultation with County Environmental Health and County Building Division regarding the existing wastewater disposal systems, and obtain information regarding use, capacity, maintenance issues, and the feasibility for expansion areas. Further consultation with NCSD shall be conducted regarding the potential for connection to the sewer system. Primary and secondary impacts, and subsequent mitigation measures, related to wastewater treatment and disposal shall be identified in the EIR based on consultation with the RWQCB, County staff, and NCSD.

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

14. WATER - Will the project:

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

Setting.

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

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

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

dissolved solids, to locally reduce the quality of the mesa's groundwater. Also, in the future, if subsurface outflows to the ocean cease, and the seaward hydraulic gradient is reversed, this condition could lead to seawater intrusion of the groundwater resources. Currently, there is no evidence of seawater intrusion.

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

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

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

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

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

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

moisture sensors, a separate meter for outdoor water and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

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

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

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

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

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

The NCSD currently provides water supply to the park through a contractual Water Service Agreement (WSA) executed between the NCSD and the County of San Luis Obispo (recorded May 29, 1984). The WSA states that the NCSD will provide water to the park for the purposes of irrigation, sanitation, and miscellaneous uses. The maximum annual rate agreed upon in the WSA was set at 43 acre-feet per year, and the County was not permitted to exceed the rates or quantities agreed upon in the WSA unless it is demonstrated to the mutual satisfaction of both the County and NCSD that said expansion or changes can occur without detriment to the water resources and delivery system of the NCSD. The park is currently one of the NCSD's largest single water users, with annual demand approaching 50-acre feet per year (Michael LeBrun, NCSD; March 28, 2005). As noted in the Initial Study, the NCSD approved a 38 percent increase in water usage (additional 16.34 afy) for a total water allotment of 59.34 afy.

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

Impact.

Surface Water. Implementation of the proposed Master Plan would not directly affect any sources of surface water. Future grading activities would disturb soil, and potentially result in off-site sedimentation and/or clogging within existing and proposed retention basins. Standard erosion and sedimentation control measures would be required, as discussed in Section 6 (Geology and Soils). In

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

Water Supply. Implementation of the Master Plan would result in an increase of irrigated areas and facilities, and would require additional water supplied from the NCSD. The proposed Master Plan 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. Based on consultation with the NCSD (Bruce Buell; December 17, 2008), no project can be given more than 20 percent of the annual water allocation per year. The NCSD proposes to purchase water from the City of Santa Maria, via a Waterline Inter-tie Project; however, the NCSD cannot guarantee water availability for the park. The NCSD may consider eliminating the existing MOU with the County and develop a new service agreement. Regarding existing water use, the NCSD conducted a water audit of the Nipomo Community Park in September 2007. Based on the results of the audit, the County could apply water conservation measures to existing irrigation systems, which would result in a savings of \$26,445 annually. The NCSD requests that the County implement recommended water conservation measures within existing facility areas and incorporate the use of recycled water to minimize the anticipated demand for new uses.

Mitigation/Conclusion. The EIR analysis shall include a review of existing documents and consultation with County and RWQCB staff regarding water quality. The EIR shall identify a baseline for existing water use, and assess future demand for water uses at the park, based on consultation with County Parks staff and the NCSD. Consultation with these agencies will also be necessary to identify appropriate water conservation measures and best available technology to reduce current and future water demands. In addition to technology, the EIR shall investigate the feasibility of the County's inclusion in the NCSD's water reclamation project, which would include connection to existing wastewater treatment facilities as a non-potable water source. Mitigation options shall focus on improving water conservation within existing areas, developing a "toolbox" of measures for use with future development.

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

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The park is located within the Nipomo urban area, and is generally surrounded by residential development. The park is within the Recreation land use category. The proposed project is not located within a Habitat Conservation Plan Area.

Impact. During preliminary scoping, the project was found to be generally consistent with applicable plans and policies including the County General Plan and Clean Air Plan. The proposed Master Plan is potentially inconsistent with Section 22.30.340 of the Land Use Ordinance, which states that amusement parks (including skate parks) shall not be located closer than 1,000 feet to a residential land use category. The proposed skate park element to the proposed project would be located approximately 120 feet from residential property boundaries to the east, and therefore does not comply with the ordinance requirement. We understand that County agencies are not required to comply with ordinance standards; however, we recommend disclosure of any potential ordinance and land use inconsistencies in the EIR. In addition, during the preliminary scoping, neighbors have raised concerns regarding the compatibility of this project with the existing park setting and surrounding neighborhood.

Mitigation/Conclusion. The Land Use section of the EIR shall include an analysis of existing and proposed uses, and identify potential inconsistencies or incompatibilities on both a site specific and area-wide level. Information from other applicable PEIR sections such as Transportation, Noise, and Aesthetics shall be used during preparation of this section.

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

probable future projects)

- c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

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

Exhibit A - Initial Study References and Agency Contacts

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

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File
<input checked="" type="checkbox"/>	County Environmental Health Division	In File
<input checked="" type="checkbox"/>	Air Pollution Control District	In File
<input checked="" type="checkbox"/>	CA Department of Forestry	In File
<input checked="" type="checkbox"/>	San Luis Obispo County Sheriff	In File
<input checked="" type="checkbox"/>	Nipomo Community Services District	In File
<input checked="" type="checkbox"/>	South County Advisory Council	In File
<input checked="" type="checkbox"/>	Nipomo Parks Conservancy	In File
<input checked="" type="checkbox"/>	Native American Heritage Commission	No Response
<input checked="" type="checkbox"/>	San Luis Obispo County Chumash Council	No Response

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

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

Project File for the Subject Application
County documents

- Airport Land Use Plans
- Annual Resource Summary Report
- Building and Construction Ordinance
- Coastal Policies
- Framework for Planning (Coastal & Inland)
- General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
 - Agriculture & Open Space Element
 - Energy Element
 - Environment Plan (Conservation, Historic and Esthetic Elements)
 - Housing Element
 - Noise Element
 - Parks & Recreation Element
 - Safety Element
- Land Use Ordinance
- Real Property Division Ordinance
- Trails Plan

- South County Area Plan and Update EIR
- South County Circulation Study

Other documents

- Archaeological Resources Map
- Area of Critical Concerns Map
- Areas of Special Biological Importance Map
- California Natural Species Diversity Database
- Clean Air Plan
- Fire Hazard Severity Map
- Flood Hazard Maps
- Natural Resources Conservation Service Soil Survey for SLO County
- Regional Transportation Plan
- Uniform Fire Code
- Water Quality Control Plan (Central Coast Basin – Region 3)
- GIS mapping layers (e.g., habitat, streams, contours, etc.)

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

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

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

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

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