

CHAPTER 3

ENVIRONMENTAL SETTING

3.1 Physical Setting and Existing Land Uses

The project area consists of two connected park areas located in San Luis Obispo County, California, within the unincorporated community of Nipomo, roughly 1 mile west of the U.S. Highway 101 (US 101)/West Tefft Street intersection and 6 miles inland from the Pacific Ocean (refer to Figure 2-2). The topography of the Nipomo Mesa, lying west of US 101, consists generally of open flat areas, linear valleys, and hilly knolls formed in an area of sand dunes. Of California's 13 original coastal dune systems, only four remain relatively intact. The Guadalupe-Nipomo Dunes, an 18-mile-long complex is one of them, and comprises the second largest coastal dune system in the state (Guadalupe-Nipomo Dunes Draft Interpretive Master Plan, March 2004). The regional landscape can be broadly defined as an old marine terrace between the coast and the hills to the east. The sand dune complexes along the beach transition to wide mesas inland. Slopes generally vary between 2% and 10%. The native landscape generally includes coast live oak woodland and coastal sage chaparral with riparian corridors along the drainage ways. Eucalyptus trees were introduced into the area as a forest crop and have since become established over much of the mesa. The Nipomo Mesa area contains only minor waterways, generally having an east-west orientation on their way to the Pacific Ocean.

The approximately 159-acre project area consists of the Nipomo Community Park (NCP) (approximately 137 acres) and the Mesa Meadows passive recreation area (approximately 22 acres) (refer to Figure 3-1). NCP is bounded by Pomeroy Road to the northeast, Osage Street to the west, West Tefft Street to the southeast, a residential development to the south, and Dana Elementary School and the Nipomo Community Library to the southeast. The project area consists of four separate parcels (Assessor's Parcel Numbers [APNs] 092-121-085, 092-121-086, 091-313-049, and 091-313-050) (refer to Figure 3-2).

3.1.1 Nipomo Community Park

NCP is predominantly in the Recreation land use category. Approximately 9.4 acres along the southern boundary is designated Public Facilities, and is currently undeveloped. The park consists of multiple-use open parkland uses, including three little league baseball fields, one regulation-sized baseball field, lighted tennis courts, basketball hoops, children's playgrounds, individual and group day-use picnic sites, dog parks, equestrian trails, bike and pedestrian paths, and locally maintained native plant and community gardens. The park also contains existing infrastructure, including basins, a library building, parking, a temporary pre-school, restrooms, and maintenance buildings.

The northern corner of the NCP encompasses the Nipomo Native Garden. The Garden's approximately 12 acres are in the final stages of being restored to a native botanical garden featuring native plant communities endemic to the Nipomo Mesa and dunes complex. The Garden is a local, community-based federal and state non-profit organization composed of volunteers and members who support the restoration effort, and offers opportunities for education, conservation, restoration, research, and recreation using plants of the Nipomo Mesa Guadalupe Dunes Complex.

3.1.2 Mesa Meadows Recreation Area

Mesa Meadows is within the Residential Suburban land use category. The 22-acre recreational area was deeded to the County of San Luis Obispo (County) in 2001 as part of an Open Space Agreement associated with the residential development. The Mesa Meadows passive recreation area is an open space area located within two parcels adjacent to, and immediately southwest of, the NCP. The area was donated in fee to the County as open space, which limits the use to passive land uses only, and was accepted by the County on November 7, 2000. The Mesa Meadows Landscape and Amenity Plan (2002) was approved in conjunction with residents living in the Mesa Meadows subdivision. Mesa Meadows currently provides passive recreation opportunities, and existing uses include a Class I bike path, nature trail, and undeveloped open space.

3.2 Surrounding Land Uses

The community of Nipomo is located within the South County Inland planning area. The Nipomo Urban Reserve Line (URL) encompasses approximately 3,951 acres (South County Area Plan – Inland, Land Use pp. 4-19). There are no major topographical features affecting the extent and density of development; therefore, the major determining factor of urban development will likely be the availability and feasibility of community services, including water supply, sewage disposal, and transportation improvements. The build-out potential for the Nipomo urban area is 24,032 people. Nipomo has been targeted in the South County Inland Area Plan as being developed as the economic, cultural, and residential center of the South County planning area.

NCP is located within the Nipomo urban area, and is generally surrounded by single-family residential development. Public facility uses surrounding the park include the Nipomo Community Library and Dana Elementary School. The Nipomo Community Library is a public library affiliated with the San Luis Obispo City/County Library. Dana Elementary School enrolls approximately 595 students in grades kindergarten through sixth grade. Also located at the intersection of Pomeroy Road and West Tefft Street is Community Health Centers of the Central Coast, Inc., a non-profit network of health centers that provide primary health care, dental services, health education, preventative care, mental health services, specialized services, and wellness pregnancy programs to Central Coast residents.

NCP and Mesa Meadows are surrounded by the land use categories and associated land uses shown in Table 3-1.

Table 3-1. Surrounding Land Uses

Area	Land Designations	Land Uses
North	Residential Suburban, Residential Single Family	single family residences
South	Public Facilities, Office Professional, Residential Suburban, Residential Single Family	school, library, single family residences, <u>health center</u>
East	Residential Suburban, Residential Single Family	single family residences
West	Residential Suburban	single family residences

Figure 3-1. Land Use Designations

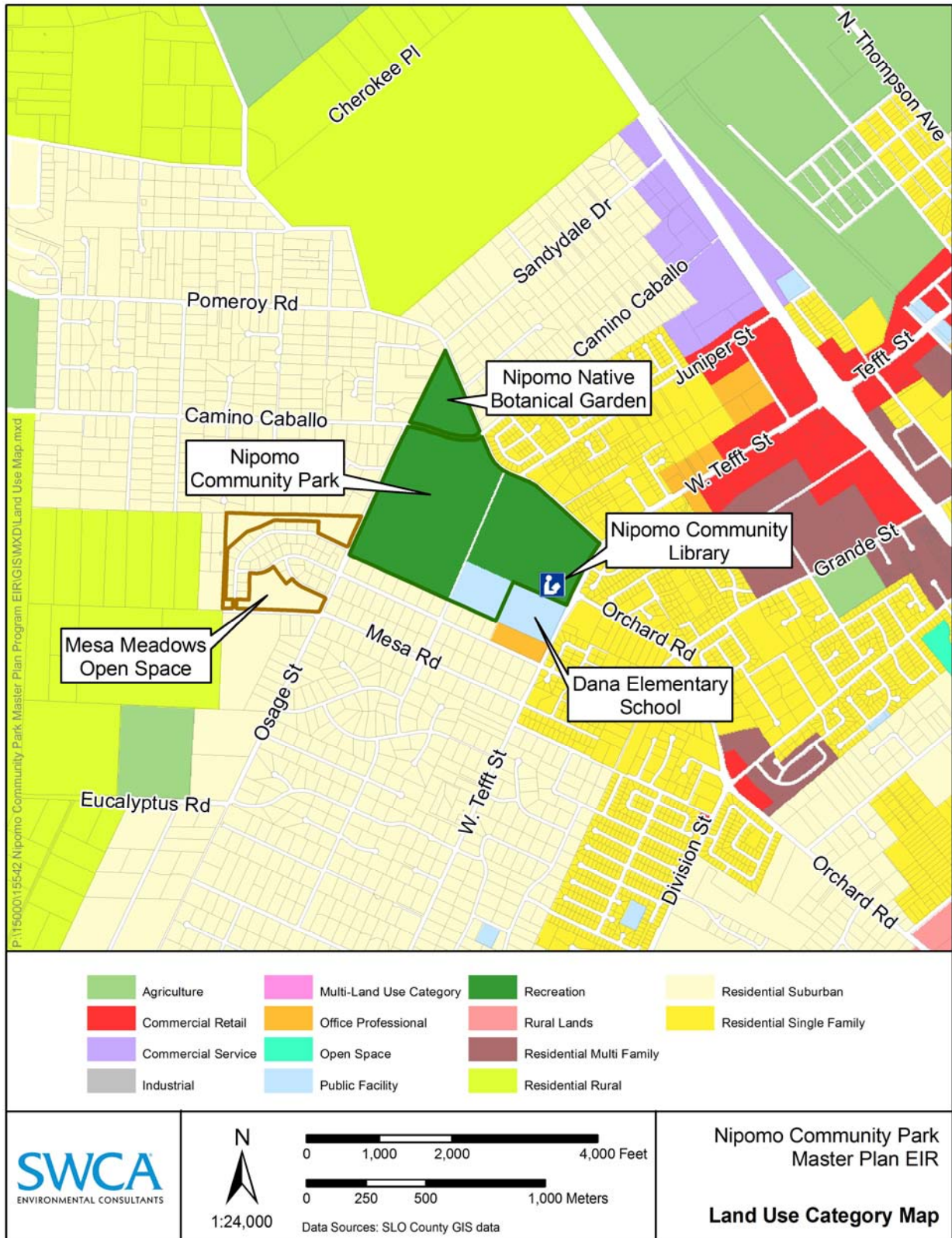
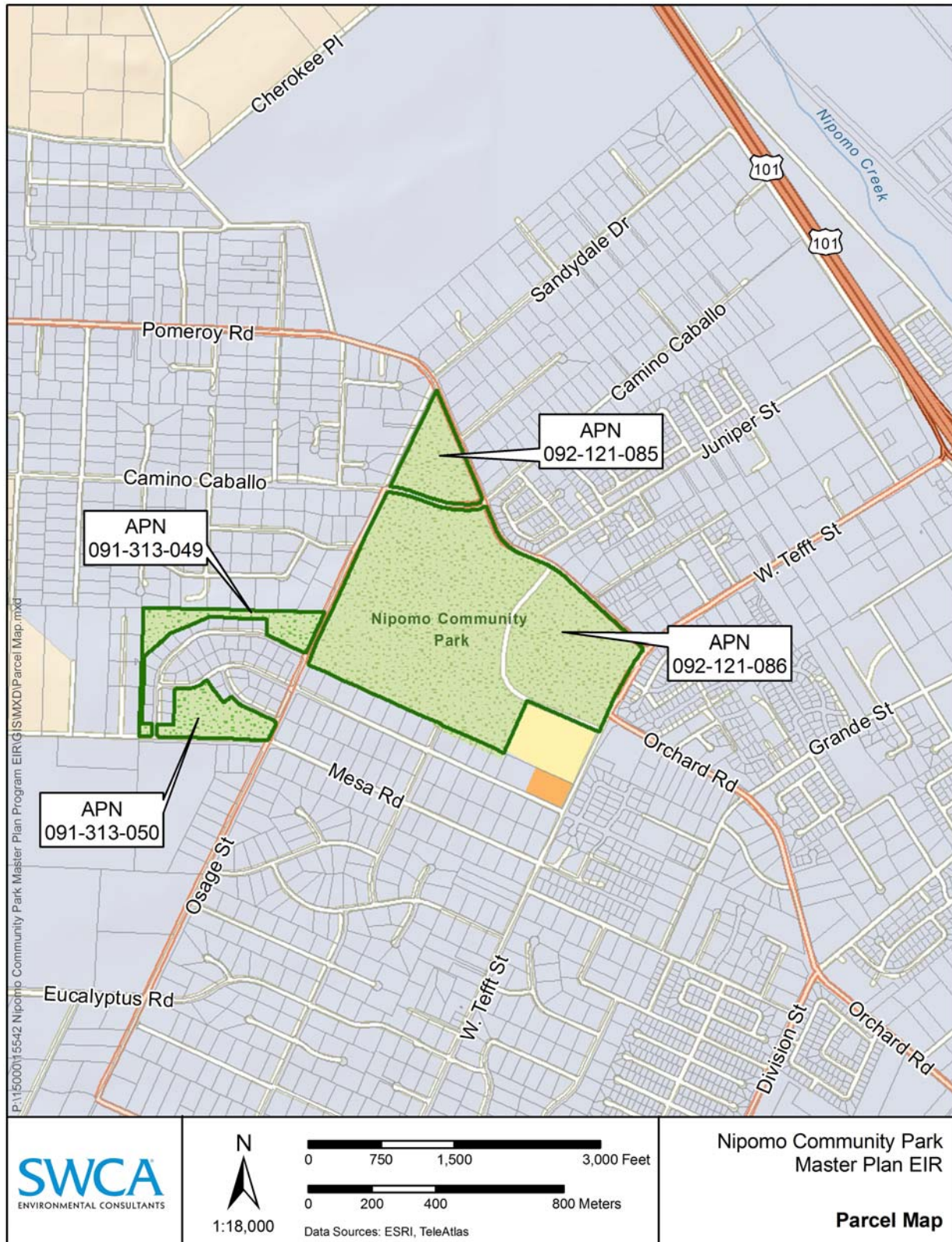


Figure 3-2. Parcel Map





Photograph 3-1. Current Park Entrance off of Pomeroy Road



Photograph 3-2. Existing Parking Facility and Lighted Ball Fields



Photograph 3-3. Existing Park Loop Road and Drainage Basin



Photograph 3-4. Nipomo Native Botanical Garden



Photograph 3-5. Open Space Area/Trails



Photograph 3-6. Open Space Area/Trails



**Photograph 3-7. Northern Boundary of Park/
Facing West along Osage Street**



**Photograph 3-8. Eastern Boundary of Park/
Facing North along Pomeroy Road**

Land uses are further discussed in the Land Use section (Section 4.7) of the Environmental Impact Report (EIR), and the consistency of proposed land uses at the project area with applicable County and local plans, policies, and goals is analyzed.

3.3 Consistency with Land Use Plans and Policies

3.3.1 Overview

California Environmental Quality Act (CEQA) Guidelines §15125(d) states, “the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” While CEQA requires a discussion of consistency with public plans, inconsistency does not necessarily lead to a significant impact. Inconsistency with public plans creates significant impacts under CEQA only when an adverse physical effect would result from the inconsistency. This section provides general information as to the plans and policies applicable to the proposed project as stated in the following documents. It is the responsibility of the County, the lead CEQA decision maker, to make the final determination regarding consistency issues. The following plans and policies are applicable to the proposed project and are described in the following sections:

- Inland Framework for Planning – Land Use Element
- County of San Luis Obispo South County Inland Area Plan
- San Luis Obispo County Land Use Ordinance (LUO) (Title 22), Nipomo Urban Area Planning Standards
- San Luis Obispo County General Plan
 - Parks and Recreation Element
 - Noise Element
 - Safety Element
- West Tefft Corridor Design Plan
- Clean Air Plan
- Basin Plan

Table 3-2 presents a summary of potential inconsistencies between the proposed project and the applicable plans and policies listed above. Additional consistency analysis with local plans and policies is provided in the individual environmental analysis sections of the EIR. For example, the Air Quality section (Section 4.1) includes an assessment of the project’s consistency with the Clean Air Plan, and the Water Resources section (Section 4.12) includes a discussion regarding the Water Service Agreement between the County and Nipomo Community Services District (NCSD). To the extent that the proposed project may be inconsistent with portions of these documents, remedies such as project revisions, special conditions of approval, variance, or plan amendments may be required. All adverse physical effects resulting from any inconsistency are discussed in the appropriate environmental analysis sections of the EIR (refer to Chapter 4 of this Program EIR).

3.3.2 Relevant Land Use Plans

Pursuant to the LUO (Title 22 of the County Code), §22.06.040 (Exemptions from Land Use Permit Requirements), County projects constructed by the County or its contractors are exempt from the land use permit requirements of Title 22, including compliance with noted planning area standards identified in the South County Area Plan. However, it is the policy of the County to implement actions that are consistent with Title 22 and the County General Plan.

In addition, while the County is not subject to ordinance requirements, the LUO includes standards that are useful as possible thresholds of significance, such as noise standards, and mitigation measures (i.e., preparation of drainage and erosion control plans). Ordinances and standards applicable to the project area are listed and discussed below.

3.3.2.1 Inland Framework for Planning – Land Use Element

The first part of the County Land Use Element is the Framework for Planning. The Framework contains policies and procedures that apply to the unincorporated area outside the coastal zone, and defines how the Land Use Element is used together with the LUO and other adopted plans. The Framework also explains the criteria used in applying land use categories and combining designations to the land, and the operation of the Resource Management System. Combining designations are special map categories that identify areas of unique resources or potential hazards that necessitate more careful project review.

3.3.2.2 County of San Luis Obispo South County Inland Area Plan

The project lies within the unincorporated area of San Luis Obispo County, and outside of the California Coastal Zone, which is under the jurisdiction of the *South County Inland Area Plan*. The plan acts as a guide for the cohesive and comprehensive development of the South County Inland Area, and seeks to guide future development that will balance the social, economic, environmental and governmental resources and activities affecting the quality of life within the area. This plan includes planning area standards for the South County Planning Area, which includes the urban community of Nipomo, and seeks to preserve the character of the communities and rural areas that currently exist in the area.

3.3.2.3 San Luis Obispo County Land Use Ordinance, Nipomo Urban Area Planning Standards

The LUO (Title 22 of the County Code) includes regulations established and adopted to protect and promote public health, safety and welfare. Regulations are also adopted to implement the County General Plan, guide and manage the future growth of the county in accordance with those plans, and regulate land use in a manner that will encourage and support the orderly development and beneficial use of lands within the county. In addition, ordinance regulations are in place to minimize adverse effects on the public resulting from land use and development, as well as to protect and enhance the significant natural, historic, archeological, and scenic resources within the county as identified by the County General Plan. Article 9 of the Land Use Ordinance includes standards for proposed development and new land uses that are specific to each of the planning areas defined by the Land Use Element, including standards specifically applicable to the Nipomo Urban Area. These standards are mandatory requirements, intended to address the local planning issues of each planning area.

3.3.2.4 San Luis Obispo County General Plan

Parks and Recreation Element

The Parks and Recreation Element is an optional component of the County General Plan. The County has had a Recreation Element as part of its General Plan since 1968, showing an early commitment by the County to provide adequate park and recreation opportunities for both residents and visitors. The Parks and Recreation Element establishes goals, policies, and implementation measures for management, renovation, and expansion of existing, and development of new, parks and recreation facilities in order to meet existing and projected needs and to ensure an equitable distribution of parks throughout the county. The purpose of the Parks and Recreation Element is to: (1) provide policy guidance regarding the provision of park and recreation services, (2) document the county's existing park and recreation resources, and (3) facilitate the evaluation of park and recreation needs including those resources that are outside the County's management during the land use decision process.

Conservation and Open Space Element

The County Conservation and Open Space Element (COSE) consists of a policy and program document and a technical appendix. The COSE policy and program document includes separate chapters to address air quality, biological resources, cultural resources, energy, mineral resources, open space, visual resources, and water resources. The technical appendix includes the County's first baseline greenhouse gas emissions inventory. The COSE is based on the principles of smart growth, with the intent to preserve unique or valuable natural resources, to manage development within the sustainable capacity of the county's resources, and to reduce the county's contribution to global climate change.

Noise Element

The County Noise Element provides a policy framework for addressing potential noise impacts in the planning process, and minimizing future noise conflicts. The Noise Element identifies transportation-related, stationary, and potential operational noise generators in the county, provides a list of noise-sensitive land uses, and identifies acceptable and unacceptable thresholds of noise exposure based on land use. The Noise Element also provides mitigation measures that should be applied to projects when noise attenuation is required to meet identified thresholds.

Safety Element

The two primary principles of the County Safety Element are emergency preparedness and managed development to reduce risk. The Safety Element identifies potential emergency situations and natural disasters within the county, and includes goals and policies for response during an emergency or natural disaster, and avoidance of unnecessary risk.

3.3.2.5 West Tefft Corridor Design Plan

The project area is bounded for approximately 980 feet on the eastern boundary (APN 092-121-086) by West Tefft Street. The West Tefft Corridor Design Plan addresses the design of new development and streets near West Tefft Street between US 101 and Dana Elementary School, including the area along West Tefft Street encompassed by the proposed project. The area of West Tefft Street bordering the proposed project was included in the Design Plan solely to extend parkway/sidewalk concepts within the right-of-way. The central concerns of the plan are to avoid the development of suburban shopping centers throughout the designated downtown and to avoid street environments that are dangerous or unattractive to

pedestrians. The Design Plan gives guidance for the desired appearance and scale of streets, buildings and open spaces, which are to be achieved through the public review of new projects and their completion.

3.3.2.6 Clean Air Plan

As part of the California Clean Air Act, the San Luis Obispo County Air Pollution Control District (SLOAPCD) is required to develop a plan to achieve and maintain the state ozone standard by the earliest practicable date. The Clean Air Plan (CAP) outlines the SLOAPCD's strategies to reduce ozone precursor emissions from a wide variety of stationary and mobile sources. The 2001 CAP was adopted by the SLOAPCD at their hearing on March 26, 2002.

3.3.2.7 Basin Plan

The Water Quality Control Plan for the Central Coast Region (Basin Plan) is the Regional Water Quality Control Board's (RWQCB) master water quality control planning document. It designates beneficial uses and water quality objectives for waters of the State, including surface waters and groundwater. It also includes programs of implementation to achieve water quality objectives. Periodically, the RWQCB considers amendments to the Basin Plan. Each amendment is subject to an extensive public review process. At a public hearing, the RWQCB may act to adopt the amendment. Adopted amendments are subject to approval by State Water Resources Control Board (SWRCB), the Office of Administrative Law and, in most cases, the U.S. Environmental Protection Agency (EPA).

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
Framework for Planning (Inland) – Land Use Element		
<p>1. F. Planning Principles, Policies, Implementing Strategies. Strategic Growth Policy 2.4. Create complete communities with appropriate areas for housing, commerce, civic uses, schools, recreation and open spaces.</p>	<p>The NCP is currently the only <u>developed</u> public park in Nipomo. <u>Other opportunities for park improvements in the community include the recently approved Jack Ready Park, Jim Miller Memorial Park, and private developments.</u> The proposed project recommends the enhancement and addition of recreational facilities at this existing park facility. The concentration of recreational facilities at this one location may leave more distant areas of Nipomo without convenient park facilities. However, the County has recognized the need for additional neighborhood parks in Nipomo, and the project does not preempt or hinder the development of such additional recreational areas.</p>	<p>Consistent.</p>
<p>1. F. Planning Principles, Policies, Implementing Strategies. Strategic Growth Policy 2.11. Provide adequate community amenities, parks, natural areas and trails in support of new development, which will support a high quality of life and a compact form of community development.</p>	<p>The project proposes the development and/or enhancement of various trails, park areas and natural areas at the NCP, consistent with this policy. While other neighborhood park areas are still needed in Nipomo, the project enhances those resources that are available at the existing park location.</p>	<p>Consistent.</p>
<p>1. F. Planning Principles, Policies, Implementing Strategies. Strategic Growth Policy 4.1. Plan communities with schools, parks, public spaces, transit stops and commercial districts located as focal points within convenient walking distances of neighborhoods.</p>	<p>The proposed project would create and enhance recreational and natural resources and facilities serving surrounding single family residences and incorporates various connective trails and pathways to surrounding neighborhood areas. Though concentration of recreational facilities at this one site may leave other distant areas of Nipomo without recreational facilities, the project does not hinder the development of additional parks in the future to serve more distant neighborhoods.</p>	<p>Consistent.</p>
<p>1. F. Planning Principles, Policies, Implementing Strategies. Strategic Growth Policy 4.4. Provide parks, natural areas and recreational facilities with new urban development to enhance a community's quality of life and improve public health.</p>	<p>The proposed project incorporates various new and enhanced recreational and natural resource areas and facilities, consistent with this policy.</p>	<p>Consistent.</p>
<p>1. F. Planning Principles, Policies, Implementing Strategies. Strategic Growth Policy 4.5. Create neighborhoods and non-residential areas that minimize fear and crime through environmental and urban design.</p>	<p>The proposed project incorporates "Crime Prevention Through Environmental Design" standards and "Lighting and Lighting Systems" guidelines in coordination with the San Luis Obispo County Sheriff's Office, consistent with this policy.</p>	<p>Consistent.</p>

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
1. F. Planning Principles, Policies, Implementing Strategies. Strategic Growth Policy 5.5. Make communities more bicycle- and pedestrian-friendly with safe and attractive routes.	The proposed project incorporates various connective trails and pathways to serve surrounding residential areas, consistent with this policy.	Consistent.
4. C. Policies and Implementing Strategies for Public Services. Implementing Strategy 1.a. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing or planned capacities or service levels.	Through implementation of mitigation measures set forth in Section 4.9, Public Services and Utilities, the proposed project is not expected to create a demand on public services beyond their available capacity levels.	Consistent.
5. Circulation Element, C. Goals and Objectives, 10. Encourage policies for new development to finance adequate additional circulation and access as a result of increased traffic it will cause.	The project includes major road improvements, including the re-alignment of existing park entrances on West Tefft Street and Pomeroy Road; installation of a traffic signal at the re-aligned Pomeroy Road/Juniper Street intersection; construction of a westbound left turn pocket and an eastbound right turn pocket on Pomeroy Road; and improvements to Osage Road, including road widening for consistency with County road standard A-1(d) and construction of a trail within the road right-of-way. These road improvements and implementation of proposed mitigation measures will mitigate traffic-related impacts to a less than significant level.	Consistent.
5. Circulation Element, I. Bikeways, Implementing Strategy 3. Regional trails that link communities should be provided consistent with the Parks and Recreation Element, to enable more alternative transportation between and through communities.	The proposed project incorporates a series of trails, bike paths, equestrian trails, and pedestrian walkways connecting the Park and Mesa Meadows with surrounding residential areas, consistent with this policy.	Consistent.
County of San Luis Obispo South County Area Plan – Inland		
Nipomo Urban Area Programs, 11. Community Appearance. Work with neighborhoods to improve their appearance and clean up deteriorated residences and vacant properties. Assist in organizing events, workdays, and contests to motivate public participation, focusing on repair and renovation, construction of new fencing, landscaping, paths and a park.	The project proposes development or enhancement of various trails, paths and park facilities, consistent with this policy. Mitigation measures have also been proposed to reduce impacts and create an aesthetically consistent appearance of the park.	Consistent.
Nipomo Urban Area Programs, 13. Pathway Plan. Work with the community to prepare a plan for pedestrian circulation through the urban area. The plan should identify locations of walking and riding	The project proposes a series of trails, paths, and walkways that will increase connectivity between the park, surrounding residences, and urban areas in proximity to the park.	Consistent.

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
paths connecting neighborhoods to shopping areas, parks and schools. Linear parkways should be studied as one method of providing alternate pedestrian routes within public areas.		
Nipomo Urban Area Programs, 14. Neighborhood Parks. The county, Lucia Mar Unified School District and Nipomo Community Services District should jointly develop neighborhood parks adjacent to proposed new school sites and small parks throughout neighborhoods consistent with the County Parks and Recreation Element.	The project consolidates many of Nipomo's recreational opportunities at one park location. However, the project does not inhibit the County, NCS, or Lucia Mar Unified School District from developing neighborhood parks in other parts of the community.	Consistent.
Nipomo Urban Area Programs, 15. Implementation Program – Nipomo Regional Park. The General Services Department should prepare an implementation program for improvements to the park consistent with the County Parks and Recreation Element.	The purpose of the project is to establish a park Master Plan to guide future development and improvements at the park, consistent with this policy.	Consistent.
Nipomo Urban Area Programs, 16. Improvements – Nipomo Regional Park. The General Services Department should proceed with improvements at Nipomo Regional Park to complete the Nipomo Regional Park Master Plan within a specific schedule.	The purpose of the project is to establish a park Master Plan to guide future development and improvements at the park, consistent with this policy.	Consistent.
Circulation, Goal 1. Transportation should be planned to facilitate the use of all modes to improve traffic service and air quality. Transportation planning should be consistent between the Planning and Public Works Departments.	Implementation of the NCPMP includes improvements to local roadways, and would facilitate alternative transportation	Consistent
Circulation, Objective (a). Utilize transportation system/demand management to develop various means of reducing traffic volume increases and conflicts, and reduce the need for roadway capacity improvements.	Mitigation is recommended to incorporate transportation demand management to reduce trip generation during the PM peak hour.	Consistent
Circulation, Objective (f). Provide an opportunity for public input before decisions are made on road improvement needs.	Public circulation of this EIR will provide an opportunity for public review and comment.	Consistent
Bikeways, Objectives and Policies 5. Recreation. Develop Class I bikeways with multi-use trails through public recreational areas and along public right-of-ways where deemed appropriate due to scenic and/or recreational resources. The protection of natural resources should also be achieved.	The project also proposes a paved walkway along Osage Street, and a multi-use trail around most of the perimeter of the Park. The project also entails the development or enhancement of a series of trails and walkways at the NCP that connect the park to Mesa Meadows, surrounding neighborhoods, and the West Tefft Street downtown core.	Consistent.

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Circulation Programs, Nipomo Urban Area, 12. Tefft Street and Thompson Road Improvements. The Public Works and Planning Departments should develop a landscaping and sidewalk improvement plan for Thompson Road and West Tefft Street, including considering landscaped center medians along West Tefft Street, using low water-consuming plantings of ground cover, shrubs and street trees. This project should be implemented with any major street improvement or widening and upon the assumption of maintenance responsibility by the county or another association or agency such as the Nipomo Community Services District.</p>	Implementation of the NCPMP does not preclude these improvements.	Consistent
San Luis Obispo County Code, Title 22, Land Use Ordinance, Nipomo Urban Area Standards		
<p>22.112.080, A. Community Wide Standards, 4. Nipomo Lowland Areas – Drainage Plan Requirements. All land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval in compliance with Chapter 22.52, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.</p>	While the County is not required to obtain a land use permit, a drainage plan will be prepared for review by the County Public Works Department.	Consistent
<p>22.112.080, C. West Tefft Corridor Design Plan, 1. Compliance with the West Tefft Design Plan. The West Tefft Design Plan and any amendments thereto, is hereby incorporated into this Section as though it were fully set forth here. All Zoning Clearances, Minor Use Permit, Conditional Use Permit and land division applications within the West Tefft Design Plan Area shall be in conformity and compliance with the West Tefft Design Plan. In the event of any conflict between the provisions of this Title and the Design Plan, the Design Plan shall control.</p>	The project has been analyzed for consistency with the Tefft Corridor Design Plan, as set forth in this table, below.	Consistent.
San Luis Obispo County General Plan, Parks and Recreation Element		
<p>Parks Goal, Objective, and Policies, Objective A: Maintain and improve as well as provide new and expanded parks and recreation within the County consistent with Chapter 8 Parks and Recreation Project List, and the County's available funding.</p>	The intent of the proposed project is to create new and expand existing park and recreational opportunities at NCP. Various elements of the proposed project are listed on the Chapter 8 Parks and Recreation Project List, including a Nipomo Community Center and community trails.	Consistent.

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Parks Goal, Objective, and Policies, Policy 2.1: Provide parks which are aesthetic and consistent with community needs.</p>	<p>The project has been designed to be aesthetically consistent with the surrounding setting, and mitigation measures are further proposed to mitigate any visual impacts to less than significant levels.</p>	<p>Consistent.</p>
<p>Parks Goal, Objective, and Policies, Policy 2.3: When developing parkland:</p> <ol style="list-style-type: none"> 1. Prepare adequate studies to determine site constraints. 2. Prepare and implement a master plan for the site. 3. Provide reasonable buffers between existing uses and the new park facilities in order to reduce impacts. 4. Use joint use opportunities and adopt-a-park programs as they are available. 	<p>The project proposes implementation of a Master Plan for the NCP, and is based on a 2004 Constraints Analysis, consistent with this policy. Land use buffers are incorporated into the plan to minimize impacts.</p>	<p>Consistent</p>
<p>Parks Goal, Objective, and Policies, Policy 2.4: Preserve County parkland for active and passive recreation. Community facilities, which have little to no recreational component, shall be placed outside of an existing or proposed park.</p>	<p>The new facilities and uses proposed in the project are intended to provide active and passive recreational opportunities in NCP, consistent with this policy. All other proposed uses, i.e. drainage basins, maintenance buildings, etc., are appurtenant to the project's primary recreational components.</p>	<p>Consistent.</p>
<p>Recreation Goal, Objectives and Policies, Objective B: Provide new and expanded recreation within the County consistent with Chapter 8 Parks and Recreation List, and the County's available funding.</p>	<p>The intent of the proposed project is to create new and expand existing park and recreational opportunities at NCP. Various elements of the proposed project are listed on the Chapter 8 Parks and Recreation Project List, including a Nipomo Community Center and community trails.</p>	<p>Consistent.</p>
<p>Recreation Goal, Objectives and Policies, General Recreation, Policy 3.1: To provide an equitable distribution of recreation throughout the County, County Parks should attempt to provide new or expanded recreation (as a first priority) in those Planning Areas that have:</p> <ol style="list-style-type: none"> 1. Experienced faster growth rates. 2. Very limited existing park acreage and/or recreation opportunities in relation to population density. When assessing existing park acreage and/or recreation opportunities consider parks and recreation offered by all entities provided that entity offers comparable service to the County's unincorporated population. 	<p>The South County Inland Area Plan of the LUO indicates that the South County Inland Area averages almost twice the annual growth rate of the rest of the County in general, with the Nipomo urban area experiencing the majority of new development. The project proposes new and expanded recreational uses and facilities at the only existing <u>developed</u> park serving the Nipomo community, consistent with this policy. <u>Other opportunities for park improvements in the community include the recently approved Jack Ready Park, Jim Miller Memorial Park, and private developments.</u></p>	<p>Consistent.</p>

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
Recreation Goal, Objectives and Policies, General Recreation, Policy 3.2: Provide recreation at the County's parks consistent with community needs.	The project entails new and expanded open space and recreational uses at Nipomo's only existing <u>developed</u> park, consistent with this policy.	Consistent.
Recreation Goal, Objectives and Policies, General Recreation, Policy 3.3: Seek joint use agreements, volunteer and other partnership opportunities to augment recreational services and reduce project costs.	Implementation of the NCPMP does not preclude such agreements.	Consistent
Recreation Goal, Objectives and Policies, General Recreation, Policy 3.4: When considering the acceptance or development of capital intensive recreational facilities such as community centers, indoor sports centers, and aquatic centers, attempt to get numerous entities involved to split the cost of acquisition, design, development and maintenance.	Implementation of the NCPMP does not preclude such agreements.	Consistent
Recreation Goal, Objectives and Policies, General Recreation, Policy 3.5: Provide recreation programs at the County's owned or leased facilities which provide adequate cost recovery.	Implementation of the NCPMP does not preclude development of recreation programs. Improvement and development of facilities would provide the opportunity for additional recreational programs at NCP.	Consistent
Recreation Goal, Objectives and Policies, Trails, Objective C: Provide a viable multi-use trail system which is protective of private property interests and public resources, and consistent with Chapter 8 Parks and Recreation List.	The project proposes conversion of approximately 15.96 acres of existing undeveloped area and dirt trails to a variety of new recreational and infrastructure uses. However, these trails are not in areas designated for trail development in the Parks and Recreation List. The project also proposes a paved walkway along Osage Street, and a multi-use trail around most of the perimeter of the Park, consistent with the Chapter 8 List.	Consistent.
Recreation Goal, Objectives and Policies, Trails, Policy 3.7: County Parks shall consider as the highest priority those trail projects which: <ol style="list-style-type: none"> 1. Are on land owned or operated by the County, including public rights of way. 2. Connect urban communities or provide access to recreation areas. 3. Complete a trail corridor, where only small portions are remaining. 4. Will be popular due to their length or duration. 	The trails proposed in the project are located on County-owned lands, and provide access to various proposed facilities of the NCP from surrounding neighborhoods.	Consistent

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<ol style="list-style-type: none"> 5. Offer alternative transportation. 6. Solve a safety concern. 7. Include a funding source. 8. Minimize costs of development and maintenance. 		
<p>Recreation Goal, Objectives and Policies, Trails, Policy 3.8: To protect the interests of adjacent land uses (both public and private) and the environment, trail projects shall:</p> <ol style="list-style-type: none"> 1. Be consistent with the standards in the General Plan including the County's Agriculture and Open Space Element. 2. Stay as far away as reasonable from production agriculture, commercial activities and residences. 3. Be built to minimize impacts to sensitive resources. 4. Provide signs that identify permitted trail uses; directions to relevant public areas; and provide for safety and protection of trail users and adjacent property. 5. Provide trail fencing where necessary to discourage trespass onto neighboring land and to protect sensitive resources. 6. Impose enforceable limitations on the trail use, as appropriate. 7. Be designed and constructed consistent with the trails standards contained in Appendix B of this document. 	The proposed trail system would be designed to comply with this goal. Mitigation measures have also been recommended to further reduce impacts on sensitive resources.	Consistent
<p>Recreation Goal, Objectives and Policies, Trails, Policy 3.9: County agencies will work together to coordinate the development, maintenance and use of trails.</p>	Implementation of the NCPMP would require coordination with multiple agencies and local advisory groups.	Consistent
<p>Recreation Goal, Objectives and Policies, Trails, Policy 3.14: Prior to the construction and/or County acceptance of a public trail corridor, the approving authority must make findings that:</p> <ol style="list-style-type: none"> 1. Sufficient funds are available for the trail's on-going maintenance; and 2. The liability for the trail has been addressed pursuant to Policy 3.15. 	Implementation of the NCPMP would require compliance with this measure. Development of trails would be phased based on available funding for development and maintenance.	Consistent
<p>Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Objective H: Develop a funding mechanism that provides for acquisition, development and maintenance of parks, recreation, natural areas, and coastal</p>	Implementation of the NCPMP would not be inconsistent with this objective; long-range planning and funding is necessary to ensure development and maintenance of proposed facilities.	Consistent

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access, taking advantage of collaborative agreements and volunteers.		
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Policy 6.2: Develop a funding program that balances community need with available revenues. Use an economic consultant to review existing costs and provide recommendations for a viable funding program. This program should consider the formation of a parks district.	Implementation of the NCPMP would not be inconsistent with this objective; long-range planning and funding is necessary to ensure development and maintenance of proposed facilities	Consistent
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Objective 1: Provide new or expanded public facilities consistent with available maintenance funding.	Implementation of the NCPMP would not be inconsistent with this objective; long-range planning and funding is necessary to ensure development and maintenance of proposed facilities	Consistent
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Policy 6.4: Prior to accepting or developing a new park, County Parks shall determine the long-term maintenance and operating costs associated with the proposed project. The County shall not develop the park until adequate funds are available for maintenance.	Implementation of the NCPMP would not be inconsistent with this objective; long-range planning and funding is necessary to ensure development and maintenance of proposed facilities	Consistent
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Policy 6.7: Conduct project maintenance consistent with a facility's master plan.	Maintenance of park facilities would be conducted according to the adopted NCPMP.	Consistent
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Policy 6.8: When maintaining park, recreation and natural area facilities attempt to minimize signs and other structures that may impact the aesthetics of the facility.	Mitigation is recommended to guide design of proposed elements and structures within NCP to maintain rural character.	Consistent
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Policy 6.11: Use methods within County Parks' facilities that reduce maintenance costs, such as the use of drought tolerant landscaping, solar oriented structures, structures with natural lighting during daylight hours, and stainless steel fixtures which have a longer lifetime and are more resilient to vandalism.	Mitigation is recommended to address water conservation, energy efficiency, and crime prevention. Upon design of project elements, these measures would be applied.	Consistent
Funding, Acquisition, Development & Maintenance Goals, Objectives, and Policies, Policy 6.12: Continue to assess ways	Implementation of the NCPMP would not be inconsistent with this policy; long-range planning and funding is necessary to	Consistent

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of providing additional maintenance funding including: <ol style="list-style-type: none"> 1. The periodic review of user fees. 2. Ways to cut staff time. 3. Additional ways to manage and use volunteers. 4. Assessing options such as the formation of a parks district. 	ensure development and maintenance of proposed facilities.	
<i>San Luis Obispo County General Plan, Conservation and Open Space Element</i>		
<p><i>Policy AQ 1.1 Compact development:</i> Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.</p> <p><i>Implementation Strategy AQ 1.1.1 Strategic Growth Principles:</i> Implement Strategic Growth principles and, as needed, amend applicable ordinances and policies to:</p> <ol style="list-style-type: none"> g. Encourage new residential development to be within walking distance (1/2 mile or less) to public activity centers such as schools, libraries, parks, and community centers. 	Implementation of the NCPMP would contribute to this policy and implementation strategy by adding additional uses to an existing park within an urban area.	Consistent
<p><i>Policy AQ 1.2 Reduce vehicle miles traveled:</i> Require projects subject to discretionary review to minimize additional vehicle travel.</p> <p><i>Implementation Strategy AQ 1.2.1 VMT reduction strategies:</i> Strategies to reduce new demand for vehicle travel may include, but are not limited to, minimum densities along transit corridors, Transportation Demand Management, and alternative transportation infrastructure as follows:</p> <ol style="list-style-type: none"> d. Install adequate and secure bicycle racks and storage facilities at a ratio of 1 per every 10 vehicle spaces in new commercial and public buildings with a corresponding reduction in required automobile parking spaces. Showers and changing facilities should also be encouraged. e. Incorporate design features and infrastructure into new projects that enable access by transit, bicycling, and walking. 	Implementation of the project would contribute to this implementation strategy by providing additional uses, improved pedestrian and bicycle access, and potentially a transit stop within the existing park, and near the core of an urban area.	Consistent
<p><i>Policy AQ 1.3 Convenient alternative transportation:</i> Require new development to provide safe and convenient access to alternative transportation within the project area and safe access to public transportation as feasible.</p>	Implementation of the project would be consistent with this policy and implementation strategy, because improved paths and access are proposed, which would improve connectivity between residential neighborhoods and commercial centers in	Consistent

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Implementation Strategy AQ 1.3.1 Connectivity in new development: Require new development to construct paths that connect land uses and other non-motorized routes, safe road crossings at major intersections and secure, weatherproof bicycle parking and storage facilities, and long-term maintenance of such facilities.</p>	the area.	
<p>Policy AQ 1.4 Alternative transportation improvements: Where new development is required to provide necessary alternative transportation improvements, such improvements should be in place, or otherwise guaranteed, before or concurrent with construction of the new development.</p>	The project includes off-site road improvements, including a signalized crosswalk at park entrances. These improvements would occur prior to development of major facilities (i.e., sports field, community center).	Consistent
<p>Policy AQ 1.7 Bicycle and pedestrian travel: Encourage bicycle and pedestrian use by supporting the policies found in the Regional Transportation Plan, County Bikeways Plan, Land Use and Circulation Element, and County Parks and Recreation Element. In addition, support public and private efforts to facilitate bicycling and walking for transportation and recreation.</p> <p>Implementation Strategy AQ 1.7.1 Bicycle racks at County facilities: Provide, or work with other County agencies to provide, bicycle racks and storage facilities in public areas, such as County buildings and facilities, parks, and community centers.</p>	Implementation of the project would contribute to this implementation strategy by providing improved pedestrian and bicycle access within the existing park.	Consistent
<p>Policy AQ 3.2 Attain air quality standards: Attain or exceed federal or state ambient air quality standards (the more stringent if not the same) for measured criteria pollutants.</p> <p>Implementation Strategy AQ 3.2.1 Use of APCD's CEQA Guidelines: The County's CEQA process will use the APCD's CEQA Guidelines to determine significance of impacts and to identify minimum project design and mitigation requirements.</p>	The EIR includes an analysis of potential short and long-term air emissions, and associated impacts and mitigation measures, based on the APCD's CEQA Handbook (2009).	Consistent
<p>Policy AQ 3.3 Avoid air pollution increases: Avoid a net increase in criteria air pollutant emissions in planning areas certified as Level of Severity II or III for Air Quality by the County's Resource Management System (RMS).</p>	Mitigation is recommended to reduce potential impacts related to equipment emissions and generation of fugitive dust and particulate matter, which would help to avoid a net increase in criteria air pollutant emissions.	Consistent

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<p>Policy AQ 3.4 Toxic exposure: Minimize public exposure to toxic air contaminants, ozone, particulate matter, sulfur dioxide, carbon monoxide, nitrogen oxides, and lead.</p>	<p>Mitigation is recommended to ensure avoidance of public exposure to toxic air contaminants, including subsurface landfill gasses and diesel particulates, consistent with this policy.</p>	<p>Consistent</p>
<p>Policy AQ 3.5 Equitable decision making: Ensure that land use decisions are equitable and protect all residents from the adverse health effects of air pollution.</p>	<p>Mitigation is recommended to address all potential public exposures to air pollution, including short term (during construction) and long-term (operation).</p>	<p>Consistent</p>
<p>Policy AQ 3.7 Reduce vehicle idling: Encourage the reduction of heavy-vehicle idling throughout the county, particularly near schools, hospitals, senior care facilities, and areas prone to concentrations of people, including residential areas.</p> <p>Implementation Strategy AQ 3.7.1 Heavy Duty Vehicle Idling: Encourage the reduction of heavy-duty vehicle idling throughout the county using APCD and California Air Resources Board idling reduction policies for schools and other sensitive receptors.</p>	<p>Mitigation is recommended, pursuant to the APCD's CEQA Handbook (2009) to avoid excessive idling during construction of proposed park facilities, consistent with this policy.</p>	<p>Consistent</p>
<p>Policy AQ 3.8 Reduce dust emissions: Reduce PM10 and PM2.5 emissions from unpaved and paved County roads to the maximum extent feasible.</p> <p>Implementation Strategy AQ 3.8.1 Reduce PM emissions from County roads:</p> <ol style="list-style-type: none"> 1) Implement all APCD particulate matter (PM) emission controls. 2) Continue efforts to clean paved roads, and 3) Pave or "chip seal" public County dirt roads to minimize fugitive dust. 	<p>Mitigation is recommended to address particulate matter emissions, consistent with the APCD CEQA Handbook (2009).</p>	<p>Consistent</p>
<p>Policy AQ 4.1 Reduce greenhouse gas emissions: Implement and enforce State legislative or regulatory standards, policies, and programs designed to reduce greenhouse gas emissions.</p> <p>Implementation Strategy AQ 4.3.3 Reduce GHG emissions from County energy use: Reduce greenhouse gas emissions resulting from energy use in the County buildings, facilities, and operations through adoption of energy efficiency and energy conservation measures, use of renewable energy sources, and other strategies</p>	<p>Based on the location of the existing park and proposed additional facilities and improvements, implementation of the NCPMP would encourage alternative transportation and reduce vehicle miles traveled by providing recreational opportunities within an established community. Additional mitigation is recommended to address energy efficiency and conservation.</p>	<p>Consistent</p>

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identified in the Climate Action Plan.		
<p>Policy AQ 4.5 Carbon Sequestration: Reduce net carbon emissions through the preservation, protection, and enhancement, as appropriate, of the county's terrestrial and aquatic carbon sequestration resources, including the county's lakes, soils, and native forests, trees, and plants.</p> <p>Implementation Strategy AQ 4.5.1 Identify carbon sequestration resources: Identify existing and potential opportunities for terrestrial and aquatic sequestration in the county, including but not limited to County lands, reclaimed mining lands, agricultural lands, and other areas or activities as appropriate. Protect sensitive biological resources such as, wetlands, migratory species of the Pacific flyway, and wildlife movement corridors through:</p> <ol style="list-style-type: none"> 1) environmental review of proposed development applications, including consideration of cumulative impacts, 2) participation in comprehensive habitat management programs with other local and resource agencies, and 3) acquisition and management of open space lands that provide for permanent protection of important natural habitats. 	Implementation of the project would retain the oak woodland located within the center of the park. While some oak trees would be removed to accommodate access improvements, trees would be replanted and protected under a conservation easement.	Consistent
<p>Policy BR 1.2 Limit Development Impacts: Regulate and minimize proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, coastal and riparian habitats, and wildlife habitat and movement corridors as necessary to ensure the continued health and survival of these species and protection of sensitive areas.</p>	Minimal development would occur within the oak woodland habitat within the NCP, which would continue to provide habitat for a variety of wildlife species.	Consistent
<p>Policy BR 1.3 Environmental Review: Require environmental review of development applications pursuant to CEQA and County procedures to assess the impact of proposed development on native species and habitat diversity, particularly special-status species, sensitive natural communities, wetlands, and important wildlife nursery areas and movement corridors.</p>	The Biological Resources section (Section 4.3) of this EIR was prepared consistent with this policy.	Consistent
<p>Policy BR 1.4 No Net Loss: Require that development projects</p>	Implementation of the project would require the removal of	Consistent

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>are approved with conditions and mitigation measures to ensure the protection of sensitive resources and to achieve “no net loss” of sensitive habitat acreage, values, and function. Give highest priority to avoidance of sensitive habitat. When avoidance is not feasible, require provision of replacement habitat onsite through restoration and/or habitat creation. When onsite mitigation is not feasible, provide for offsite mitigation that reflects no net loss.</p>	<p>some oak trees, and would potentially affect other sensitive vegetation. A biological conservation area would be established within the park, to ensure no net loss of habitat.</p>	
<p>Policy BR 2.6 Development Impacts to Listed Species: Ensure that potential adverse impacts to threatened, rare, and endangered species from development are avoided or minimized through project siting and design. Ensure that proposed development avoids significant disturbance of sensitive natural plant communities that contain special-status plant species or provide critical habitat to special-status animal species. When avoidance is not feasible, require no net loss of sensitive natural plant communities and critical habitat areas.</p> <p>Implementation Strategy BR 2.6.1 Use of biological resource surveys: Require applications for discretionary projects and land divisions to provide a biological resource survey performed by a qualified biologist when needed to address special-status animal and plant species and their associated habitats.</p> <p>Implementation Strategy BR 2.6.2 Use of habitat preservation ratio: Where avoidance, restoration, or replacement of habitat of special status species is not feasible, require preservation and/or enhancement of similar habitat at a minimum 2:1 ratio to avoid significant cumulative loss of valuable habitats and to achieve no net loss of habitat value.</p> <p>Implementation Strategy BR 2.6.3 Use of easements to protect habitat: Obtain easements or dedications to protect habitat, especially where it is connected to other large areas of unique or sensitive habitat. Natural open space areas in development projects should be contiguous to natural areas adjacent to the site wherever possible.</p>	<p>Preparation of this EIR included a full analysis of biological resources, consistent with this policy and implementation strategies. Mitigation is recommended, including replacement of habitat and species potentially affected by the development. A conservation easement would be established to ensure long term protection.</p>	<p>Consistent</p>
<p>Policy BR 2.8 Invasive Plant Species: Promote and support</p>	<p>Proposed landscaping would include native, drought tolerant</p>	<p>Consistent</p>

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>efforts to reduce the effects of noxious weeds on natural habitats. The County will work with local resource and land management agencies to develop a comprehensive approach to controlling the spread of non-native invasive species and reducing their extent on both public and private land.</p> <p>Implementation Strategy BR 2.8.2 Prohibit invasive species in landscaping: Prohibit use of invasive plant species in landscaping of proposed development. Revise the County's invasive plant list by the end of 2010 in cooperation with County Parks and the County Department of Agriculture consistent with Implementation Strategies B.R. 2.8.4 and 2.8.5. Consider including in that list invasive plants listed in the state's Noxious Weed List, the California Invasive Plant Council's Invasive Plant Inventory, and other priority species identified by the San Luis Obispo County Agricultural Commissioner and California Department of Agriculture.</p> <p>Implementation Strategy BR 2.8.3 Require removal of invasive exotic plants: Require the removal of invasive exotic plant species, to the extent feasible, when reviewing discretionary development projects, and include monitoring to prevent re-establishment in managed areas. Support educational programs that inform property owners about appropriate vegetation management techniques.</p>	<p>species, consistent with the County LUO and this policy. Implementation of the project does not preclude removal of non-native species within natural areas. The presence of the Nipomo Native Garden in the northern portion of the park would continue to provide public education regarding the importance of native plants.</p>	
<p>Policy BR 2.9 Promote Use of Native Plant Species: Landscaping for proposed development will use a variety of native or compatible non-native, non-invasive plant species as part of project landscaping to improve wildlife habitat values.</p>	<p>Proposed landscaping would include native, drought tolerant species, consistent with the County LUO and this policy.</p>	<p>Consistent</p>
<p>Policy BR 3.1 Native Tree Protection: Protect native and biologically valuable trees, oak woodlands, trees with historical significance, and forest habitats to the maximum extent feasible.</p>	<p>Implementation of the project would retain the oak woodland located within the center of the park. The design of the NCPMP avoids native trees to the maximum extent feasible.</p>	<p>Consistent</p>
<p>Policy BR 3.2 Protection of Native Trees in New Development: Require proposed discretionary development and land divisions to avoid damage to native trees (e.g., Monterey Pines, oaks) through setbacks, clustering, or other appropriate measures. When avoidance is not feasible, require mitigation measures.</p>	<p>Implementation of the project would retain the oak woodland located within the center of the park. While some oak trees would be removed to accommodate access improvements, trees would be replanted and protected under a conservation easement.</p>	<p>Consistent</p>

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<p>Policy BR 3.3 Oak Woodland Preservation: Maintain and improve oak woodland habitat to provide for slope stabilization, soil protection, species diversity, and wildlife habitat.</p> <p>Implementation Strategy BR 3.3.1 Implement Oak Woodlands Preservation Act: Comply with the Oak Woodlands Preservation Act (PRC Section 21083.4) through the review of proposed discretionary development by maintaining the integrity and diversity of oak woodlands, chaparral communities, and other significant vegetation.</p>	<p>The Biological Resources section (Section 4.3) of the EIR included a full analysis of impacts to individual oak trees and oak woodland, and includes mitigation measures consistent with the Oak Woodlands Preservation Act.</p>	<p>Consistent</p>
<p>Policy BR 3.5 Non-native Trees: Protect healthy and non-hazardous, non-native trees (e.g., eucalyptus groves) and forests that provide raptor nesting or roosting sites or support colonies of monarch butterflies.</p>	<p>Implementation of the project would retain the oak woodland located within the center of the park. The design of the NCPMP avoids native trees to the maximum extent feasible.</p>	<p>Consistent</p>
<p>Policy BR 4.8 Runoff from County Lands: Reduce and control fertilizer and pollutant runoff from County-owned and managed lands.</p> <p>Implementation Strategy BR 4.8.1 Non-point source best management practices: Implement RWQCB Best Management Practices, including integrated pest management, to minimize pesticide application and minimize fertilizer runoff from County-owned and managed properties.</p> <p>Implementation Strategy BR 4.8.2 Pet waste in County facilities: Provide receptacles for disposal and pickup of pet waste in County recreation areas.</p>	<p>Mitigation is recommended to incorporate Best Management Practices (BMPs) consistent with this policy. Incorporation of integrates pest management is encouraged for existing and future turf areas. Receptacles and pet waste stations are currently provided in the NCP.</p>	<p>Consistent</p>
<p>Policy CR 4.4 Development Activities and Archaeological Sites: Protect archaeological and culturally sensitive sites from the effects of development by avoiding disturbance where feasible. Avoid archaeological resources as the primary method of protection.</p> <p>Implementation Strategy CR 4.4.1 Native American participation in development review process: In areas likely to contain Native American and cultural resources, include Native Americans in tasks such as Phase I II, and III surveys, resource</p>	<p>A cultural resource survey was conducted during environmental review of the proposed project. No significant archaeological resources were identified. Historical resources have been assessed consistent with this policy and associated implementation strategies.</p>	<p>Consistent</p>

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<p>assessment, and impact mitigation. Consult with Native American representatives early in the development review process and in the design of appropriate mitigations. Enable their presence during archaeological excavation and construction in areas likely to contain cultural resources.</p> <p>Implementation Strategy CR 4.4.2 Cultural Resource Studies: Require cultural resources studies (i.e., archaeological and historical investigations) by a professional who meets the Interpretation of cultural resources can include monuments, signs, plaques, artwork, publications, etc.</p> <p><i>Secretary of the Interior's Professional Qualifications</i> Standards when development is proposed within an archaeologically or historically sensitive area. These studies will conform to the County's approved guidelines.</p>		
<p>Policy E 1.3 Renewable energy and County facilities: Seek to use renewable energy to power County facilities.</p> <p>Implementation Strategy E 1.3.1 Use of renewable energy at County facilities: Retrofit existing County facilities with appropriate renewable energy and clean technologies such as L.E.D. lighting, solar, wind, biofuel, cogeneration, and fuel cells.</p>	<p>The NCPMP is a conceptual plan, and does include renewable energy facilities; however, the plan does not preclude incorporation of such features in the future. Mitigation is recommended to incorporate energy efficiency measures, which may include renewable energy sources.</p>	<p>Consistent</p>
<p>Policy E 2.1 Energy efficiency: Become a model of energy efficiency and conservation in the provision of services and the maintenance of County facilities and equipment to:</p> <ol style="list-style-type: none"> a. demonstrate to County residents and businesses the benefits of energy efficiency and conservation, b. reduce costs of government, c. reduce dependence on imported fossil fuel energy, and d. improve air quality. <p>Implementation Strategy E 2.1.1 Apply Energy Use Policy to all County facilities: Amend the Energy Use Policy for County buildings and facilities operated, managed, or leased by General Services to apply to all buildings and facilities operated by the County. The amended Energy Use Policy should identify energy</p>	<p>As noted above, the NCPMP does currently include renewable energy facilities; however, the plan does not preclude incorporation of such features in the future. Mitigation is recommended to incorporate energy efficiency measures, which may include renewable energy sources.</p>	<p>Consistent</p>

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conservation, energy efficiency, demand reduction, distributed generation, and renewable energy strategies consistent with this Element.		
Policy E 3.2 Energy efficient equipment: Require the use of energy-efficient equipment in all new development, including but not limited to Energy Star appliances, high-energy efficiency equipment, heat recovery equipment, and building energy management systems.	Mitigation is recommended to incorporate energy efficiency measures, consistent with this policy.	Consistent
Policy E 4.3 Green County facilities: Incorporate green building practices into the planning, design, construction, management, renovation, operations, and demolition of all County buildings.	The NCPMP is a conceptual plan, and does not include specific architectural design elements; however, the plan does not preclude incorporation of such features in the future. Mitigation is recommended to incorporate energy efficiency measures, which may include incorporation of green building practices.	Consistent
Policy E 4.4 Solar exposure: Orient new buildings to maximize solar resources, shading, ventilation, and lighting.	The NCPMP is a conceptual plan, and does not include specific architectural design elements; however, the plan does not preclude incorporation of such features in the future. Mitigation is recommended to incorporate orientation of buildings to maximize solar resources.	Consistent
Policy E 4.5 Healthy indoor environments: Encourage healthy indoor environmental quality in new and renovated buildings, including publicly funded affordable housing projects and County buildings, using healthy building materials, finishes, paints, and products.	The NCPMP is a conceptual plan, and does not include specific architectural design elements; however, the plan does not preclude incorporation of such features in the future, such as during development of the community center.	Consistent
Policy E 5.2 County operations and waste: Continue efforts to reduce waste from County operations through reduction, reuse, and recycling in all County programs, operations, facilities, and buildings. Implementation Strategy E 5.2.2 Ensure recycling at all County facilities: Ensure that recyclable materials are collected at all County facilities, and develop a policy for the salvage and reuse/recycling of County equipment at the end of its useful life in order to ensure that it is responsibly disposed of or recycled.	The NCP includes receptacles for recycling collection, consistent with this policy.	Consistent
Policy E 5.5 Sustainable materials in County buildings: Reuse	The NCPMP is a conceptual plan, and does not include specific	Consistent

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<p>building materials, use materials with recycled content, or use materials that are derived from sustainable, renewable, and/or local sources to the greatest extent feasible in County buildings. In proposed County projects, encourage construction that:</p> <ul style="list-style-type: none"> a. a. Minimizes building materials with high-embodied energy (e.g., cement, metal) b. Uses fly ash in concrete. Provide incentives and consider regulations requiring new building projects that use a substantial amount of concrete to incorporate at least 25% fly ash to offset some of the energy use and greenhouse gas emissions associated with the manufacturing of cement c. Uses sustainable materials for pipes d. Uses spacing, sizes, and modular dimensions that minimize lumber use and optimize performance e. Uses recycled aggregate in concrete f. Uses straw bale construction in exterior walls. 	<p>architectural design elements; however, the plan does not preclude incorporation of such features in the future. Mitigation is recommended to incorporate use of sustainable materials to address greenhouse gas emissions and energy efficiency.</p>	
<p>Policy OS 2.9 Recreational use of publicly owned open space: Continue to establish and implement policies and management strategies to provide recreational use of open space.</p> <p>Implementation Strategy OS 2.9.1 Recreation on public lands: Work closely with other agencies to plan and provide recreational use of publicly owned open space.</p> <p>Implementation Strategy OS 2.9.2 Minimize recreation conflicts: Manage park sites and recreation areas to protect scenic and environmentally sensitive resources, and to not conflict with agricultural or other rural land uses addressed in the Agriculture Element.</p>	<p>The project is consistent with this policy because it includes improvements to an existing park within an urban area.</p>	<p>Consistent</p>
<p>Policy SL 1.1 Prevent Loss of Topsoil in All Land Uses: Minimize the loss of topsoil by encouraging broad-based cooperation between property owners, agricultural operators, agencies, and organizations that will lead to effective soil conservation practices on all lands, including County-controlled properties.</p> <p>Implementation Strategy SL 1.1.2 Soil erosion: public lands:</p>	<p>The Geology and Soils section (Section 4.5) of the EIR includes an assessment of potential impacts related to erosion, drainage, and down-gradient sedimentation. The plan includes improvements to the existing drainage system, which would address current onsite flooding and stormwater management. Mitigation is recommended to minimize the potential for soil erosion, consistent with this policy.</p>	<p>Consistent</p>

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Assure that roads and drainage systems on County-controlled properties and facilities do not negatively impact other land uses, including agricultural lands, and that the roads and drainage systems are properly maintained.		
<p>Policy SL 1.3 Minimize Erosion associated with New Development: Avoid development, including roads and driveways, on the steeper portions of a site except when necessary to avoid flood hazards, protect prime soils, and protect sensitive biological and other resources. Avoid grading and site disturbance activities on slopes over 30%. Minimize site disturbance and protect existing vegetation as much as possible.</p> <p>Implementation Strategy SL 1.3.1 Low Impact Development (LID): Implement Low Impact development (LID) for all new public and private projects.</p>	Grading and site disturbance would not occur on slopes exceeding 30%. Mitigation, including implementation of LID strategies, is recommended to reduce stormwater flow.	Consistent
<p>Policy VR 6.1 Urban Design: Ensure that new multi-family residential, mixed-use, and commercial or other non-residential development in the urban and village areas is consistent with local character, identity, and sense of place.</p>	The Aesthetic Resources section (Section 4.1) of the EIR includes a full assessment of the project's effect on local character, identity, and sense of place. Mitigation is recommended to ensure the project elements are consistent with the character of the area.	Consistent
<p>Policy VR 7.1 Nighttime Light Pollution: Protect the clarity and visibility of the night sky within communities and rural areas, by ensuring that exterior lighting, including streetlight projects, is designed to minimize nighttime light pollution.</p>	Mitigation is recommended to address the effects of nighttime lighting. Lighting would be shielded, directed internal to the park, and would not be used past 10:00 pm.	Consistent
<p>Policy WR 1.4 Use reclaimed water: The County will be a leader in the use of reclaimed water. Support expanding the use of reclaimed water to make up at least 5% of total water use by 2015 and 10% of total water use by 2020.</p> <p>Implementation Strategy WR 1.4.3 Reclaimed water: identify partners: Identify potential partners and sites for advanced tertiary treatment projects (i.e., agriculture, park fields, etc.) and initiate a long-term public education process for potable water reuse.</p> <p>Implementation Strategy WR 1.4.4 Reclaimed water:</p>	As discussed in the Water and Wastewater sections of the EIR, the County may connect with the Southland Wastewater Treatment Facility recycled water system, which would be implemented by the Nipomo Community Services District. Use of reclaimed water is recommended as mitigation to reduce anticipated water demand.	Consistent

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Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>groundwater recharge: Explore opportunities for groundwater recharge with reclaimed water. Opportunities include but are not limited to recharge through use of reclaimed water for irrigation, dust control, and fire suppression.</p>		
<p>Policy WR 3.1 Prevent water pollution: Take actions to prevent water pollution, consistent with federal and state water policies and standards, including but not limited to the federal Clean Water Act, Safe Drinking Water Act, and National Pollutant Discharge Elimination System (NPDES).</p> <p>Implementation Strategy WR 3.1.2 Employ pollution prevention in County operations: Employ pollution prevention techniques in all County operations and maintenance activities consistent with the Best Management Practices outlined in the County’s Stormwater Management Program.</p> <p>Implementation Strategy WR 3.1.3 Minimize construction-related impacts to water quality: Minimize construction and post-construction impacts of development through implementation of the County’s Stormwater Management Program and Stormwater Pollution Prevention and Discharge Control Ordinance in compliance with Phase II of the National Pollutant Discharge Elimination System (NPDES).</p>	<p>Implementation of the project would require preparation and implementation of a SWPPP, consistent with this policy and associated implementation strategies.</p>	<p>Consistent</p>
<p>Policy WR 3.2 Protect watersheds: Protect watersheds, groundwater and aquifer recharge areas, and natural drainage systems from potential adverse impacts of development projects.</p> <p>Implementation Strategy WR 3.2.1 Minimize runoff from new development: Ensure that public and private developments subject to discretionary review are designed to minimize runoff from such sources as homes, golf courses, swimming pools, and roadway maintenance.</p> <p>Implementation Strategy WR 3.2.2 Permeable Materials: Encourage the use of permeable materials in areas where hardscape is proposed.</p>	<p>Mitigation is recommended to incorporate Low Impact Development (LID) strategies, which would address stormwater runoff and include the use of permeable materials, consistent with this policy and associated implementation strategies.</p>	<p>Consistent</p>

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Policy WR 4.3 Water conservation: The County will be a leader in water conservation efforts.</p> <p>Implementation Strategy WR 4.3.1 Promote water conservation demonstration projects: Invite university and community collaboration on water conservation demonstration projects at County facilities such as the replacement of the lawn at the County Courthouse with a native landscape and expansion of water conservation landscaping at regional park facilities.</p> <p>Implementation Strategy WR 4.3.2 Assess and monitor County water use: Assess and monitor water use by County operations, buildings, and facilities on annual basis.</p> <p>Implementation Strategy WR 4.3.3 Reduce water use in County operations: Reduce exterior and interior use of water in County-owned, operated, or financed facilities through efficient technologies, design and management practices, and other conservation efforts.</p>	<p>Mitigation is recommended to include water conservation measures applicable to both existing (turf and landscaping) and future (turf, landscaping, interior) uses. Annual water use is monitored by the County and NCSD (water service provider). The NCP could support a water conservation demonstration project, consistent with this policy.</p>	<p>Consistent</p>
<p>Policy WR 4.6 Graywater: Encourage the use of graywater systems, rainwater catchments, and other water reuse methods in new development and renovation projects, consistent with state and local water quality regulations.</p>	<p>Water conservation mitigation measures are recommended, which may include the use of water reuse methods.</p>	<p>Consistent</p>
<p>Policy WR 4.7 Low Impact Development: Require Low Impact Development (LID) practices in all discretionary and land division projects and public projects to reduce, treat, infiltrate, and manage urban runoff.</p>	<p>Mitigation is recommended to incorporate Low Impact Development (LID) strategies, consistent with this policy and associated implementation strategies.</p>	<p>Consistent</p>
<p>Policy WR 4.8 Efficient irrigation: Support efforts of the resource conservation districts, California Polytechnic State University (Cal Poly), the University of California Cooperative Extension, and others to research, develop, and implement more efficient irrigation techniques.</p> <p>Implementation Strategy WR 4.8.1 Improve water efficiency conservation in County irrigation systems: Evaluate the efficiency of irrigation systems at County Parks and other County facilities with the assistance of Resource Conservation Districts and</p>	<p>As discussed in the Water Resources section (Section 4.12) of the EIR, the NCSD conducted an audit of irrigation water use at NCP. Methods to improve existing irrigation water use are recommended, and additional water conservation measures are included as mitigation to reduce water demand.</p>	<p>Consistent</p>

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
water purveyors. The goals of such evaluations are to reduce water use and improve water efficiencies.		
San Luis Obispo County General Plan, Noise Element		
Chapter 3, Goals and Policies, Transportation Noise Sources, Policy 3.3.1: New development should minimize noise exposure and noise generation.	The proposed project has been designed to minimize noise-related impacts, and mitigation measures have been proposed to reduce impacts to less than significant.	Consistent.
Chapter 3, Goals and Policies, Transportation Noise Sources, Policy 3.3.2: New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn or CNEL (70 Ldn or CNEL for outdoor sports and recreation) unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to or below the levels specified for the given land use.	The Nipomo Library may be subject to transportation-related noise exceeding identified thresholds. Mitigation is recommended to address this impact.	Consistent
Chapter 3, Goals and Policies, Transportation Noise Sources, Policy 3.3.3: Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified within the outdoor activity areas and interior spaces of existing noise sensitive land uses.	Implementation of the NCPMP would not generate noticeable levels of increased transportation-related noise.	Consistent
Chapter 3, Goals and Policies, Stationary Noise Sources, Policy 3.3.4: New development of noise-sensitive land uses shall not be permitted where the noise level due to existing stationary noise sources will exceed the noise level standards unless noise mitigation measures have been incorporated into the design of the development to reduce noise exposure to or below the levels specified.	No new development is proposed in areas that would be adversely affected by stationary noise.	Consistent
Chapter 3, Goals and Policies, Existing and Cumulative Noise Impacts, Policy 3.3.6: San Luis Obispo County shall consider implementing mitigation measures where existing noise levels produce significant noise impacts to noise-sensitive land uses or where new development may result in cumulative increases of noise upon noise-sensitive land uses.	Operation of park facilities would generate noise exceeding identified thresholds for residential land uses. Design measures are recommended to attenuate noise below significant levels.	Consistent

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
Chapter 4, Implementation Measure 4.1: New public and private development proposals shall be reviewed to determine conformance with the policies of this Noise Element.	This Program EIR analyzes the potential noise impacts, consistent with the Noise Element.	Consistent
Chapter 4, Implementation Measure 4.2: When mitigation must be applied to satisfy the policies in Chapter 3.3, the following mitigation measures shall be considered and preference shall be given where feasible to the measures in following item a: a) Site layout, including setbacks, open space separation and shielding of noise-sensitive uses with non-noise-sensitive uses. b) Acoustical treatment of buildings. c) Structural measures: construction of earthen berms or wood or concrete barriers.	The NCPMP incorporates buffers between noise-generating and sensitive uses. Where applicable, additional design measures are proposed to mitigate levels below identified thresholds.	Consistent
Chapter 4, Implementation Measure 4.8: Procedures shall be developed and employed to monitor compliance with the policies of the Noise Element after completion of projects requiring noise mitigation.	A park ranger is present onsite to monitor activities. Mitigation is recommended to ensure presence of a monitor at the skate park, swimming pool, and community center to regulate noise levels.	Consistent
Chapter 4, Implementation Measure 4.9: The State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) shall be enforced.	Design of structures near West Tefft Street, including the Nipomo Library Expansion, would comply with existing regulations.	Consistent
Chapter 4, Implementation Measure 4.15: The County shall encourage alternative means of transportation such as carpooling, walking, bicycling, and transit in order to reduce traffic and associated noise exposure.	The project entails the development or enhancement of a series of trails and walkways at the NCP that connect the park to Mesa Meadows and surrounding neighborhoods, which may result in reduced traffic use and associated noise impacts.	Consistent.
San Luis Obispo County General Plan, Safety Element		
Fire Safety, Goal S-4: Reduce the threat to life, structures and the environment caused by fire.	The project has been designed to minimize the impacts on CAL FIRE resources, and is not expected to create significant fire-related impacts.	Consistent.
Fire Safety, Policy S-13 Pre-Fire Management: New development should be carefully located, with special attention given to fuel management in higher fire risk areas. Large, undeveloped areas should be preserved so they can be fuel-	The proposed project entails the development or enhancement of recreational facilities within an existing park setting, and is not expected to create significant impacts on fire safety. The project was designed in conjunction with CAL FIRE, though no	Consistent.

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
managed. New development in fire hazard areas should be configured to minimize the potential for added danger.	project specific fire-related impacts were identified.	
Fire Safety, Standard S-29: Identify high value and high risk areas, including urban/wildland interface areas, and develop and implement mitigation efforts to reduce the threat of fire.	The combination of open area at NCP and surrounding residential developments present various urban/wildland interface areas in the project vicinity. However, the project is subject to compliance with the 2005 Wildland/Urban Interface Codes, and no project specific impacts were identified as a result of the additional park development within the existing recreational area.	Consistent.
Fire Safety, Standard S-32: Require fire resistant material to be used for building construction in fire hazard areas.	The CDF has identified the project location as having a “high” fire hazard zone rating, lying within the five minute emergency response time zone. However, all building plans at the park will be approved by CAL FIRE and subject to the California Building Code, Public Works’ standards, and a Fire Prevention Plan prepared for the project.	Consistent.
Fire Safety, Policy S-14 Facilities, Equipment and Personnel: Ensure that adequate facilities, equipment and personnel are available to meet the demands of fire fighting in San Luis Obispo County based on the level of service set forth in the fire agency’s master plan.	The addition of new park facilities would place a small additional service demand on the two CDF stations that serve the area, but new development in the park is not expected to significantly impact area fire response times or service levels.	Consistent.
Fire Safety, Policy S-16 Loss Prevention: Improve structures and other values at risk to reduce the impact of fire. Regulations should be developed to improve the defensible area surrounding habitation.	All building plans at the park will be approved by CAL FIRE and subject to the County Building Code, Public Works’ standards, and a Fire Prevention Plan prepared for the project.	Consistent.
Fire Safety, Standard S-43: Require a “defensible space” around structures and values at risk. The area need not be cleared of all vegetation, but be able to provide fire fighters with enough room to defend structures and maneuver. Each situation will differ, so the permit granting authority will need flexibility in reviewing fire safety plans.	All building plans at the park will be approved by CAL FIRE and subject to the County Building Code, Public Works’ standards, and a Fire Prevention Plan prepared for the project.	Consistent.
Fire Safety, Standard S-44: Review development plans by fire safety personnel to assure adequacy of access for equipment, water supplies, construction standards, and vegetation clearance.	All building plans at the park will be approved by CAL FIRE and subject to the County Building Code, Public Works’ standards, and a Fire Prevention Plan prepared for the project, including standards related to adequate parking, access and clearance.	Consistent.

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
Fire Safety, Standard S-45: Continue to insure that sufficient water supplies are available for protection of structures and encourage other built-in fire protection systems such as sprinklers.	All building plans at the park will be approved by CAL FIRE and subject to the County Building Code, Public Works' standards, and a Fire Prevention Plan prepared for the project, including standards related to fire hydrant location and installation of sprinkler systems in all new buildings.	Consistent.
Hazardous Materials/Pesticide Hazards, Policy S-26 Hazardous Materials: Reduce the potential for exposure to humans and the environment by hazardous substances.	Mitigation is recommended to avoid and reduce the potential for public exposure to hazardous materials during both construction and operation of facilities included in the NCPMP	Consistent
West Tefft Corridor Design Plan		
Goal 5: Create a pedestrian-friendly and vital business district by encouraging walking and making the downtown an exciting place to be.	The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core. Improvements proposed along West Tefft Street also include walkways and crosswalks to encourage pedestrian uses.	Consistent.
Goal 6: Provide design guidance to ensure attractive and compatible new development that is consistent with the mission statement.	Mitigation is recommended to provide design guidelines, ensuring consistency with the character of the area, and goals of applicable design plans.	Consistent
Objective d: Encourage complementary architectural and streetscape elements and land uses that do not compete with Olde Towne.	Mitigation is recommended to provide design guidelines, ensuring consistency with the character of the area, and goals of applicable design plans.	Consistent
Objective f: Develop a series of sidewalk and pedestrian amenities that encourage a more walkable community.	The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core. Improvements proposed along West Tefft Street also include walkways and crosswalks to encourage pedestrian uses.	Consistent.
Objective g: Include walkways and paseos that provide linkages throughout the design plan area and between blocks.	The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core, consistent with this policy.	Consistent.

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Circulation, West Tefft Street Standards: The following standards have been developed to facilitate the proper operation of urban arterials such as West Tefft Street.</p> <p>2. Driveways, access points and curb cuts along existing developed arterials should be consolidated when development or change in intensity occurs or when traffic operation or safety warrants. Driveway consolidation should be encouraged through joint access agreements along arterials where these standards are exceeded.</p> <p>9. On-street parking should be discouraged along West Tefft Street.</p> <p>12. Where possible, intersections shall form 4-leg, right-angle intersections; jog, offset and skewed intersections of major streets in near proximity shall be avoided where possible.</p> <p>13. In order to promote safe and efficient traffic flow, traffic signals shall be spaced no closer than 1,000 feet on West Tefft Street except in unusual circumstances.</p>	<p>The project proposes major road improvements along West Tefft Street, including re-alignment of the park entrance to align with the signalized West Tefft Street/Orchard Street intersection. The project does not provide for any on-street parking along West Tefft Street, and adds approximately 386-422 parking spaces within the park. The project also does not propose any additional traffic signals along West Tefft Street.</p>	<p>Consistent.</p>
<p>Design Principles, Basic Design Principle 1. Enhance Community Life: Urban and project design should create a composition of buildings, open spaces and streets that appears pleasing and inviting for a vibrant community life.</p>	<p>Mitigation is recommended to provide design guidelines, ensuring consistency with the character of the area, and goals of applicable design plans.</p>	<p>Consistent</p>
<p>Design Principles, Basic Design Principle 4. Provide Pedestrian Circulation: Provisions for pedestrians should include safe and efficient walking routes, facilities for bicycles and transit, convenient parking lots, and attractive features to relieve the necessity of using a vehicle and to add a sense of community.</p>	<p>The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core, consistent with this policy.</p>	<p>Consistent.</p>
<p>Design Principles, Basic Design Principle 5. Attractive and Safe Streetscape Design: Streets and sidewalks should be designed for safe traffic control, smooth traffic flow for all types of travel, pedestrian orientation, and be visually pleasing.</p>	<p>The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core, consistent with this policy.</p>	<p>Consistent.</p>
<p>Design Principles, Basic Design Principle 6. Ecological Responsibility: Design with respect to nature, avoid impacts that could damage or disrupt the environment, and incorporate natural features in the area.</p>	<p>The NCP supports native habitat unique to the core of Nipomo. Mitigation is recommended to protect and enhance sensitive habitats within NCP.</p>	<p>Consistent</p>

Table 3-2. Consistency with Plans and Policies

Goals, Policies, Plans, Programs and Standards	Proposed Action	Determination
<p>Streetscape Policies and Standards, Policy 8.3. Sidewalks: Sidewalks should be designed to greatly enhance the pedestrian experience and provide adequate space for a variety of pedestrian activities.</p>	<p>The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core, consistent with this policy.</p>	<p>Consistent.</p>
<p>Streetscape Policies and Standards, Sidewalk Standards:</p> <ul style="list-style-type: none"> a. Sidewalk Design. Sidewalks should include a slight meander or curvilinear edge where located next to landscaping and parkways, for interest. b. Sidewalk Materials. Public sidewalks should be constructed in gray cement for a uniform and simple appearance. c. Sidewalk Width. Sidewalks should be constructed at 8 feet on West Tefft Street, and 10 feet on other streets as required by County code. Additional width on West Tefft Street may be obtained by offers of dedication from adjacent owners, where the setback area is to utilized for public access and walking. d. Sidewalk Clearance. Façade features, such as signs, awnings, planters, and sidewalks should be designed in compliance with the American Disabilities Act (ADA) at a minimum. 	<p>The project entails the development or enhancement of various trails and walkways that will increase connectivity between the project area, surrounding neighborhoods, and the West Tefft Street downtown core, consistent with this policy. Further design of street and walkway features would incorporate these standards.</p>	<p>Consistent.</p>

3.4 Cumulative Study Area

3.4.1 CEQA Requirements

Section 15355 of the CEQA Guidelines defines “cumulative impact” as two or more individual effects that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are changes in the environment that result from the incremental impact of development of the proposed project and all other nearby “related” projects. For example, the traffic impacts of two projects in close proximity may be insignificant when analyzed separately, but could have a significant impact when the projects are analyzed together.

CEQA Guidelines §15130 indicates that cumulative impacts shall be discussed when they are significant. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as much detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness. The CEQA Guidelines state the following:

“Cumulative impacts include either option:

- 1. A list of past, present, and probable future projects producing related or cumulative impacts, including those projects outside the control of the agency, or*
- 2. A summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency (§15130 (b)(1)).”*

The discussion shall also include a summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available, and a reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable options for mitigating or avoiding any significant cumulative effects of a proposed project.

3.5 Cumulative Development Scenario

For the purposes of this EIR, past, present, and reasonably anticipated future projects will be used for the cumulative analysis (CEQA Guidelines §15130, Option 1) (refer to Table 3-3).

Cumulative impacts are assessed in Section 4, Environmental Impact Analysis, under each resource issue, where appropriate. The cumulative analysis for each of the appropriate issue areas is based on the list of projects provided by the County Department of Planning and Building. These projects are in various stages of planning and development and are expected to contribute to cumulative impacts in the community of Nipomo. The specific environmental impacts of each individual project are not known at this time. Therefore, based on the level of detail represented in the Cumulative Development Scenario, several assumptions are used for each individual environmental issue area for determining the potential for cumulative impacts.

Table 3-3. Cumulative Projects List

Project Name	Project Location	Project Description
<i>Projects Under Construction</i>		
691 West Tefft LLC Vesting Tentative Tract Map and Conditional Use Permit	691 West Tefft Street, 0.25 miles west of US 101	Condominium subdivision of 2.85-acre parcel into six parcels (0.14 to 1.04 acres each), and 20 residential condominium units. Individually-owned residential live/work units will vary in size from 1,018 to 2,644 sf.
Luis Conditional Use Permit	750 Grande Street	52-unit affordable housing project.
<u>Community Health Centers of the Central Coast Conditional Use Permit</u>	<u>150 North Tejas Place</u>	<u>15,000-sf addition to existing medical clinic, and conversion of existing clinic to administration offices.</u>
<i>Recently approved projects</i>		
Shapiro Vesting Tract Map and Conditional Use Permit	170 South Frontage Road, at the southwest corner of Hill Street and South Frontage Road	Mixed-use planned development including the subdivision of an existing 5.2-acre parcel into nine parcels ranging in size from 8,307 sf to 1.32 acres, and development of 12,000 sf of office space, 44,000 sf of retail space, 4,500 sf of restaurant space, and 51 multi-family residential units, resulting in the disturbance of the entire 5.2-acre parcel.
LanDev LLC Tentative Tract Map and Conditional Use Permit	Southeastern side of Juniper Street, approximately 90 feet west of North Frontage Road	Subdivision of five parcels totaling 19.1 acres into 24 lots ranging in size from 0.2 to 5.0 acres; mixed-use development including a three-story, 112-unit, 97,600-sf assisted living/memory support facility, 16,000-sf themed restaurant and conference facility, 130,000 sf of retail, office, and professional buildings, and improvements to Mary Avenue, Magenta Avenue, and Juniper Street, and construction of 733 parking spaces and two stormwater retention basins (total area of disturbance would be 21 acres).
Nipomo Center Vesting Tentative Tract Map and Conditional Use Permit	Between Hill Street and Grande Avenue, west of US 101	Subdivision of 10.98-acre parcel into 59 residential parcels ranging in size from 0.03 to 0.12 acres and ten commercial parcels ranging in size from 0.21 to 0.84 acres. Includes 59 duplex, triplex, and fourplex residential units and 75,868 sf of commercial space (two phases). Includes improvements to Hill Street and Grande Avenue, a 0.67-acre drainage basin, 0.43-acre open space parcel, and on-site frontage road (total area of disturbance 10.98 acres).

Table 3-3. Cumulative Projects List

Project Name	Project Location	Project Description
Gray Trust Planned Development	Northeast corner of Grande Avenue and Blume Street	Subdivision of 3.8-acre parcel into 39 lots ranging in size from 2,600 to 5,280 sf and construction of 38 single family residences, an on-site park, underground detention basin, and three on-site roads (total area of disturbance 3.8 acres).
Chestnut Villas, LLC Vesting Tentative Tract Map and Conditional Use Permit	186 North Thompson Road and Chestnut Street	Subdivision of 1.14-acre lot into 16 parcels ranging in size from 1,155 to 4,931 sf. Includes commercial lease space on the street level and residential units on the second and third level, and improvements to Thompson Road and Chestnut Street (total area of disturbance 1.14 acres).
Mariani Conditional Use Permit	549 Hill Street, 300 feet west of South Frontage Road	Three-story 71-unit motel in two buildings totaling 38,500 sf (total area of disturbance 1.2 acres).
Yettman Tract Map and Conditional Use Permit	365 Butterfly Lane, 200 feet southeast of Grande Avenue	Subdivision of 1.14-acre parcel into planned development of eight 1,500-sf parcels, and construction of eight detached multi-family residences, and one 35,000-sf open space lot.
Holloway Vesting Tentative Tract Map and Conditional Use Permit	561 Oakglen Avenue, southeast of Amando Road	Cluster subdivision of 20.3-acre parcel into 18 half-acre residential parcels, one 10.4-acre open space parcel, and on-site road (total area of disturbance 20.3 acres).
Allshouse Vesting Tentative Tract Map and Conditional Use Permit	Southwest corner of the intersection of Avenida de Amigos and Grande Avenue.	Subdivision of 1.19-acre parcel into 15 residential condominium parcels ranging in size from 1,000 to 1,200 sf, one 0.3-acre parcel (existing four-unit apartment building), and one 0.47-acre parcel for recreation, parking, and drainage, and improvements to Avenida de Amigos and Grande Avenue. 15 single family residences will range in size from 1,189 to 1,330 square feet.
Vista Roble, LLC Vesting Tract Map and Conditional Use Permit	Southwestern corner of West Tefft Street and Thompson Road	Subdivision of four parcels totaling 1.57 acres into three 619-sf residential parcels, 15,516-sf common area parcel for residential development and four commercial/retail parcels. Residential units will be 912-sf each and commercial structures will range from 400 to 5,237 sf each.
Nipomo Hills Low Income Residential Project	East Knotts Street	900-unit low income housing project.

Table 3-3. Cumulative Projects List

Project Name	Project Location	Project Description
Jack's Helping Hand, Inc. Conditional Use Permit	South end of Illinois Way	Community park focusing on universal accessibility, including a universally-accessible playground, three restrooms, shelter and gazebo, parking areas, therapeutic horse riding center with 30,000-sf covered arena, horse stalls and hay storage, 100-sf office, 1,200-sf caretaker's residence, 41,800-sf grass sports field area, sand volleyball court, paved basketball court, community garden, and special events.
<i>Proposed Projects Pending Approval [Verify and Update]</i>		
Crystahl Oaks Specific Plan	Northwest of Sanddydale Drive, west of US 101 and the North Frontage Road, and south of proposed Willow Road extension and interchange.	Urban expansion area for commercial service, commercial retail, and residential uses. Size of area – 288 acres.
Vista Grande Vesting Tentative Tract Map and Conditional Use Permit	Southeast corner of Avenida de Amigos and Grande Avenue, 200 feet west of South Frontage Road	Subdivision of 1.14-acre parcel into 18 residential parcels (765 to 1,509-sf each) and construction of 18 single family residences (1,348 to 1,635-sf each), and one parcel for recreation, parking, and drainage, and improvements to Avenida de Amigos and Grande Avenue. Total area of disturbance, 1.14-acres.
Promesa, LLC Tract Map	n/a	Ten five-acre lots.
South and North Oak Glen Specific Plan	n/a	n/a
Cypress Ridge II Vesting Tentative Tract Map and Conditional Use Permit		Subdivision of 60-acre site into 21 lots and 37 acres of open space.
Conoco Phillips – Modification of Conditions of Approval		Allow refinery operations to be conducted at 48,950 barrels/day.
Laetitia Agricultural Cluster Vesting Tentative Tract Map and Conditional Use Permit	Los Berros Road, east of US 101	Subdivision of 1,910 acres into 102 clustered residential lots (one acre each) and four open space parcels, Ranch Headquarters (HOA facility and private recreation center).

Table 3-3. Cumulative Projects List

Project Name	Project Location	Project Description
Brushpopper's Riding Club Conditional Use Permit	2285 Fowler Lane, east of Highway 1	Riding area, warm-up arena, parking, and attendant facilities
Community Health Centers of the Central Coast Conditional Use Permit	150 North Tejas Place	15,000-sf addition to existing medical clinic, and conversion of existing clinic to administration offices.