



SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.

San Luis Obispo Office
1422 Monterey Street, Suite C200
San Luis Obispo, CA 93401
Tel 805.543.7095 Fax 805.543.2367
www.swca.com

MEETING NOTES

PROJECT: Nipomo Community Park Master Plan Program EIR
MEETING: Scoping Meeting
DATE: December 1, 2009 **TIME:** 6:30PM – 8:15PM
LOCATION: Nipomo Community Services District Boardroom **RECORDED BY:** Jaimie Jones

ATTENDING: County of San Luis Obispo: Jan DiLeo (Parks); Steve McMasters (Planning & Building)
 SWCA: Shawna Scott, Jaimie Jones
 Public: (17 attendees)

COPY: County of San Luis Obispo Department of Planning & Building, Environmental Division
 County of San Luis Obispo General Services Agency, County Parks

The following is a record of the noted meeting as documented by SWCA Environmental Consultants. We assume the information contained herein to be complete and correct unless we are notified of the contrary within five (5) business days of the issue date. Thank you.

ITEM	DISCUSSION
PRESENTATION BY STEVE McMASTERS – NOTICE OF PREPARATION PROCESS	
	(No questions.)
PRESENTATION BY JAN DI LEO – NIPOMO PARK MASTER PLAN INFORMATION	
1	Q: Osage Street paved trail in right-of-way – bicycles or pedestrian? SS: Multi-use trail.
2	Q: Will you list pros and cons for each alternative? SS: The EIR will identify impacts and mitigation measures; alternatives analysis will be prepared.
3	Q: Will Osage improvements be funded by Parks Department? Who will pay for this? JD: When threshold is met, improvements must be made – improvements are part of County Parks budget.
4	Q: How long will improvements take? JD: Master Plan generally a blue print for fifteen years. Timing depends on money, grants, permits, etc.
5	Q: Preschool – what does temporary mean? Is there a time limit? JD: Temporary means the preschool is not permitted. Duration depends on whether the preschool will be included in the community center plans.

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6	<p>Q: More detailed plans showing Osage improvements?</p> <p>SS: Not at this stage of development. 34 feet widening includes shoulders – two 11-foot lanes plus easements.</p>
7	<p>Q: Considering alternative locations for sports fields?</p> <p>SS: Good comment at this point in time. Will be addressed in alternatives.</p>
8	<p>Q: When planning high school, adjacent area (north side of parking lot) designated as future sports fields. Easy fix to get sports fields fast. Can that area not be used/developed now? Less expensive alternative to developing new sports fields in park. Avoids impacts to habitat at the community park (horned lizards).</p> <p>JD: Park Master Plan is currently worst case scenario, then decide outcome. Need to address issues from public review process. None of this is set in stone.</p>
9	<p>Q: Need enough parking for horse shoe pits... has requested 12 pits, would like 20.</p> <p>JD: Will have to provide enough parking for facilities.</p>
10	<p>Q: Are alternate sites included in this process?</p> <p>JD: Included in the NOP and will be analyzed in the EIR.</p>
<p>PRESENTATION BY SHAWNA SCOTT – NIPOMO PARK MASTER PLAN EIR SCOPE</p>	
11	<p>Q: Timeframe for EIR preparation.</p> <p>SS/SM/JD: Draft EIR in three months, 45-day public review comment period (may request extension), four to six weeks to address public comment (spring/summer), Final EIR to Board of Supervisors (fall/winter). Purpose of Draft EIR is public comment; number of comments determines timeframe.</p>
12	<p>Q: Will there be lighting for the community center? Not shown on conceptual drawing.</p> <p>SS: Lighting will be analyzed for the sports field. Will speak with sheriff regarding safety lighting. Lights will most likely only be used when center is in use, some safety lighting. Lights will be shielded to lessen aesthetic impact.</p>
13	<p>Q: Program EIR – looking at build out as worst case scenario. For EIR, do you look at project as complete build out?</p> <p>SS: Because project is long-term, final build out must be analyzed.</p>
14	<p>Q: Traffic study – Will traffic study have to be revised depending on phasing?</p> <p>SM: There are different levels of traffic generation for projects and components – each one will be evaluated depending on their traffic generation. Certain improvements will be required for safety – realignment, traffic lights, etc. Easier to take out components depending on their impact than add later.</p>
15	<p>Q: Hazards and Hazardous Materials – Will specific areas be tested for historic sediment or refuse? Bottles, etc. found when improving dog park in past.</p> <p>SS: Will test known historic dump site areas (where materials have been documented); will talk to park maintenance to find out more about site locations.</p>
16	<p>Q: Water Supply and Quality – MOU; what is that? Is it the same as the Water Service Agreement?</p> <p>SS: Yes.</p>

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17	<p>Q: Water Supply and Quality – Has not heard of a Water Reclamation project. Include “if such a project is available.”</p> <p>SS: County Parks is looking into it; currently there is not an existing reclamation project.</p>
18	<p>Comment: Doesn’t think expanding Osage is feasible, due to adjacent homes and oaks. Hill will be pushed into adjacent home’s bedroom.</p>
19	<p>Comment: Kudos to County Parks for green grass (due to soil amendment).</p>
20	<p>Q: NCSD Water and Sewer Master Plan should be reviewed.</p> <p>SS: Currently, park is on septic; will be evaluating connecting to sewer.</p>
21	<p>Q: Community Center – repeat.</p> <p>SS: Alternatives – five other locations within the community of Nipomo will be evaluated for the community center.</p>
22	<p>Q: Teacher at Dana School – Concern with traffic for students coming to and leaving school. Access - Would like main access moved away from school. Would like traffic diverted away from school and school traffic (safety and traffic issues).</p> <p>SS: Valuable comment.</p> <p>JD: Walk to School Days – Encourage alternative transportation; walking and biking to school.</p>
23	<p>Comment: Sidewalks adjacent to park need to be improved. Cracks from tree roots.</p>
24	<p>Q: Is Park Master Plan available online?</p> <p>SM: Project description is available online.</p> <p>SS: Ironing out issues, but final plan is not available at this time.</p>
25	<p>Q: Do Master Plan costs in NOP include costs associated with revisions (NOP – 2003 costs)?</p> <p>SS: Road improvement costs not included.</p> <p>SM: Parks will have to cover their share of road improvements. Costs included are not mitigation; they are included in the project description as a component.</p>
26	<p>Q: What would trigger be, in terms of build out, that would determine road improvements?</p> <p>SM: Master Plan development is the trigger. County has obligation to improve road in relation to development.</p> <p>JD: When evaluating project with Public Works, size of project development determines improvements.</p>
27	<p>Q: Time requirement for road widening/improvements?</p> <p>JD: Permit requirements determine improvement timing. Road may need to be improved prior to completion of community center construction.</p>
28	<p>Q: Will an alternative be to not widen or improve Osage?</p> <p>SM: Public feedback seems to lean towards road improvements, but alternatives may consider reduced improvement or no improvement. Parks and Public Works answer to Board and Board makes final decision.</p>

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29	<p>Q: Will an additional EIR be needed for widening Osage?</p> <p>SS: Osage widening/improvements will be evaluated in EIR; it is included in project description. All components on list will be evaluated in EIR.</p>
30	<p>Q: Will this EIR look at old EIRs, which talk about building additional parks throughout Nipomo? Included projected growth rates, which determined spread out recreation areas.</p> <p>JD: Parks and Recreation EIR? Believes document referenced is the South County Area Plan.</p>
31	<p>Comment: Safe corridors for walkers, joggers, bicyclists are important.</p>
32	<p>Comment: Compliments the Parks Department for improving park from previous state. Many people enjoy the park – joggers, walkers, horses.</p> <p>Remove eucalyptus from existing multi-use trail. Eucalyptus does not belong.</p> <p>Enjoys the Nipomo Native Gardens – everyone else should too. Volunteers have done such a great job, worked so hard.</p> <p>Doesn't want large buildings (community center) in park.</p>
33	<p>Comment: Important impacts to address – water supply (getting water and getting Nipomo to use less), sewer (whether or not park can connect to sewer), Osage widening/improvements (will be expensive, may have to take property – one adjacent property is too close to slope to push out; other side of road has steep hill with oaks)</p>
34	<p>Comment: Slope (up to park fence) is mitigation site for development along Camino Caballo.</p> <p>Central maritime chaparral is near rangers' quarters – sensitive species.</p> <p>JD: Trying to keep development in previously disturbed areas.</p>
35	<p>Comment: Aesthetic impact – park is surrounded on all sides by residences. Even shielded lights will have impact.</p> <p>Nipomo is equestrian community. Doesn't think equestrian land should be lost when park facilities (sports fields, etc.) could be located elsewhere.</p>
36	<p>Q: Who actually prepares EIR?</p> <p>SS/SM/JD: Consultant prepares but in constant consultation with the County.</p>
37	<p>Q: Lights in tennis court are on automatic timer. If more tennis courts, will those lights come on automatically as well? Why not quarters or dial.</p> <p>JD: Most likely will continue existing lighting procedure.</p>
38	<p>Comment: Take a field trip out to Tefft and down Pomeroy when lights are on – lights are blinding. Most likely not shielded.</p>
39	<p>Comment: Lights are on too late at night.</p>