

August 25, 2006,

Office of the Board of Supervisors  
Attn: Katcho Achadjian, Board of Supervisors  
County Government Center  
San Luis Obispo, California 93408-2040

Re: SCAC Recommendations from August 21, 2006 SCAC Special Meeting

The preliminary minutes from the August 21, 2006 SCAC Special Meeting can be found at:  
<http://scac.ca.gov/m/scacm2006-8-21.pdf>

**Recommendations from the South County Advisory Council  
for the  
Nipomo Community Park Master Plan**

**Summary**

On August 21, 2006, the South County Advisory Council (SCAC) repeated its recommendation to San Luis Obispo County Parks to adopt a rural friendly approach to the Nipomo Community Park Master Plan.

The recommendations from the advisory council were the result of a 2-year process with over eight hours of deliberations in a total of eight public workshops and Special Meetings of the NCAC/SCAC, with public input from over 100 speakers.

**2004 Activities**

In 2004, County Parks held four workshops in Nipomo to collect public input on the Nipomo Community Park Master Plan. An afternoon workshop was held on March 3<sup>rd</sup> and an evening workshop was held on March 4<sup>th</sup> to gather public input. These two workshops had a combined attendance of about 65 residents and each meeting lasted two hours.

Two subsequent public workshops were held by County Parks in Nipomo on May 5<sup>th</sup> (afternoon) and May 6<sup>th</sup> (evening). These meetings ran two hours and were attended by approximately 40 residents.

On July 12, 2004, the Nipomo Community Advisory Council (NCAC) held a public meeting that lasted 2 1/2 hours with extensive public comment (24 speakers) on three alternative park design schemes developed by the County's consultants. The NCAC voted to ask the County to proceed with an EIR on the most dense design plan. The motion was amended to include a stipulation that County Parks develop an alternate plan with a community center on the perimeter and that the NCAC be allowed to make future changes to the plan.

In December 2004, the County drew up a fourth alternative with similar density to the first three designs but placed many of the proposed buildings on the perimeter of the park.



# SOUTH COUNTY ADVISORY COUNCIL

PO Box 1165 Nipomo, CA 93444-1165

## 2005

On March 7, 2005, the County sent the NCAC a Project Referral from the Morro Group asking for a “Recommendation for Final Action” on the Nipomo Park Master Plan. Input was requested on two park design plans: the most dense (from the July 2004 meeting) and a new plan that was just as dense but sited many of the buildings on the perimeter of the park, east of the library. This design plan is known as Alternative Four.

On March 24, 2005, the NCAC held a two hour Special Meeting to respond to the Project Referral. More than twenty people spoke. Over one hour of public comment was heard at this meeting. The NCAC responded to the Morro Group’s referral with a letter (<http://scac.ca.gov/documents/morrogrouppark.pdf>) objecting to both designs and proposing its own “rural friendly” design alternative. This NCAC design alternative included a variety of “low-impact” improvements that the council had voted three times to support in 2004 and 2005.

## 2006

On August 14, 2006, the SCAC (formerly the NCAC), held a two-hour public meeting to review the environmental impacts and take public comment. During the first hour, County Parks and their consultants presented the same two high-density design plans from their March 2005 referral, and the environmental impacts of those alternatives were discussed. During the second hour, 23 members of the public made comments.

On August 21, 2006, at a continuation of the August 14 Special Meeting, County Parks briefly reviewed the Nipomo Community Park Master Plan and environmental impacts discussed at the previous meeting. The public was again given a brief opportunity to comment. Some of the same people who spoke the previous week repeated their comments. The County Park Commissioner requested and was given time to express his personal preferences for what he would like the park master plan to contain. Every council member was given an opportunity to speak for up to five minutes about the Park Master Plan. During this discussion period, one council member asked that public comment be re-opened. Her motion violated the SCAC bylaws to follow the agenda and was not accepted by the chairman.

After every council member provided an input, the following motion, (formerly adopted by the Council in March, 2005) was restated and again adopted by the SCAC:

That the County develop an alternative to the Nipomo Community Park Master Plan that would study the environmental concerns of the addition of a community center at the corner of Pomeroy and Juniper Street, and a “rural friendly” limited development plan, with the addition of a signal at that intersection. The community center would have a small footprint that would be limited to one-story and of similar size and design as the current NCS D building located at 148 South Wilson, Nipomo. This rural friendly park would contain the following features:

1. Perimeter trails
2. Equestrian staging area



**SOUTH COUNTY ADVISORY COUNCIL**  
PO Box 1165 Nipomo, CA 93444-1165

3. Conversion of existing tennis courts into basketball courts
4. New modest size grassy area containing:
  - A. Open play and picnic areas
  - B. Two covered and two open BBQ areas
  - C. Six new tennis courts
  - D. One volleyball court
  - E. Two restrooms
  - F. Gazebo
  - G. Lawn Bowling
  - H. Additional parking
  - I. Expansion of current children's playground area
  - J. Adult Fitness Zone Equipment
  - K. Additional Landscaping
  - L. Retention of existing off-leash dog park and horseshoe pit area.

The motion passed with 9 yes, 0 no, and 3 abstentions.

This motion was identical in content and text to the motion approved at the March 24, 2005 meeting (<http://scac.ca.gov/m/ncacm2005-3-24.pdf>) in response to the March 2005 Morro Group's referral. In fact, there was no change in the County's Master Plan designs between December 2004 and the August 2006 special meetings. The NCAC/SCAC made the same recommendations nearly 18 months apart regarding the same Master Plan under two different council bodies with two different chairpersons.

Respectfully submitted,  
Ed Eby  
2006-2007 SCAC Chairman

Cc: Jan De Leo, SLO County Parks  
Paul Teixeira, County Parks Commissioner  
Chuck Stevenson, Brian Pedrotti, Department of Planning and Building  
Board of Supervisors (please distribute)