

**Nipomo Community Advisory Council**  
**P. O. Box 1165**  
**Nipomo, California 93444**

March 25, 2005

Shawna Scott  
Morro Groups, Inc.  
1422 Monterey Street, Suite C200  
San Luis Obispo, California 93401

Re: EIR Concerning Master Plan Proposed for Nipomo Community Park

Dear Ms. Scott:

In response to your project referral letter, a recent town hall meeting of the Nipomo Community Advisory Council was held. The following issues and impacts were cited by the community concerning the EIR for the proposed Master Plan for Nipomo Community Park:

1. Alternative 1: The NCAC has serious reservations and lists the following potential impacts that need to be evaluated for this plan:
  - A. Equestrian and pedestrian interface with traffic at Tefft, Camino Caballo, Juniper Streets and interior of Nipomo Park
  - B. Effects on Wildlife and Bird Population
  - C. Increased Potential for Crime and Vandalism
  - D. Noise
  - E. Rural Night Sky
  - F. Exact dimensions for Building envelopes/ Parking envelopes and resultant hard scape created
  - G. Disposal of Waste Water and Sewage
  - H. Increase and resultant costs related to water usage
  - I. Expected Occupancy
  - J. Effects on Aesthetics and Viewshed
  - K. Drainage Basins: Location and Aesthetics
  - L. Extent of Road Improvements/ Parking spaces required
  - M. Access for Night Activities
  - N. Interface with traffic and pedestrians/equestrians at playground located on Camino Caballo
  - O. Traffic circulation issues surrounding Dana Elementary School
  - P. Public Safety

2. Alternative 2: The NCAC has serious reservations and lists the following potential impacts that need to be evaluated for this plan. The NCAC recognizes that some impacts, such as rural night skies, public safety, potential for crime and vandalism, and impacts on wildlife populations may be lessened in this alternative. NCAC also endorses the addition of a community center at the corner of Pomeroy and Juniper Streets be included into this alternative. This small footprint Community Center would be used for meetings and small gatherings. NCAC supports this building to be limited to one story and of similar size and design as the NCSO building located at 148 South Wilson Street in Nipomo. The inclusion of a traffic signal at this intersection would be warranted.

- A. Equestrian and pedestrian interface with traffic at Tefft, Camino Caballo, Juniper Streets and interior of Nipomo Park
- B. Effects on Wildlife and Bird Population
- C. Increased Potential for Crime and Vandalism
- D. Noise
- E. Rural Night Sky
- F. Exact dimensions for Building envelopes/ Parking envelopes and resultant hard scape created
- G. Disposal of Waste Water and Sewage
- H. Increase and resultant costs related to water usage
- I. Expected Occupancy
- J. Effects on Aesthetics and Viewshed
- K. Drainage Basins: Location and Aesthetics
- L. Extent of Road Improvements/ Parking spaces required
- M. Access for Night Activities
- N. Interface with traffic of pedestrians and equestrians at playground located on Camino Caballo
- O. Traffic circulation issues surrounding Dana Elementary School
- P. Public Safety

3. Alternative 3: The NCAC endorses the inclusion of a third alternative which 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 NCSO building located at 148 South Wilson, Nipomo. This rural friendly park would contain the following features:

1. Perimeter trails
2. Equestrian staging area

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 horse-shoe pit

area

The Nipomo Community Park has and continues to be a jewel in our community. The NCAC feels that mitigation to the proposed current Master Plan of Nipomo Park could be addressed in alternate sightings within the South County Planning Area. The NCAC also strongly recommends that the Advisory Council and the Nipomo Community Services District be allowed review of the final design configuration.

Thank you for your consideration,

Susie Hermreck  
Nipomo Community Advisory Council Chairman